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1754: Design & Access Statement

Planning application for
13 Ashdown Close, Chandlers Ford, SO53 5QF

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The Architects in this practice are registered as such under the Architects Act 1997



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Introduction

This document discusses the proposed development at 13 Ashdown Close, Chandlers Ford.

The existing property is a detached two storey house, set back from the street, with a generous rear garden and garage to the side.

At ground floor there is a lounge/dining room, kitchen and cloakroom. At first floor there are 4 bedrooms and a bathroom.

The house sits on a generous plot, in a street of houses of similar style.

The existing house has not had any previous extensions, and would benefit from additional ground floor reception accommodation. Other houses in the street, and no. 12, the immediate neighbour have extended their ground floor accommodation.



NOT TO SCALE

Proposal

The proposal is to create additional space at ground floor by replacing and extending the footprint of the existing garage.

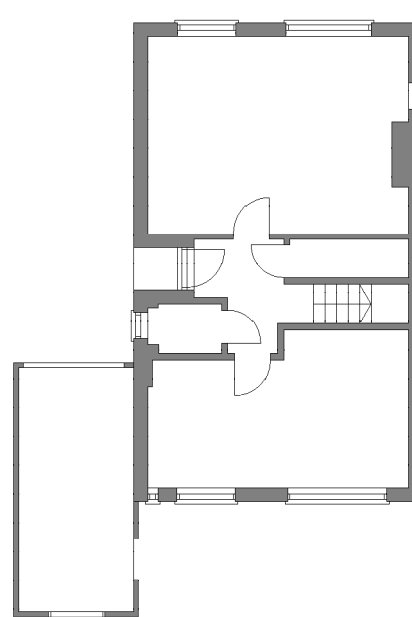
The owner occupiers of the house would like to create a ground floor space that would enable them to stay in their property for their life time. By expanding their reception spaces at ground floor, they can create a flexible space that will enable them to stay in their much loved home. The future use of this space will add to the functionality of the ground floor as an additional reception room.

The extension will additionally create a new entrance to the property which will be more spacious than the existing entrance and allow storage for a wheelchair.

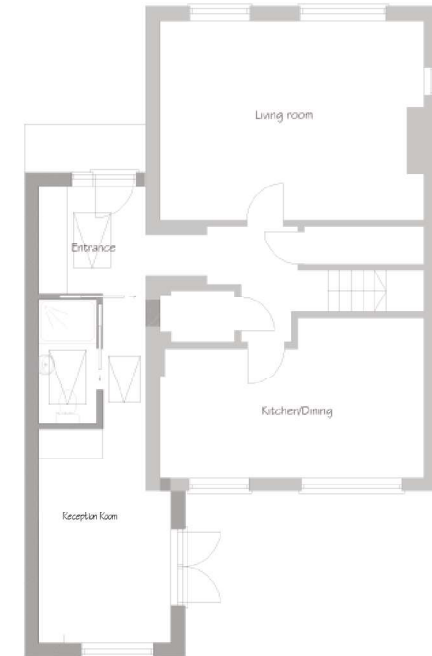
The proposal will be cream render, and will be very similar in appearance to no. 12 next door.

A small canopy over the entrance will shelter from the elements when entering the house.

A ground floor WC and shower room will enable this space to be used flexibly.



Existing Ground Floor Plan
Not to scale



Proposed Ground Floor Plan
Not to scale

Policy

Eastleigh Borough Council Local plan 2016 - 2036

Policy S1: Presumption in Favour of Sustainable Development: the design we have produced is a sustainable development that meets or exceeds the Building Regulations.

Policy P4: High quality development in Eastleigh states that the proposal must respect the existing character of the site and location.

The proposed extension is set back and subservient to the main house. It is also set back from the highway. The materials are complementary, and in-line with other approved residential development immediately adjacent to the proposal.

As per Policy G3: Biodiversity of the Eastleigh local plan, our proposal does not affect the biodiversity of the location.

DM1 - The proposal will not have an impact on any trees and will not result in the loss or damage of any trees.

Policy 104.T (Residential Parking Standards SPD)

The proposal will not change the existing parking requirement.



Rear and Front Elevations - Not to Scale

Conclusion

The proposal will provide much needed ground floor space to the existing occupants that can also be enjoyed by future owners of the property.

The proposal has been carefully designed to ensure that it meets policy and provides high quality accommodation both in design and construction.

Care has been taken to meet all areas of policy, resulting a proposal that enhances the character and quality of the local area.