



*Figure 1 Front Elevation*

# DESIGN & ACCESS STATEMENT

## NEW FIRST FLOOR EXTENSION TO A BUNGALOW

Corona, 37 Upper Northam Road, Hedge End, Southampton, SO30 4EA

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## Client and Brief

The existing property is a detached bungalow on Upper Northam Road in Hedge End. The dwelling has a clay tile finish to the roof, facing brickwork to the walls and double-glazed timber framed windows and doors.

The owner of the property has appointed Temple Ford Design Ltd to prepare existing and proposed drawings for a planning application.



*Figures 2 & 3 Front & Rear Elevations*



*Figure 5 & 6 Side Elevations*

## Summary of proposed changes

The proposed changes are to comprise the demolition of the existing pitched roof and construction of a new pitched roof with raised eaves level and altered roof pitch to allow for a loft space that provides habitable rooms. Internally, the ground floor will comprise of an open plan living, dining and kitchen area which will serve as the main family space. Additionally, the ground floor will also contain an elderly person's annex which has an open plan living space with a kitchenette and a separate, category 2 accessible bathroom. The annex is to provide level access throughout utilising the existing footprint on the ground floor to form a more practical space for a wheelchair user. The applicant has a 76-year-old father with declining health who will live in the annex, rather than the annex being used for profit. The new proposed first floor extension is to comprise of 4 new bedrooms, a family bathroom and en-suite to the master bedroom. Each of the bedrooms are proposed to contain an obscured glazed dual vertical and pitched rooflight. This is to provide escape and natural light into each of the rooms whilst also addressing overlooking issues which is resolved by introducing obscured glazing to the rooflights up to a height of 1700mm from finished floor level.

The proposal will be constructed using materials and details that compliment those on the existing property to help the old and new visually blend together. The existing footprint is to be utilized with minimal groundworks required.

## Context

The context of the immediate area in relation to this proposal is defined by medium/high density, mix of detached chalet and traditional bungalows and a number of 2 storeys properties in a built-up area of Hedge End. Despite a similar appearance to the other bungalows along Upper Northam Road, 37 Upper Northam Road isn't one of the original bungalows. The original bungalows were constructed in the 1920s and 1930s with many of them having been further developed into 2 storey chalet style houses. Corona, 37 Upper Northam Road was constructed in 1953, the year of Queen Elizabeth's 2 coronation which is where the name of the property has originated from.

The bungalow itself is shrouded by a large chalet bungalow to the East which is Number 35 Upper Northam Road. No.35 has been significantly developed with the overall mass being much larger than Corona as it benefits by forming a new floor with the use of dormers and a large gable end extension to the rear. The neighbouring development also contains a large use of composite cladding and multi-red facing brickwork similar to what is being proposed within this application.

The context and architectural language is a mix of 20th century bungalows and chalets, medium size in scale and form. The area is defined by footpaths and driveways adjacent to the property frontage and large private rear gardens. To the West of the site there is a public footpath which is continuous to the end of the long site.

The existing site has been left uninhabited since 1996 and furthermore has become overgrown and dilapidated over time. This has resulted in several break ins with it being described by a local newspaper as a destination used for urban exploring and therefore hasn't been treated well by the trespassers with damages to glazing and many internal elements of the bungalow. The applicants would like to return the bungalow to its former habitable standard and improve it by extending and creating a high-quality constructed house with the appearance of the original bungalow. The proposal will be less intrusive to the Upper Northam Road street scene than at present as currently the bungalow stands out as an eyesore compared to its setting.

### Accessible Annex

The proposed annex included in this application will provide easy accessibility for a wheelchair user while also creating a space in which an elderly occupier can live as independently as possible with carers and nursing staff being able to enter the dwelling through a keypad lock without having to disturb the other area of the household. A compliant ramp to the East side of the property is proposed to provide access into the annex with a gradient of 1:12 and a maximum rise of 300mm. This ramp is best suited in this location as the main entrance to the house contains 2 steps and an existing porch width of 880mm which doesn't allow space for handrails and a suitable clear width for a wheelchair ramp. A ramp to the front of the property may also conflict with proposed parking arrangements with the extent of the ramp required being over 6 metres long and therefore the most suitable location would be on the side elevation. Two new external doors are proposed for access into the annex and into the garden which is key for the comfort of a person of reduced mobility while also introducing three points of escape in the event of a fire. The annex has been specifically designed for responding to the requirements of an ageing population in line with the EBC local plan DM26, DM27 and DM31 and of the accessibility arrangements for age and disability which are protected characteristics under the Equality Act 2010.

