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DESIGN AND ACCESS STATEMENT

61 Torridge Gardens, West End, Southampton, SO18 3NF

1. EXISTING PROPERTY;

Summary:

The existing site holds a single two-storey semi-detached 2-bedroom house.

Materials:

All elevations of the property are finished in red brick at ground floor, with white painted render to first floor and the above gable end. Across the elevations are 7No. white uPVC casement windows across both floors, and 2No. white painted timber doors, 1No. to the front and 1No. to the rear.

The roof of the property is finished in brown concrete tiles, with a small section of roof over the front door finished similarly. The main roof is served by black uPVC guttering and downpipes.

2. PROPOSED WORKS;

Summary:

The proposed works will see the extension of the terraced run of houses to create a new two-storey semi-detached 2-bedroom house and all associated works.

Design Considerations:

Careful consideration has been given to Eastleigh Borough Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space, and ensuring that the new construction benefits rather than harms the existing character of the area.

The proposal has been sympathetically designed to ensure that the proposed new dwelling retains the characteristics of the existing and neighbouring properties.

The proposed materials for the new dwelling are to be red brick and ground level and white render at first floor and above, with brown concrete tiled roofs. All the new

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glazing will be white uPVC of matching proportions to the existing, with a white painted timber front door with a small section of roof above the front door. All of this has been chosen to match the existing dwelling and surrounding context.

The dwelling has been designed to meet all National Space Standards for a 2-bedroom 4-person dwelling.

3. LOCATION;

The building is not within a Conservation Area, and neither is it listed.