



DESIGN ACCESS STATEMENT

No.13 Freda Routh Gardens, Fair Oak, Eastleigh, SO50 7LY.

INTRODUCTION

This Design and Access Statement relates to the householder planning application submission, for the proposal of a 2-storey rear extension at No.13 Freda Routh Gardens.

THE BRIEF

The proposal at this dwelling is to make alterations to renovate and extend part of the existing end of terrace property. These proposals will offer an extended and improved ground floor area, providing an improved link to the indoor and outdoor spaces. At first floor level the extended floor space will benefit the existing bedrooms, whilst forming a small study space. The proposals are largely concealed by the forms of the existing buildings. A number of neighbouring properties have been previously (or currently) extended to the side/rear. This proposal will provide the occupant family with an improved modern living space within the urban setting.

EXISTING BUILDING

Please refer to drawings 24500-100 and 24500-101 for additional details of existing property.

The existing property comprises an end of terrace dwelling, within a cul-de-sac of properties. Several properties in this terrace have been extended and altered in previous years. These buildings are all brickwork with interlocking concrete tiles over, and UPVC windows and doors. Although the properties were originally uniform, both the street and rear elevations, the materials and forms have large variations. The ridge line of 13 is the same as the other properties in the terrace, although stepped slightly forward from the neighbouring dwelling. To the front and rear of the property are gardens laid to mainly lawn and concrete paths, with a parking area at the junction to the public highway. To the rear garden there is a patio that is in poor condition, with a gravelled area leading down to the attached garage at the end. The garden in general requires attention and maintenance. The property benefits from driveway access to the rear garden, whilst providing additional parking.

EXISTING MATERIALS

Please refer to photographs below, and drawing 24500-101 for the existing building details.

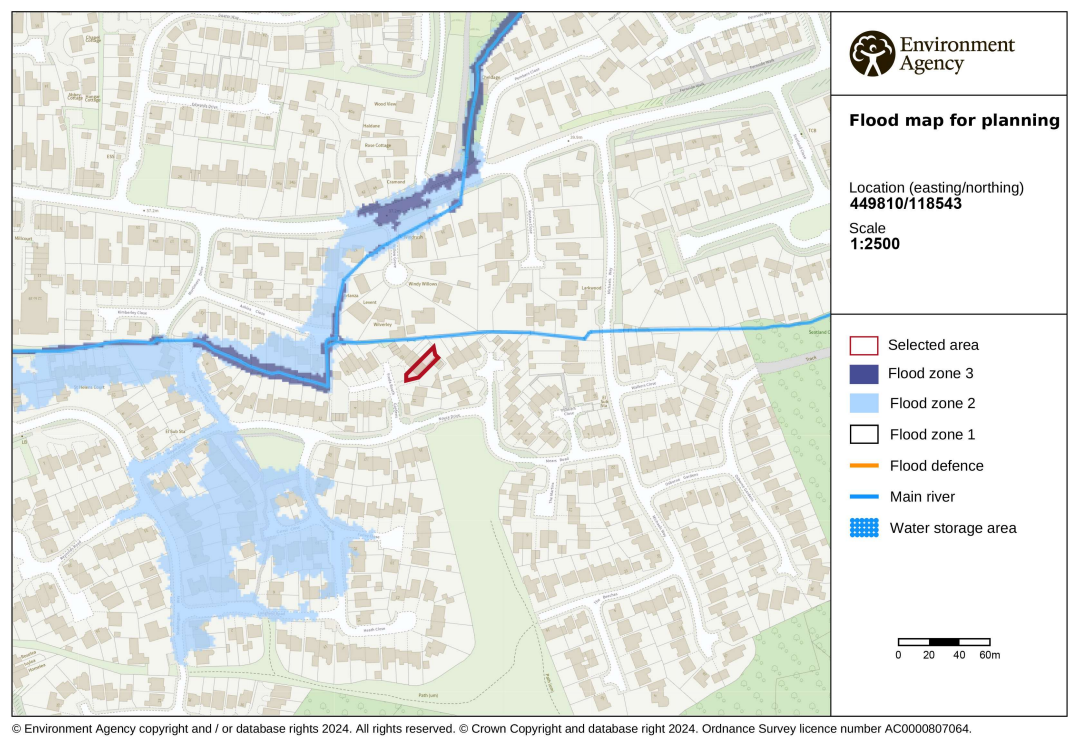
Walls: Brick (buff) to all elevations.

Roof: Interlocking roof tiles to main house.

Windows/Doors: UPVC white throughout.

Rainwater Goods: UPVC black.

FLOOD RISK ASSESSMENT



Flood risk assessment map via Environment Agency website. (Flood Zone 1)

SITE PHOTOGRAPHS



Photograph 01, Existing front elevation (from South West / Front Garden)



Photograph 02, Existing side elevation (from South / Driveway)



Photograph 03, Existing rear elevation (from East / Driveway)

PROPOSAL

Please refer to drawings 24500-102 and 24500-103 for additional details.

No.13 remains one of the only properties in the run of terrace dwellings to remain unchanged. The neighbouring properties have previously been subject to both 1-storey and 2-storey extensions and alterations. This application seeks approval for a 2-storey extension to the rear of the existing property.

This proposed extension and alterations will allow for an increase in ground floor area, allowing for a modern open plan internal layout. This extension will also improve the current link between the existing internal and external spaces, whilst offering additional natural light and ventilation. The extension to the rear of the property will house the Living and Dining areas of the ground floor, with the existing Kitchen remaining at the front of the property as part of an open plan layout. As first floor level this extension will enlarge the existing bedrooms, with no increase in bedrooms within the property (remains 3no beds).

The proposals to the rear of the property are to provide a small 1.7m extension to the external form. This element will extend and be made continuous with the existing eaves line of the property, with a high performance shallow pitch roof to retain the characteristics of the property and street scene. The side and rear walls of the extension will be brickwork to match the existing property. The new windows and doors will be UPVC or aluminium to ensure longevity. Internal floor levels of the building will remain consistent, with a new terrace to overcome the external ground levels. The external gardens and terracing will be re-graded to reflect the external ground levels of the property. New fences and landscape planting will help to soften the existing aesthetics of the site.

PROPOSED MATERIALS:

Walls:	Brickwork (buff) to match existing.
Rainwater Goods:	UPVC to match existing
Roof:	High performance flat roof laid to falls to form.
Windows/Doors:	UPVC or aluminium.

Please see drawing 24500-102 for additional details and locations of materials.

DRAINAGE:

Storm Water Drainage: New soakaways will take all surface water from the proposed extension. All surface water drainage to new soakaways to be designed by Polypipe or equivalent specialists, and constructed in accordance with their details. All new soakaways will be a minimum of 5.0m metres from buildings and boundaries. Some rainwater from the new building will be harvested and used for watering the gardens.

Foul Drainage: Any new foul drainage to the house will be connected into the existing mains drainage for the property. Any new drainage to be laid to falls around the site/building and all connections will be to the existing private system, within the property boundaries. No new mains connection required.

CONCLUSION

The proposed rear extension will improve and increase the ground and first floors of this existing dwelling. The provision of an enlarged Living & Dining area, with improved links to the rear garden, will ensure the properties suitability for family use. The extension will partially occupy the existing patio garden, much as neighbouring dwellings have previously. The proposed extension will have minimal impacts on the surrounding areas and properties, located in a staggered layout plan, whilst remaining concealed from the public highway. The proposed extension will provide a continued evolution to the existing property.

EXISTING PLANS & ELEVATIONS:



PROPOSED PLANS & ELEVATIONS:

