



Figure 1 Front Elevation

DESIGN & ACCESS STATEMENT

LOFT CONVERSION TO A BUNGALOW

1 Compton Close, Eastleigh, SO50 4RE

Mr J Clarke

TEMPLE FORD DESIGN architects

Suite K Anchor House, School Lane, Chandlers Ford, SO53 4DY

Client and Brief

The existing property is a traditionally built detached bungalow in Compton Close in Eastleigh. The dwelling has a clay tile finish to the roof, render to the walls and double-glazed uPVC windows and doors. In its current form, it comprises a hallway, living room, kitchen, bathroom, 3 bedrooms and a detached garage.

Mr Clarke (the applicant) is the owner of the property has appointed Temple Ford Design Ltd to prepare existing and proposed drawings for a planning application.



Figures 2 & 3 Rear Elevations



Figure 4 & 5 Side Elevations



Figure 6 Location Plan

Context

The context of the immediate area in relation to this proposal is defined by medium/high density, mix of traditional bungalows and 2 storeys properties in a built-up area of Eastleigh. A large number of the properties in the area have been altered, extended or renovated overtime with the location being desirable with sizeable plots and potential for improvements. Despite this, 1 Compton Close remains undeveloped or changed since it was first constructed in the 1980s. Therefore, the property is in much need of modernisation, improvements and repairs to meet today's standards of living.

One significant new development (H/24/97117) for comparison in the area is at a bungalow of the same design in the adjoining road, Clandon Drive. 37 Clandon Drive is located at a prominent position viewed from Bosville and Clandon drive's street scene and has recently constructed a large dormer spanning the entirety of the bungalow. Also, with the design and materials used on 37's dormer being a complete contrast to the existing bungalow, we are proposing a more in keeping traditional design with the scale and materials to match or complement the existing property.

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 moderately sized private rear gardens. To the West of the site there is a public footpath with Clandon Drive to the South and Compton Close to the East of the site. 1 Clandon Drive is only adjacent to one other neighbouring property to the North of the site with openings minimised to this elevation to protect its neighbour's privacy.

Summary of proposed changes

The proposed changes are to comprise the conversion of the existing pitched roof void and construction of habitable and usable rooms with the use of 2 dormers and 2 rooflights. Internally, the ground floor will comprise of an open plan kitchen, dining and sunroom which will serve as the main family space. Additionally, the ground floor will also contain a separate living room, 2 bedrooms, a study and bathroom. The new proposed loft conversion is to comprise of 1 new bedroom and a bathroom. The proposal will add 1 additional bedroom to accommodate the client's growing family while also using the smaller bedroom on the ground floor as a study / home office for Mr Clarke to work from home with privacy. The new bathroom proposed in the loft conversion is to contain an obscured glazed pitched rooflight. This is to provide natural light and ventilation into the new bathroom whilst also addressing overlooking issues which is resolved by introducing obscured glazing to the rooflight which face North towards the neighbour's garden. The dormers proposed to the new master bedroom provide much needed additional headroom and natural light to the room. The dormers being located on the South Elevation can provide an optimal solution for bringing light into the space while also having no overlooking issues as they face the street with no views of neighbouring gardens and don't affect neighbour's privacy.

1 Compton Close is situated on the corner and entrance of Compton Close and therefore usually the first house people can see when they enter the road. This meant the design had to be carefully considered to be attractive and match its existing surroundings. The dormers will have a traditional appearance with pitched roofs and tile hanging to match existing. 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 ground works required.

Planning History

Application No. F/21/89691	June 2001	Formative pruning and crown thin to a maximum of 10% of foliage area of silver birch tree at site	Decided consent for tree works
----------------------------	-----------	---	--------------------------------

Biodiversity

The proposal will not have an impact on biodiversity, wildlife or protected species.

Trees

The proposal will not have an impact on existing trees.

Performance

The construction will be designed on principles of reducing heat loss and saving energy. A high standard of detailing will minimise carbon emissions, providing sustainable air-tight construction, and high levels of thermal insulation. Materials will be sourced locally where possible.

Shading to reduce heat gain particularly from the west, a heat recovery system, roof lights to provide natural lighting, low energy light fittings and aerated water saving devices will also be included.

Foul drainage and surface water drainage will run into the existing house system with new additional drainage being minimal.

Flooding

The environment agency flood risk map does not indicate that 1 Compton Close is at specific risk of flooding.

