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Design and Access Statement

23-016 The Old Post Office, 158 Pitmore Rd., Allbrook, SO50 4LT

Client: Mrs Christine Carew

Date: 30.06.2023

Introduction:

This Design & Access statement has been prepared to support the following proposal:

- House Refurbishment and Extension Works at The Old Post Office, 158 Pitmore Rd., Allbrook, SO50 4LT.

Axis Architecture is instructed by Mrs Christine Carew to submit this design and access statement to support a Householder Planning application for the new extension at the above address.

- The statement is to be read in conjunction with the following documents:
- Site & Location Plan
- Site Photographs
- Existing and Proposed Drawings prepared by Axis Architecture.

The drawings which accompany this application describe the proposed layout of the site, plans and elevations.

DIRECTORS:
Paul S Anderson - ACIOB

Giordana Burns - Dip Arch RIBA

THE SITE

The Property is located in Pitmore Rd. in the suburban area just North of Eastleigh.

The area is characterised by a mixture of semidetached and detached housing, comprising of bungalows and two storey housing.



Image capture: Mar 2023 © 2023 Google

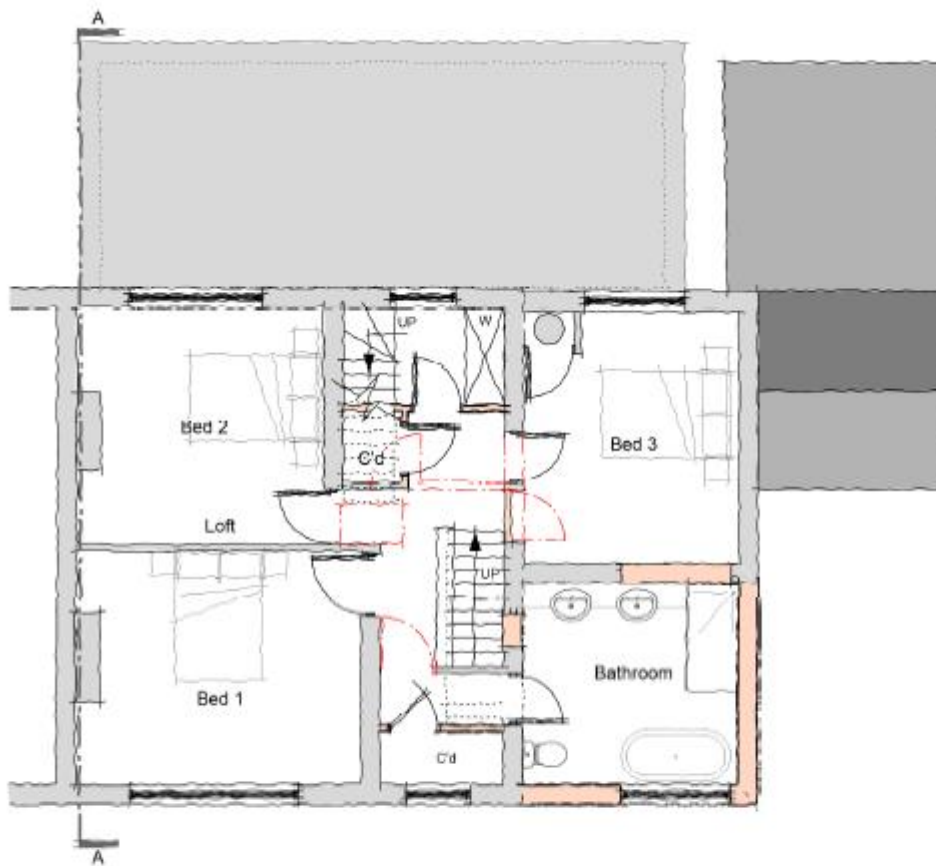
Both pedestrian and vehicular access into the site is achieved straight from Pitmore Rd., with the applicant being the owner and freeholder of the Site at 158 Pitmore Rd., Allbrook, SO50 4LT.



Previous Planning Application:

The site has another permission in place as per application no.: H/20/87651
The decision date was the 9th of June 2020. The works to implement the proposal started within the permitted period and are now being progressed.

