

Design and Access Statement

Job No. 8287

February 2024



APPLICATION FOR SINGLE STOREY FRONT EXTENSION WITH PORCH

14 Hadrians Close, Chandlers Ford, SO53 2AS

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Genesis Design
STUDIO



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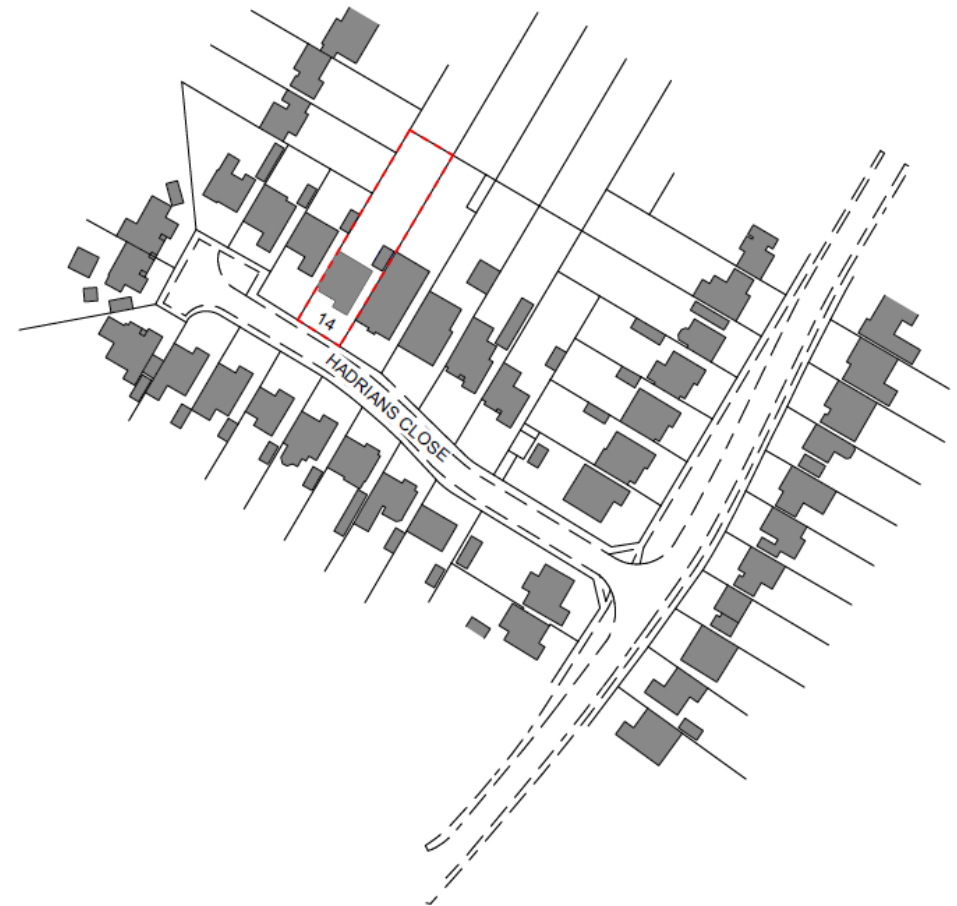
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Background

Location

14 Hadrians close is a detached dwelling along a cul-de-sac.

There is a front garden and driveway that extends to the east of the dwelling leading to a private garden to the rear.



