

First Floor Side Extension, 39 Highfield Road, Chandlers Ford
Design & Access Statement



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Design, Planning & Access Statement / April 2023

39 Highfield Road, Chandlers Ford / Extension & Alterations

Introduction

This statement has been prepared for the applicants, Mr and Mrs Osmond to accompany a planning application for an extension to their home at 39 Highfield Road, Chandlers Ford.

The proposed scheme extends and re-organises the first floor to create a master bedroom which in turn allows an existing bedroom to be utilised as a home office. This suits the needs of the family and is typical of modern day living, especially post-pandemic where the more sustainable approach of working from home is commonplace.

Care and consideration to the form and elevational treatment has taken place to ensure the extension sits harmoniously within the street whilst using contemporary materials to add interest and vibrancy to the area.

The Location

Highfield Road is a no-through road in an established residential area. The existing dwelling is located at the end of road on the southern side. The shops, services and amenities of Chandlers Ford are all within close walking distance and the site is also conveniently located close to local schools and recreation ground.



Satellite image showing application site



Site / Location Photographs

Photographs of the host building along with others within the vicinity are shown adjacent. Dwellings are typical of mid-century 1960s architecture, with brick gable ends and a cross wall design with varying displays of tiles or upvc cladding to the front and rear elevations.



Amount

No changes occur to the layout of the ground floor. The first floor is to be reconfigured and extended sideways over the existing driveway. This retains access to the entrance of the dwelling along with an existing garage.

The existing dwelling is 89sq/m, the proposed increases this to 106sq/m, this is equal to the floor area for a 4-bedroom, 2-storey dwelling under the Nationally Described Space Standards and so is considered appropriate.

No major alteration is proposed to the footprint of the building with the exception of brick piers which support the first floor and create a gable end typical of the cross-wall architecture of the area.

The small increase to the first floor allows the creation of a dedicated office space and allows the family to remain in the local community in a home that caters for their needs.

Use

The existing use of C3 residential is retained, no change proposed.

Access / Layout

No change occurs to access into the building; the existing entrance is retained, but a covered undercroft will now act as a porch to the existing entrance door.

Access to the garage towards the rear of the site is retained.

Internally changes to the layout occur only at first floor. The family bathroom and bedroom is retained, the new side extension, allows the existing bedroom 1 to be split to form two smaller bedrooms facing the garden. The existing bedroom 2 extends into the new element to allow the creation of a master bedroom and ensuite.

Care has been taken to ensure drainage runs work with minimal disruption along with no habitable windows facing the side to eliminate any overlooking.



Scale and Impact

The side extension has been designed with setbacks from the original dwelling at the front and rear, this reduces its ridge height and so appears subservient to the existing form.

With the reduction in ridge height coupled with its narrow form, there is no loss of light or amenity to any neighbouring dwelling. Refer also to shadow diagram which demonstrates no loss of light to neighbouring amenity areas.

Due to the sun path, good levels of sunlight reach both adjoining neighbouring gardens and so no harm occurs when assessing against the BRE standards.

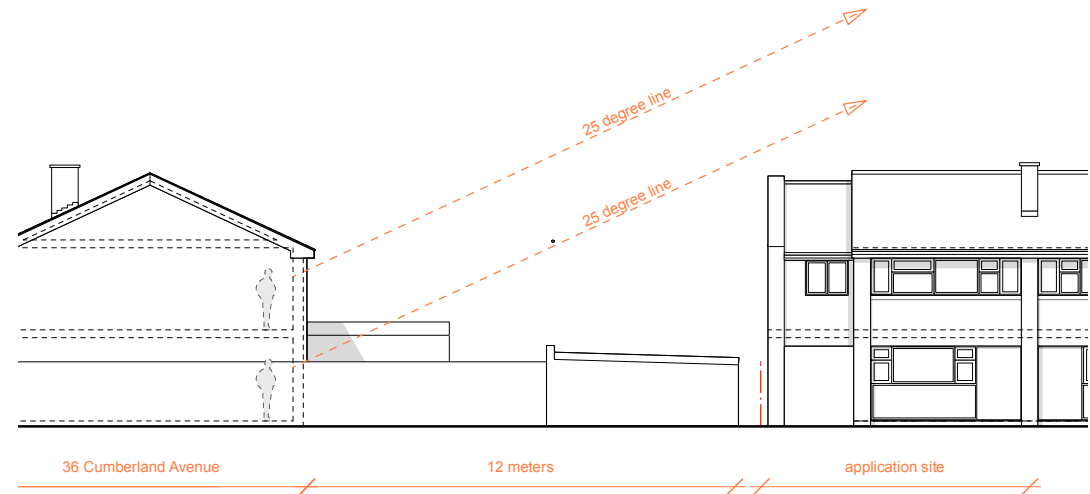
Differing forms and internal layouts were explored as part of the process, with the submitted scheme having gone through a rigorous design process.