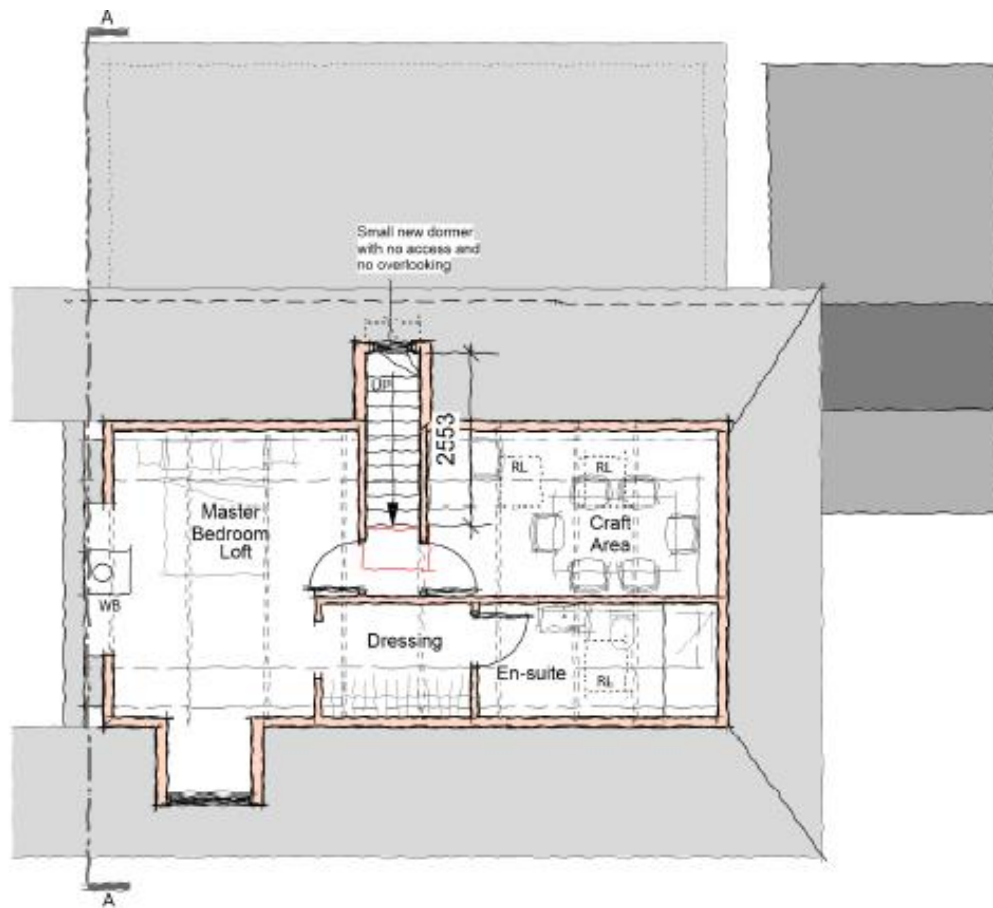
As per the previously approved plans, the first floor plan will receive an extension to include for a new bathroom serving the whole floor:



First Floor Plan



In addition, the proposal included a loft conversion, with two new dormers:

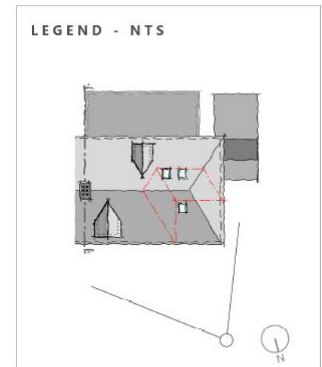


Loft Plan



Proposed Front Elevation

PROPOSED VIEWS



Existing Front Elevation

The works are due to be completed in the next few months and the allocated Planning Officer is welcome to visit the site to see the progress at any time.

DESIGN DEVELOPMENT

In addition to the previously agreed plans shown above, the client wishes to change the redundant layout of the house by extending the side of the property, creating a functional and well distributed scheme where the Applicant and their family can continue to pursue their hobbies, passions, and daily activities.

Porch:

Considering its positioning and volumetry, the Proposal puts forward a small porch at the front of the house over the main entrance, to serve as a clear spatial divider between the entry space and the main access hall to the interior of the dwelling, through the existing threshold. The design choice has been implemented from a desire to provide a usable

space before the internal part of the house, where weathered clothing/items can be stored (boots, coats, umbrellas).

Single storey side Extension:

Continuing, the Proposed Scheme presents a single storey side Extension continuing from the Existing Garage. This being said, the extended portion, will still present a set back from the Front Façade's line in order to preserve the volumetric appearance of the Property as seen from the street whilst serving as a utility/ boot room with through access to the partly converted garage.





Proposed Bridging: Between the Existing Garage and Existing House

The existing House, as it was extended to the rear before, presents an awkward corridor-like gap between the existing garage and the previous extension. The proposal aims to bridge that gap, hence creating a continuous roof line cornering the main volume of the dwelling that will continue over to the before mentioned Proposed Side Extension, visually unifying the overall appearance of the property. Furthermore, the bridge will greatly contribute to the overall thermal and waterproofing capacity of the house, whilst creating rational, easy to understand and use spaces in the internal layout of the Proposal.





Materials:

All the works proposed and described through this and the accompanying documents at the Old Post Office, 158 Pitmore Rd., Allbrook, SO50 4LT are to be undertaken with materials that match the existing House:

- External Brick finish: red brick to match the existing.
- Fenestration: to match the existing in both colour and material – white uPVC for Windows, in this case.
- Fascia & Soffits : black uPVC to match the existing in both colour and material.

Access:

This application does not change the access to the site and does not affect traffic or highway. Access to the dwelling house will be through the existing gated entrance to the site.

Arboricultural:

This proposal does not affect any nearby tree.

Biodiversity:

The changes to the existing house will not adversely affect the local biodiversity. The land around the building is not contaminated and will not be contaminated by the proposed additions to the building. There are no works affecting bats as the existing garage to be remodel has a flat roof.