

STUDIOHOMER

Supportive Statement

2 WESTERN ROAD

West End, Southampton SO30 3EL

Introduction

The following statement has been prepared to support the householder application at 2 Western Road in which the applicant seeks to extend and alter their home.

The following document is set out as follows:

- 1) Description and History of the Site
- 2) Design Statement



Figure 1 - Areal View of Western Road and Telegraph Road.

1) Description of the Site

Location

The site lies within an urban edge where the principle of development is considered acceptable. The site is a corner plot located at the intercept of Western Road and Telegraph Road. The building line is most associated with Telegraphy Road, however, the plot size is far greater than what would be associated with the road.

Existing Development

The site includes a detached 3-bedroom bungalow with an unfortunate 3 x 5m extension and a detached single-car garage.

Boundary Treatment

The Southern boundary which meets Western Road is characterised by mature trees to the east and established bush to the west. An entrance road separates the bushed and tree-lined boundary. The Eastern boundary along Telegraph Road is exposed, however, the site sits above the road level.

Topography

The land slopes downwards from the South-East corner. As a result, no.2 Western Road sits higher than its adjacent buildings to the north and west.

Local Character

The setting of the no.2 Western Road is closer associated with Telegraph Road where buildings step forward as the road flows south.

Both Western Road and Telegraph Road present a mix of built forms characterised by bungalows, chalet bungalows and houses. As identified below, a mix of brick, render and timber cladding can be identified locally.



4a Western Road



16 Telegraph Road



11 Telegraph Heights

2) Design Statement

The applicant seeks to extend the original dwelling by 4m and alter the roof from a hipped roof to a gabled roof with two dormers.

Amount

The proposal increases the floor area from 137m to 160m marking a 16% increase. The proposed dwelling will occupy 13% of the site. When compared to no.4 Western Road with a 25% coverage, it is clear that the amount of development proposed is well within the limits of the site.

Eastleigh Borough Council Residential Parking Standards outlines a requirement for 3 car parking spaces for a home with more than 4 bedrooms. The proposal provided adequate parking on-site for 3 cars. In replacement of a single car garage, the proposal includes a carport with space for 6 cycle spaces (one for each bedroom), space for refuge, space for maintenance storage, as well as two cars. Further to the 2 covered car spaces provided, there is an opportunity for parking on the internal/private entrance road.

Scale

In line with guidance from the Hedge End, West End and Botley Character Area SPD, the proposal seeks to maintain the predominant ridgelines along Western Road and Telegraph Road. The proposed roof pitch is dropped from the existing 40-degree pitch (approx.) to a proposed 35-degree pitch. The drop in pitch accounts for the wider building and ensures the prevailing roof line is maintained.

Unlike the existing 3m flat roof add-on extension, the proposed replacement extension seeks to enhance the appearance of the building while providing adequate internal space for its occupiers.

Appearance

Material

Set adjacent to Telegraph Woods, the proposal seeks to respond to the woodland setting. Like the material choice identified at the development of telegraph heights, timber cladding had been proposed at 2 Western Road. Sat on a raised plot, the choice of timber cladding seeks to integrate the proposal with the woodlands behind it.

2) Design and Access Statement

The proposed slate roof further integrates the proposal to the street with Telegraph Heights following a similar material pallet. Unseen from the roadside, a stone cladding to the base of the building creates a material break.

The proposed materials should be seen as a positive change to the existing dwelling while retaining local character.



Proposal



Telegraph Woods

Form

The proposed form is consistent with forms identified along Telegraph Road and Western Road. The images below demonstrate the use of gable end with dormer roof extensions in the local area.



8 Telegraph Road



Pine View - Western Road

Landscaping

Consideration has been taken to strengthen the relationship between the building and the woodland setting. The proposal seeks to plant hedges along the Eastern boundary to follow the relationship of the southern boundary. This aims to add greater privacy for the occupiers of no.2 Western Road.

Layout and Access

The layout of the plot and access to the site remains the same as the existing.

The proposal seeks to extend the footprint of the building to the south where no increased impact will be created on neighbouring properties.

Conclusion

This design statement has demonstrated that consideration has been taken to improve the character of the building located at no.2 Western Road in line with what can be identified in the area. As such, the proposal is compliant with guidance from the Hedge End, West End and Botley Character area SPD.

The amount of development proposed should be considered well within the limits of the site and the development will not negatively impact the amenity of the neighbouring or future occupiers.

With a well-designed proposal achieved, the proposal ought to be approved.

STUDIOHOMER



Studio Homer
27 – 29 Columbia Road
Bournemouth
Dorset
BH10 4DZ

Office Number

01202 523212

Office Mail

bradley@studiohomer.co.uk

