

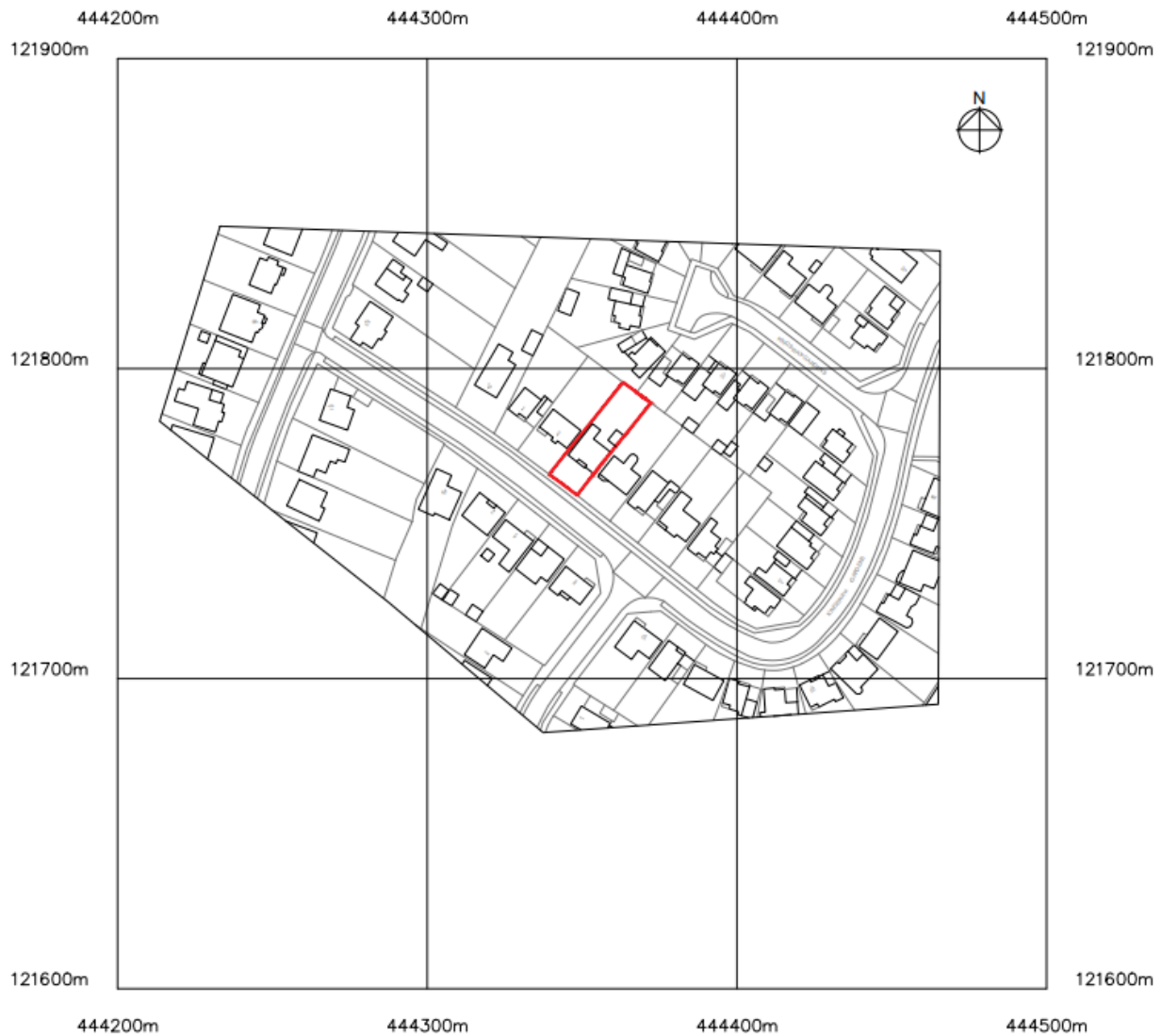
**Design and Access Statement**  
**5 Kingsway Gardens, Changers Ford**  
**Rev -,**



June 2023

## Introduction

This Design and Access statement has been prepared by CFW Architects for the applicant to accompany the new Planning Application.



*Figure 1 – Location Plan*

## Context & Location

The property is a two-storey building, located on Kingsway Gardens, Eastleigh. The building is a modern brick structure with a tiled roof and is not Listed. The proposals will seek to enhance the existing architectural character of the building and mirror that of other surrounding buildings.

There are many examples of similar extensions in the surrounding area.

## Historic Statement

There are two major house typologies in Kingsway Gardens. The first typology which the application property falls within is a pair of two-story detached houses with balconies and integral garages.

The second style is detached two storey dwellings with large cat slide roof, that also include projected balconies (*Figure 2*).

The building is not Listed and it is not in a conservation area.



