



Design and access statement

Loft conversion and single storey rear extension

**3a & 3b Salisbury Close
Eastleigh
SO50 9BN**

May 2023

Introduction

This design and access statement is prepared in support of the planning application for the extension and alterations at 3a & 3b Salisbury Close.

The proposal is for a loft conversion with rear dormer to No.3a and a single storey extension to No.3b.

No.3 Salisbury close was converted into two flats more than 10 years ago. The conversion created a ground floor studio flat and a 1 bed first floor flat.

Design

The design of the loft conversion and rear extension fall under the parameters of what would typically be allowed under permitted development to a single dwelling. As flats do not benefit from permitted development an application has been prepared and submitted.

The rear extension will be rendered to match the existing building and the existing flat roof continued.

The rear dormer will be tile hung to the sides with a flat roof.

The proposed design is typical of what would be expected of a loft conversion and rear extension within a residential area.

Layout

The ground floor unit consists of a studio flat with small kitchen and bathroom. The new improved layout will provide a bedroom, larger bathroom, larger kitchen and a lounge area.

The first floor flat will benefit from an improved living area, larger kitchen and larger bathroom.

The external landscaping and parking areas remain unaffected retaining the rear garden and two parking spaces to the front of the property.

Access

Access to the properties is unaffected by the works.

Access into the properties will be in accordance with current Building Regulation requirements.

Conclusion

The works to the property are not dissimilar to what would be expected of extensions and loft conversions within a residential area.

The works to the properties will provide great improvements to the level of the existing accommodation as currently enjoyed by the occupants.

The properties are rented out by the landlord providing affordable accommodation.

With the governments planned improvements for energy performance of rented properties there are a number of improvements that will be required to this older property to bring it in line with government targets. These improvements are costly and the applicant wishes to improve the properties layout and efficient at the same time to make the process more cost effective.