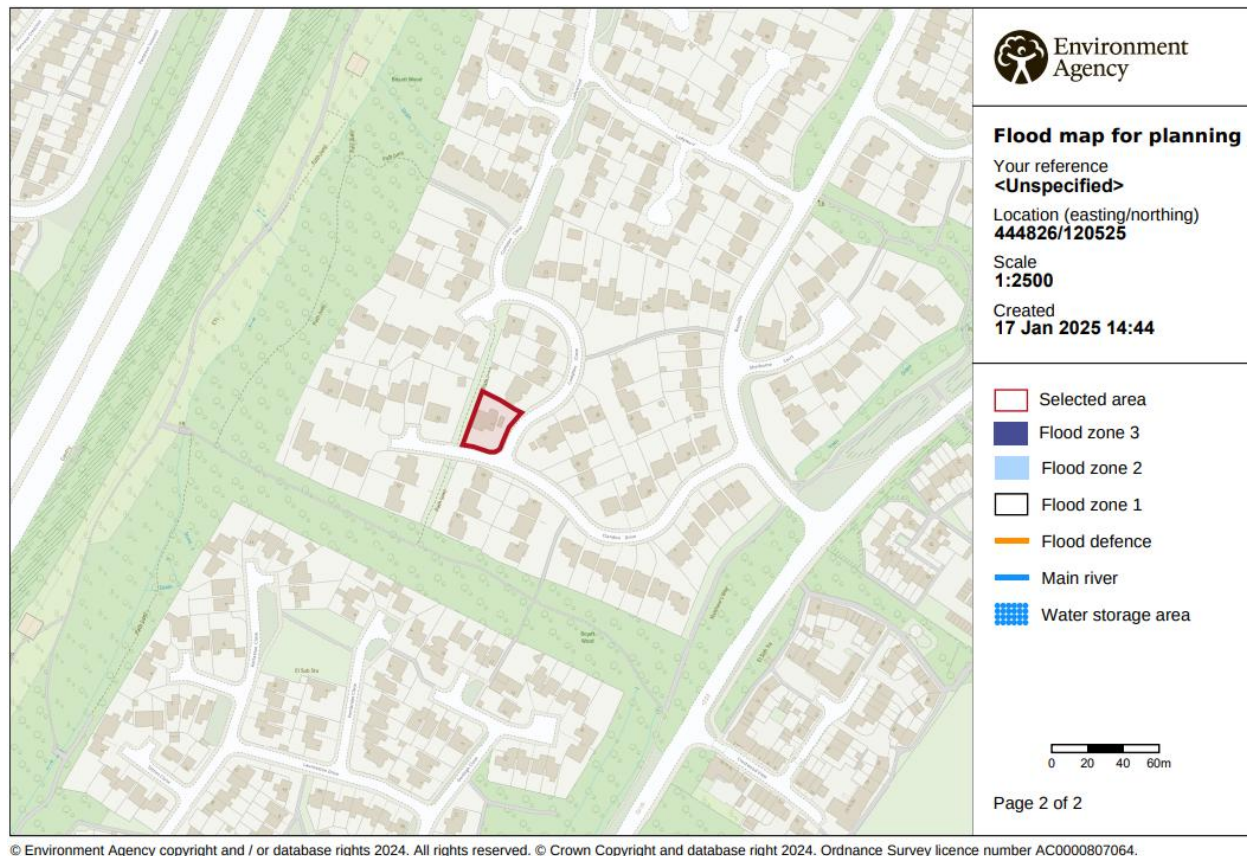


Figure 7 Flood Risk Map

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 applicant kindly requests approval of the proposal.

Existing Plans & Elevations

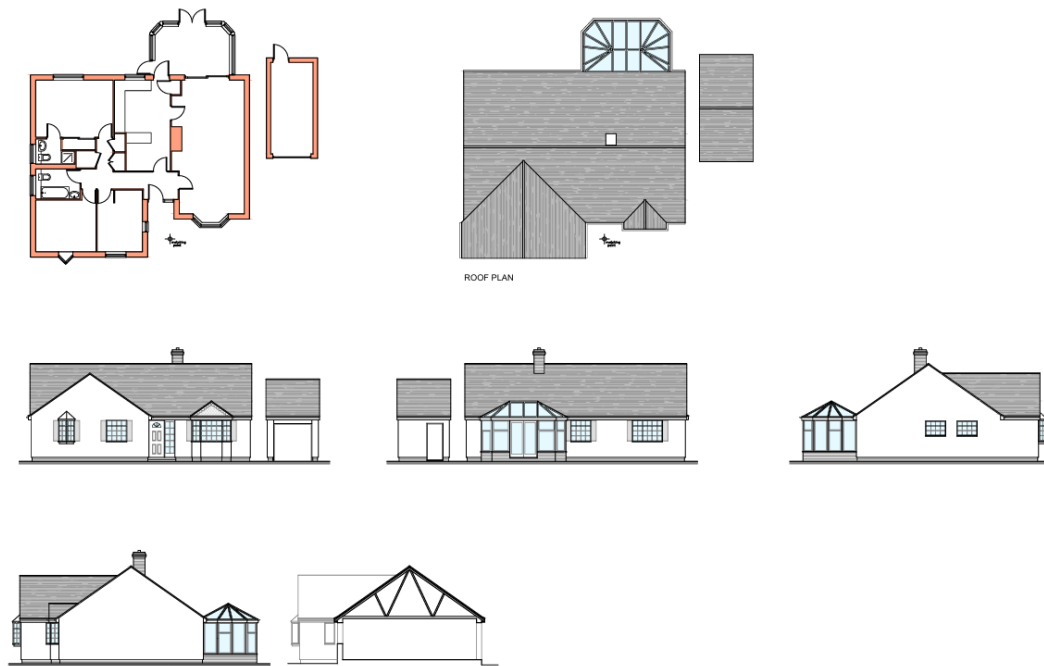


Figure 8 Existing Plans

Proposed Plans & Elevations



Figure 9 Proposed Plans