*Figure 2 – Example of typology 2*



*Figure 2 – View from front*



*Figure 3 – View from back*



*Figure 4 – View from back*

## Design Proposal

The property is set back from the road, with a front garden amenity space and a driveway and hard standing providing on-site parking for several vehicles. The backyard has a generous sized garden as well. The surrounding area is primarily made up of detached houses in a variety of designs and with extensions. The application seeks approval to add a first-floor extension above an existing garage (part of the original dwellinghouse) and a replacement single rear extension.

The proposed construction materials have been selected to be appropriate and are complementary with other structures. The proposed development will therefore have minimal impact on the area in which it is situated. The proposed extension on the first floor will provide new bedroom and bathroom. It will have vertical timber cladding and roof tiles to match existing house. Extension on the ground floor area to the rear replaces the existing conservatory and will be used as a living room space. It will have grey windows and doors which provide access to the garden. The materials will be vertical timber cladding and zinc roof with a ridge rooflight.

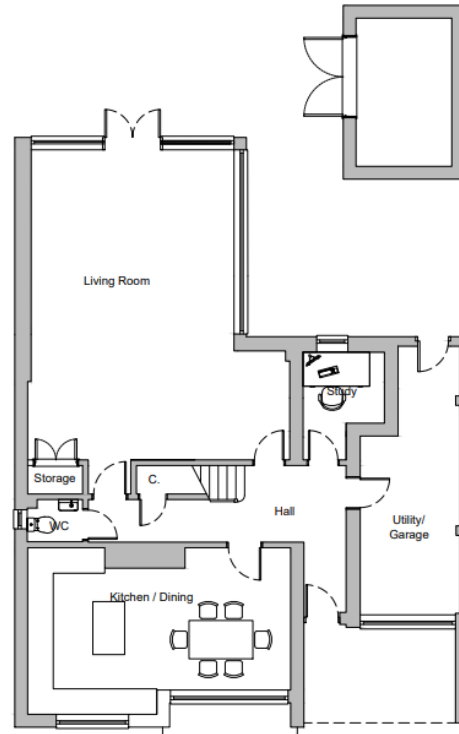


Figure 5 – Proposed Ground Floor Plan

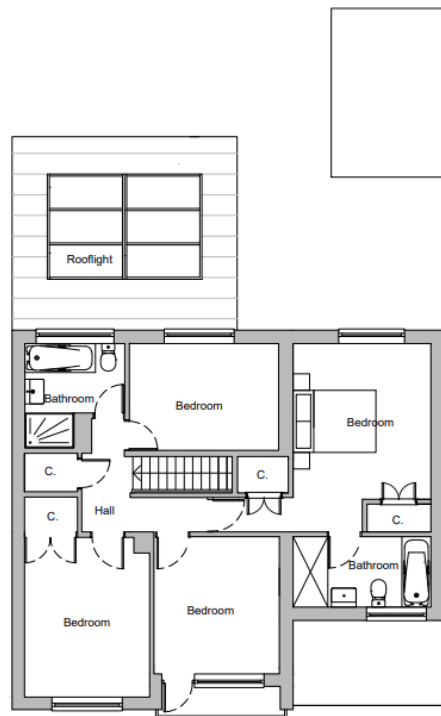


Figure 6 – Proposed First Floor Plan

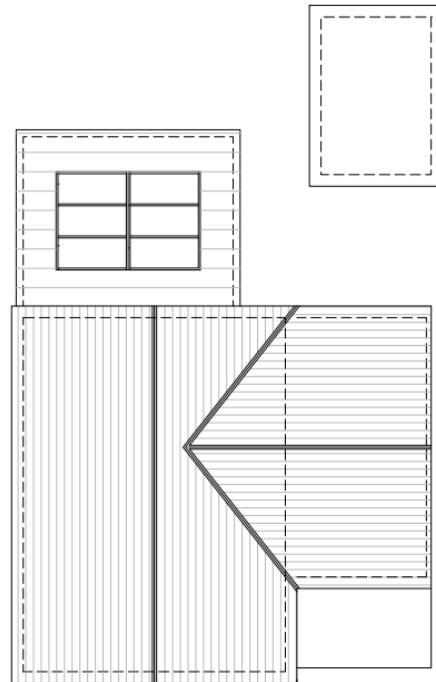


Figure 7 –Proposed Roof Plan



Figure 8 –Proposed Front Elevation



*Figure 9 –Proposed Rear Elevation*



*Figure 10 –Proposed Side Elevation*



*Figure 11 –Proposed Side Elevation*

## Environment and Sustainability

Where possible the project will look to use sustainable materials throughout the construction. The extensions will be built to satisfy modern low energy standards.

## Waste and Recycling

The proposal will connect to existing drainage systems.

## Access

Means of access to the site will remain unchanged.

## Conclusion

The scheme will be an extension of the living space at ground and first floor. It will provide a needed further bedroom and bathroom. The relatively minor amendments proposed to the facades are in keeping with the surrounding buildings and would not have a detrimental impact on the setting of the buildings. The extension and remodelling will be modern looking and an attractive structure and sit comfortably in the local context.