## Planning History

|                                |               |                                                                                                                                                   |                                  |
|--------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Application No. F/21/89691     | January 2021  | Construction of 1no. detached two-storey dwelling incorporating a car port following demolition of existing bungalow                              | Refused                          |
| Application No. F/18/84257     | November 2018 | Demolition of existing bungalow and replaced with new chalet bungalow property                                                                    | Dismissed                        |
| Application No. Z/26175/003/00 | August 2002   | Outline: Construction of 4 semi-detached dwellings and 1 No. detached dwelling with no vehicular access following demolition of existing dwelling | Refused<br>Outline<br>Permission |
| Application No. Z/26175/002/00 | January 2002  | Outline: Construction of 6 semi-detached dwellings with new vehicular access following demolition of existing dwelling                            | Refused<br>Outline<br>Permission |

## Biodiversity

A phase 1 Preliminary Roost Assessment was undertaken by Vesper Conservation and Ecology Limited and it was determined that the building has negligible potential for bats, and it is recommended that no further surveys are required at this time. In the unlikely event of bats or bat evidence is discovered during the construction phase, all works are to be stopped, and a qualified ecologist shall advice on further actions. The proposal has also been designed to incorporate features mentioned within the Bat Conservation Trust Guidance Notes relating to bats and artificial lighting in the UK.

A precautionary working statement has also been submitted to the LPA for approval to highlight the measures that will be included in the proposal. This includes that all building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrubs or potential habitats. Any excavations are to be covered at night or to be fitted with a small animal escape ramp and no fires are to be lit on site. Furthermore, waste will be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Bat and bird boxes are proposed to be situated under the eaves of the property at least 4m above the ground and away from artificial lighting. A single Schwegler 2F Universal Bat Box is proposed to the West elevation as well as 2 Schwegler 1B Bird Boxes in 32mm and 26mm hole diameters.

## Trees

A scaled and referenced tree protection plan as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendation), will be submitted to the LPA for approval before any excavation, demolition or development related works have commenced.

## Flooding

The environment agency floor risk map indicates that 37 Upper Northam Road is within a flood zone 3. This is because at the very end of the site, over 100m away from the bungalow is a stream. The proposed bungalow works is unaffected by the stream and is at a significant distance away that it is of no concern to flooding.