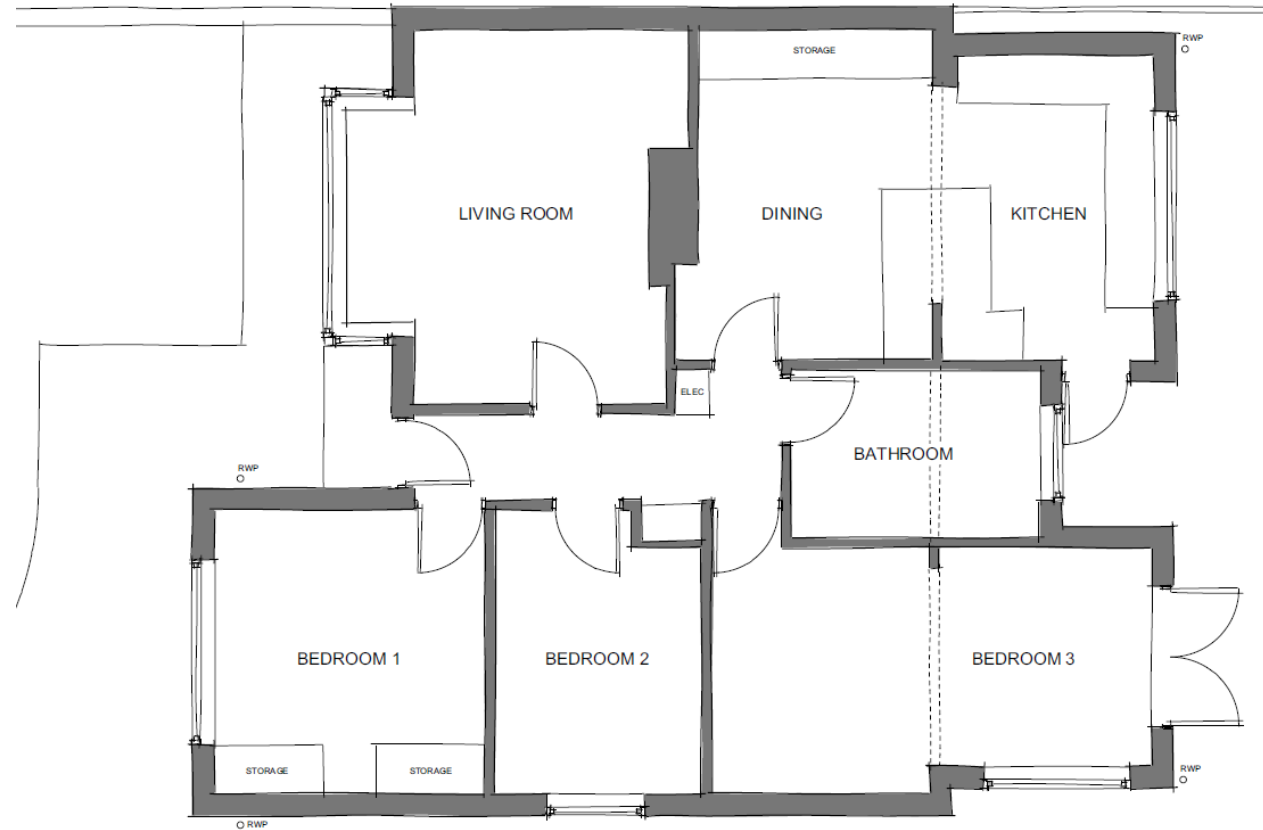
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Existing

14 Hadrians Close has previously been extended to the rear of the dwelling.

The existing materials are brickwork walls, plain tiled roofs and UPVC windows.



Existing Ground Floor



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Client Objectives

The existing hallway is narrow and dark and the living room is modest in size.

The main objectives for this application therefore are to create a larger living room and bedroom with new en-suite and a larger entrance space with more volume and natural lighting.

The applicant also wishes to modernise the appearance of the house from the front. Therefore it is proposed to change the external materials of the dwelling from brickwork to render to give the dwelling a more modern appearance and to create a covered porch.



Precedent photos



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Previous Planning Application

There has previously been a planning application for this property for a single storey rear extension, front porch and loft conversion with rear dormer, ref no H/21/90822.

Outcome

The outcome of this planning application was permitted.

This approval has not been enacted and the proposals set out in this current application are much smaller in scale and different in design. There is no intention from the client to enact this application.