As demonstrated on the application drawings, over 12 meters of separation from the rear of the dwellings on Cumberland Avenue, with the accepted 25 degree line left clear (see adjacent).

Appearance

The design is simple and picks up on the existing architecture seen in the area. This allows a contemporary proposal which is respectful of the surrounding architecture.

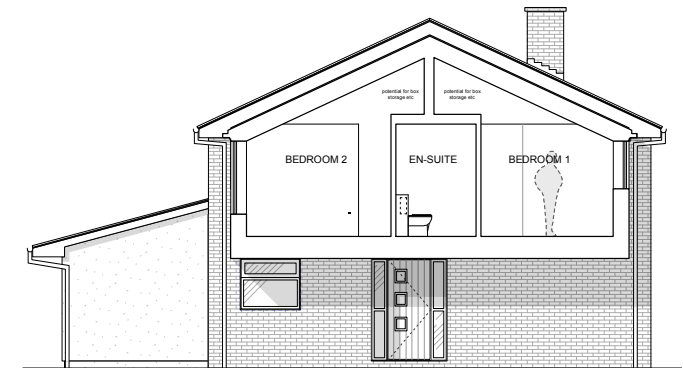
The use of an extruded brick gable to form the end of the extension picks up on the existing form and creates a horizontal infill section similar to the existing. It is proposed to use a contemporary cladding material, such as zinc on both wall and roof, this allows the extension to appear as its own element, whilst its form compliments the existing.



Site Section



Front Elevation



Typical Section





Proposed Street View Facing East



Proposed Street View Facing West



Wolfram Close, by Selencky Parsons



Footgate Close, by HEM Architects

Precedent

The adjacent (left) images show an example of the successful use of contemporary materials and detailing on side extensions to similar housing across the UK.



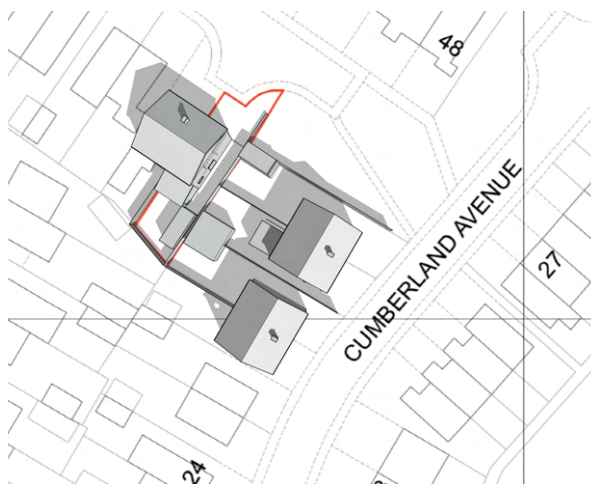
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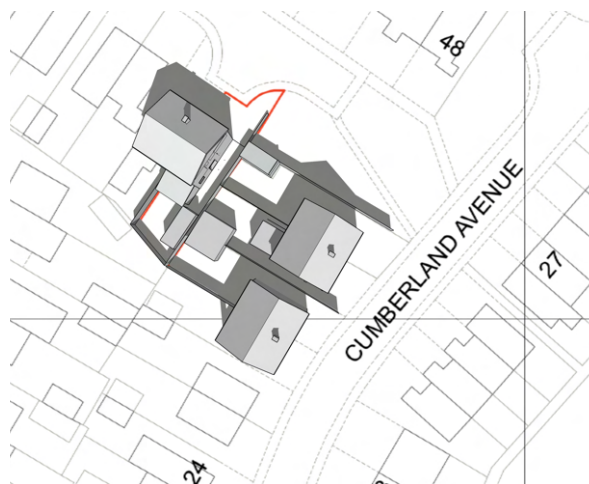
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Shadow Study



