

Design Access Statement

Application to Demolish Existing Conservatory
and
Replace with a Single Storey Extension
at
21 Church Roads, Bishopstoke,
Eastleigh RG20 8TF

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Contents

1. Introduction
2. Proposed
3. Amount
4. Layout
5. Scale
6. Landscaping
7. Appearance
8. Access

1. Introduction

This Design & Access Statement has been submitted by Michael Pagliaroli Architects Ltd. This document supports a submission for the demolition of an existing conservatory to the rear of the property and replace with the addition of a single storey extension to 21 Church Road located to the north of Bishopstoke. The site is just within the northern edge of the conservation area as designated by Eastleigh Borough Council planning map.

2. Proposed

This application is seeking to replace a poorly insulated conservatory with a modest extension which will create a more functional open plan kitchen utility room. There is little impact on any other aspects to the property.

3. Amount

The proposal requires 6m² of floor area to be added which replaces the slightly smaller conservatory footprint. This will provide an increase in the accommodation which the site is large enough to provide without detrimental impact to the garden area or impact on neighbouring properties located to the north or western aspect.

4. Layout

There is no change to the front aspect of property. The extension will create an enlarged kitchen and utility room with an improved outlook to the garden area.

5. Scale

The extension remains in proportion to the existing property and replicates the form of the previous conservatory being only slightly longer.

6. Landscaping

The new kitchen utility room will look out onto the existing garden areas to the north west and east sides. No changes are proposed to the garden area.

7. Appearance

The existing construction materials are red brickwork and red brown concrete tiles to the roof. New windows will look to match the existing UPVC windows. Two rooflights are proposed. The design will enhance and improve the overall character and appearance of the property in this corner, as well as improve how the property interacts with the external garden/terrace areas.

8. Access

Main access to the property will be retained with no changes required.