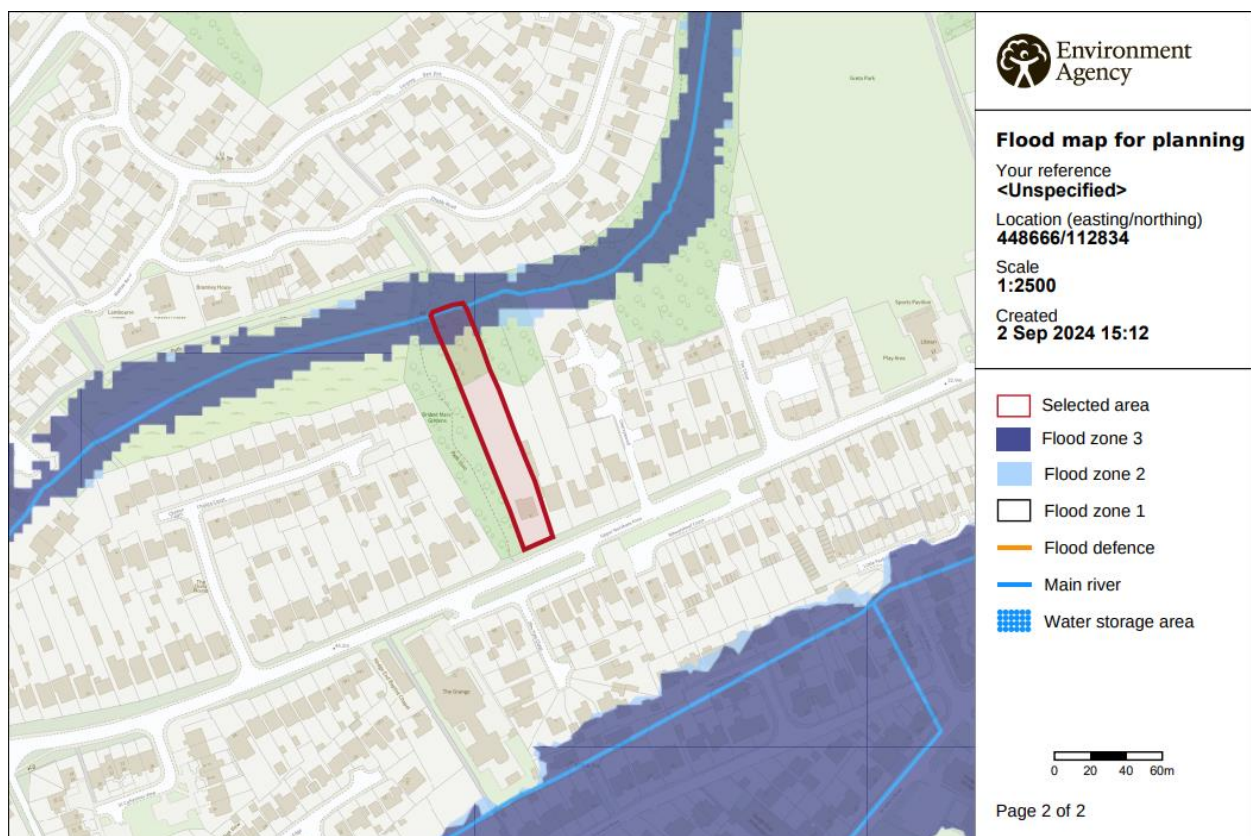


Figure 7 Flood Risk Map

## Conclusion

The proposal has been carefully considered and designed to provide a first-floor extension which reflects the style of the original bungalow and to meet the aspirations of the owner. The intention is to retain the design of the existing building, so it is in keeping and ties in well. The proposal has been designed to be in context with the style of this and the surrounding properties with proposed materials intended to blend with the existing architectural language.

The extension will provide secure, sustainable, and resilient design, improved accommodation, and no loss of amenity to adjoining properties. The annex has been designed to create a practical, accessibly friendly space for an elderly occupier. The applicant kindly requests approval of the proposal.

## Existing Plans & Elevations



Figure 8 Existing Plans

## Proposed Plans & Elevations

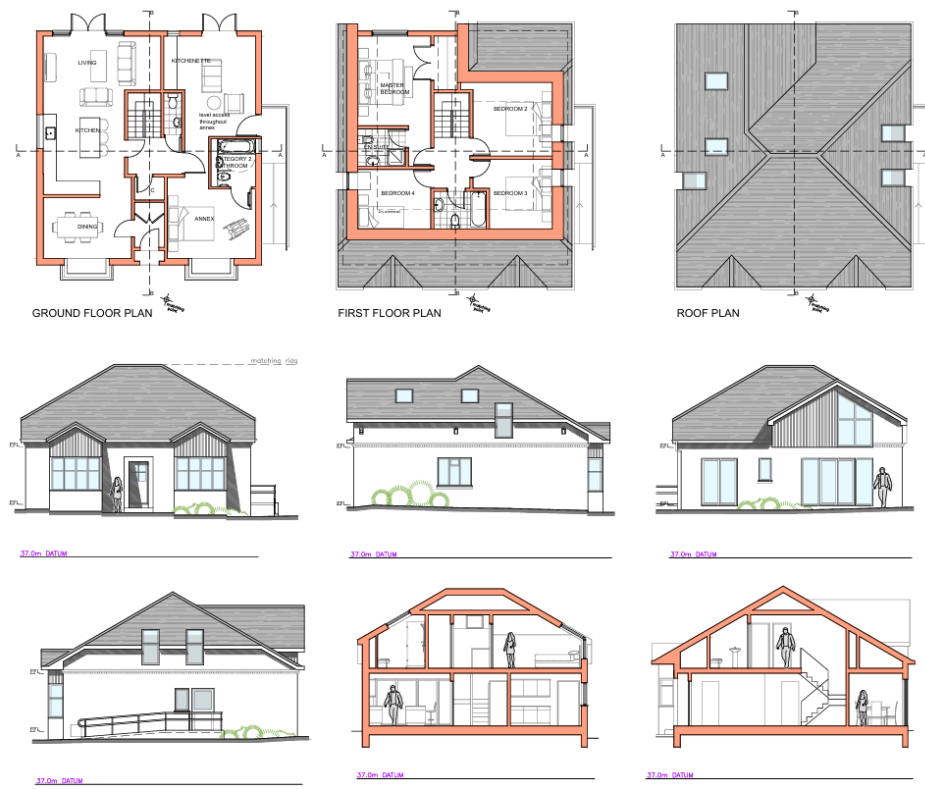


Figure 9 Proposed Plans