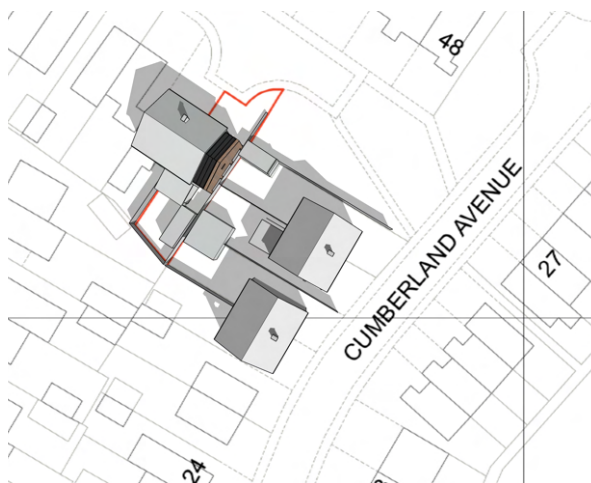
Existing 11am, March 21st



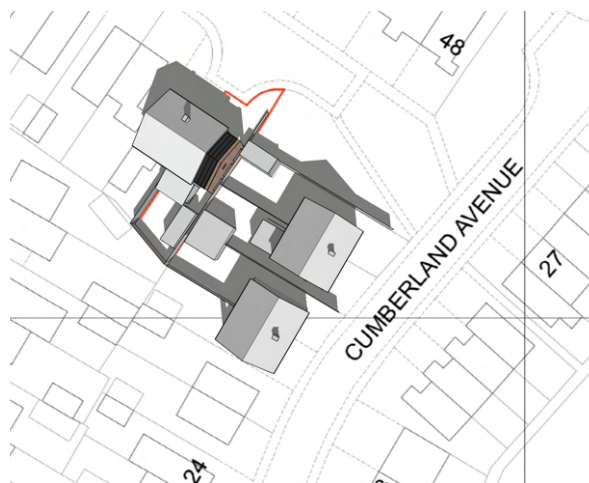
Existing 12pm, March 21st



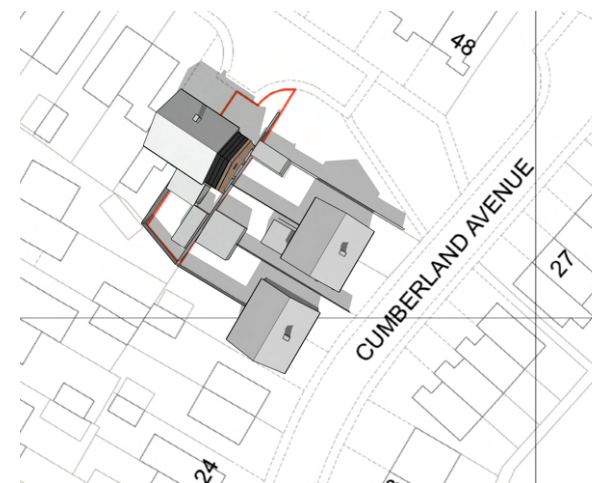
Existing 1pm, March 21st



Proposed 11am, March 21st



Proposed 12pm, March 21st



Proposed 1pm, March 21st



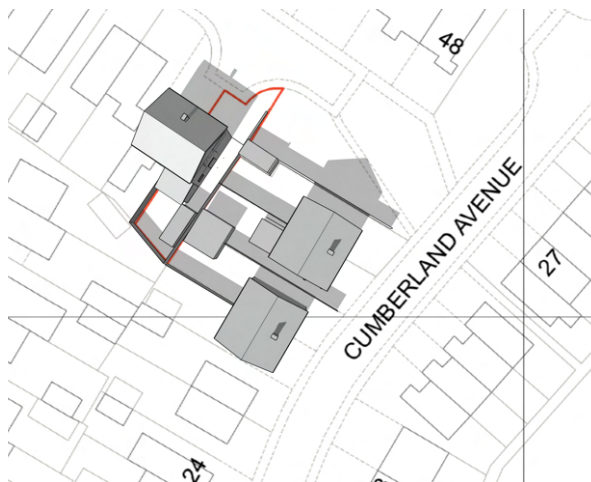
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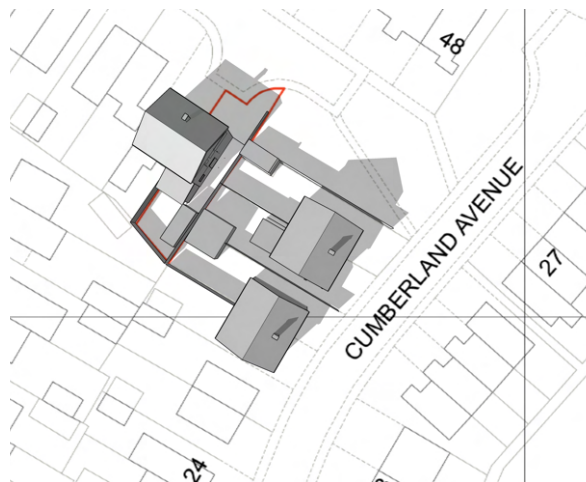
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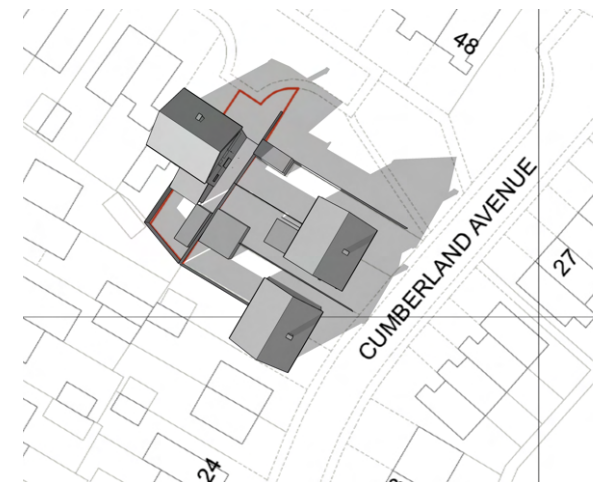
Shadow Study (Cont'd...)