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Design Proposals

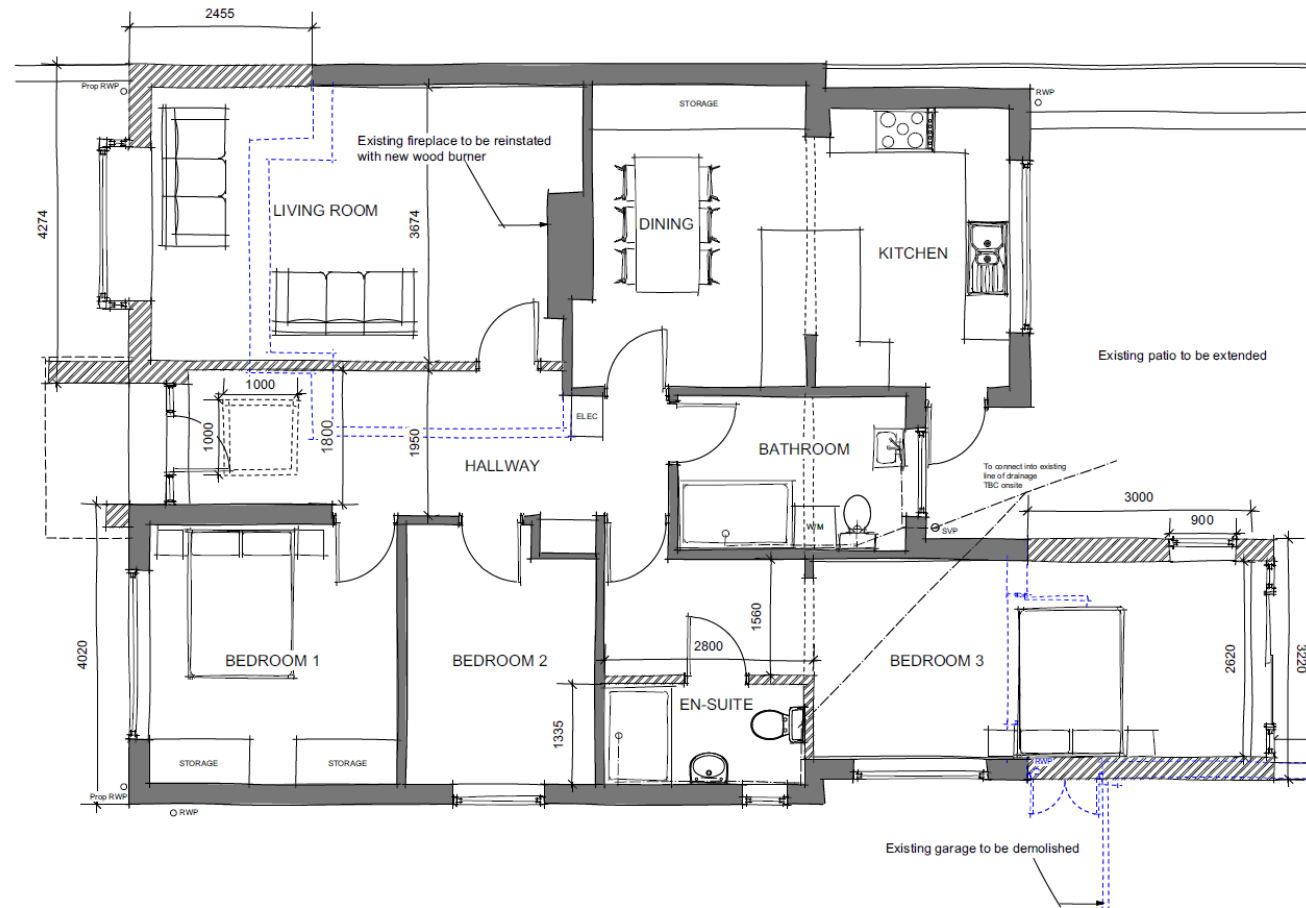
In principle, the design seeks to create a single storey extension and new entrance way to the front of the dwelling.

It is proposed to extend to the front of the dwelling to create a larger living and entrance space. There will also be some minor internal alterations to accommodate this.

The living room would be slightly narrowed to allow the hallway to be widened. The proposed window to the living room will be an oriel window to give a similar appearance to the existing bay window. The living room is then to be extended out to the line of bedroom 1 and given a similar pitched tiled roof with hipped end.

In between the two hipped roofs of the living room and bedroom 1, a new porch would be created with a flat roof giving additional volume to the hallway. The front door would be relocated out to enlarge the length of the hallway and a covered area created outside.

It is proposed to extend the rear of the dwelling to create a larger bedroom and incorporate an en-suite within the existing bedroom. The sliding doors from the bedroom allow access to the patio area to match the existing arrangement.



Proposed Ground Floor Plan



Design Proposals

It is proposed to render the front of the house along with both sides, which along with replacing windows with a dark grey frame, gives a more contemporary appearance to the house.

Creating the porch as a main feature to the house gives the opportunity to raise the roof of the porch and hallway to include more glazing around the front door, allowing more light into the hallway. The taller ceiling also seeks to provide a light and airy space.

The new feature porch would utilise a dark grey metal fascia and side wall cladding with the inside faces clad with wooden slats.

Creating a taller, light and airy space is mirrored to the rear of the property with a glazed gable end to the proposed extension.

Overall, the proposals are designed to alter the dwelling to create a modern appearance, similar to other dwellings in the surrounding area.



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Surrounding Area

There have been multiple dwellings in Hadrians Close that have been extended to the front along with creating a prominent entrance way.

There have also been several dwellings that have changed their external appearance from brickwork to render.

Although the proposals would create an entrance porch with a different design to those seen locally, it is deemed that overall the design is in keeping with the surrounding area.



Neighbouring properties in Hadrians Close

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Summary

Trees

There are no trees affected by this proposal.

Access

Access as existing. There is no intention to alter this arrangement.

Biodiversity

A Biodiversity checklist has been submitted with this application. The proposals do affect some plain tiled roofs, however in a recent application for the property the ecology consultation deemed that there were no potential bat roost features. We have therefore considered that bat surveys are not required.

Vehicle Parking

There will be no alterations to the current parking.

Design

This proposal is considered in keeping with the surrounding area.

Drainage

Surface water and foul drainage will be connected into existing systems on site.

Flood Zone

The access to the site is located within flood zone 1 and therefore is not at risk of flooding.