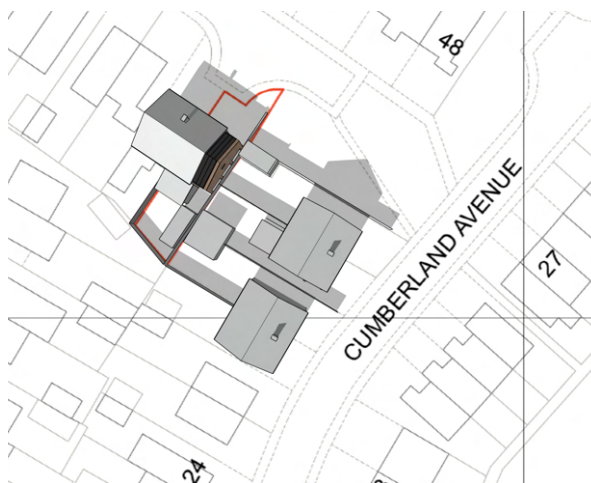
Existing 2pm, March 21st



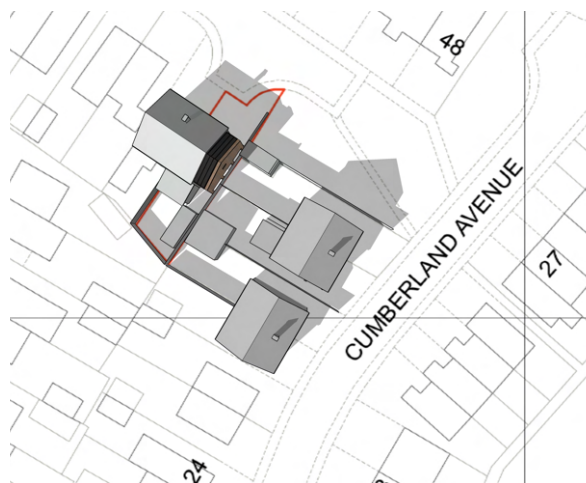
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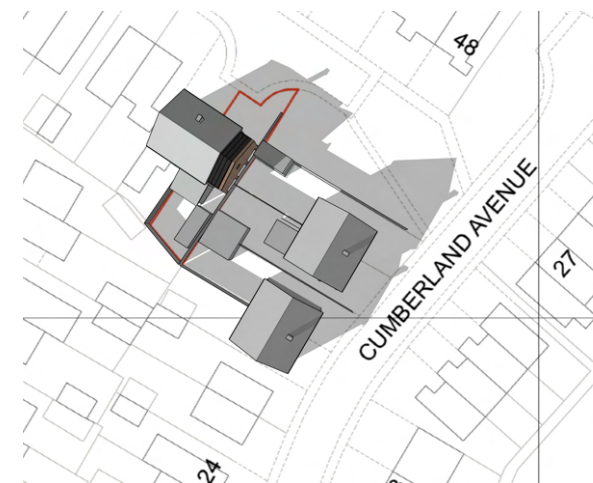
Existing 4pm, March 21st



Proposed 2pm, March 21st



Proposed 3pm, March 21st



Proposed 4pm, March 21st



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Sustainability

The proposed extension will be constructed using modern techniques. With recent changes to the Building Regulations with its emphasis on energy efficiency, the dwelling be far more thermally efficient than the existing fabric of the building, this will reduce pressure on heating and cooling.

Windows will be double glazed and the rear bedroom makes use of solar gain. To minimise overheating in the summer months, a Brise Soleil system is to be fixed horizontally, this will be powder coated to match the wall cladding.

Workforce and materials will be locally sourced where possible.

Biodiversity

As shown on the application drawings, the extension will feature a bird box and bee bricks within the fabric of the building.

No loss of planting occurs as a result of the development since it sits above an existing driveway.

Conclusion

Care has been taken to create a contemporary addition that compliments the existing with a subservient form.

The proposal is not harmful to the character and appearance of the host dwelling or surrounding area.

