

22 Trevose Crescent, Chandlers Ford

Design Statement

December 2024

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I.0 Purpose & Brief

This Design Statement outlines the proposal for the new extension and modernisation of the existing dwelling 22 Trevose Crescent, Chandlers Ford.

The proposal seeks to retain the current residential status of the site and to make more appropriate use of the existing dwelling for modern family living by adding a modest extension to the rear a loft conversion and internal modifications.

Considering the scale, massing and context, of the proposals will respond positively to the characteristics of the site and surrounding built environment.

Through analysis of the site, and the surrounding area, and a clear understanding of the requirements of the applicant, this Design Statement seeks to explain the thinking and rationale behind the proposal.

2.0 Site Location & Context

22 Trevoise Crescent, Chandlers Ford is a mid-century house with approx 80msq of internal area and sits on a 345 m2 plot.

22 Trevoise Crescent is a 2 bed property with off street parking via a driveway with garage and front and rear gardens.

The existing dwelling on the site is a single storey dwelling on Trevoise Crescent, Chandlers Ford is located in the borough of Eastleigh within the SO53 postal district.

The existing building has been extended in recent times, see planning details enclosed in this document. The small flat roofed extension to the rear has been added.

The local area is generally characterised by detached residential properties of similar scale and appearance, generally clad in red brick and brown clay/concrete roof tiles and white window frames.

It can be seen from the street scene that similar extension work has been carried out with dormer windows and roof lights in evidence.

A recent survey carried out as part of the purchase confirms there is no risk of contamination or flooding of the site or environmental constraints within the locality.



2.1 Existing Photo Study



3.0 Proposal

The proposal seeks to add a 3.5m extension to the rear of the property creating a modern open plan living dining kitchen space better suited for modern family living. The new extension will incorporate sliding doors to the rear allowing the living space to open up to the garden, roof lights improving the natural light into the space.

The front door will be repositioned on the side/Western elevation to minimise internal circulation.

The new stair will provide access to the newly created first floor where 2 new bedrooms and bathroom will be located, within the roof space. The bathroom will receive a dormer on the West elevation, windows will be obscured.

Internal modifications include:

- New stair access to first floor
- Create 2 additional bedrooms
- First floor bathroom/ensuite and dormer
- Roof lights
- Create open plan kitchen dining living space within extension
- Relocate front door

We consider the proposals are of modest scale and impact but will add significantly to the improved use of the internal spaces and access, meeting the needs of the occupant.

There are numerous examples of similar properties which have been extended with single storey rear extension, loft conversions and front and side dormer extensions. Please refer to photos and relevant planning history within this statement.

4.0 Appearance

The design has been developed with appropriate scale in mind and materials are proposed that will be durable and sustainable and where possible.

The proposed material palette:

- Light coloured through colour render system to match existing
- Change roof tiles to slate coloured
- Red brick up to plinth level to match
- Grey casement windows and doors
- Grey rain water goods

The primary access has been moved to the side to allow for a better internal layout and more appropriate circulation space.

The inclusion of new sliding doors will allow the kitchen dining space to open up to the garden.

All new materials proposed, are to be responsibly sourced. All materials are to be installed in accordance with manufacturers recommendations and building control approval.

Please refer to elevations drawings enclosed.

5.0 Access

The existing vehicular access and parking arrangement on the site remains unaffected by the proposals.

The existing driveway remains unaffected by the proposals and will provide off street parking for max 4 number vehicles.

The removal of the garage will not effect the parking arrangement as it is not fully accessible to vehicles currently.

6.0 Sustainability/Ecology

Sustainable, responsibly sourced materials are proposed throughout.

The new extension will be fully insulated to modern standards and in compliance with building regulations approval.

We propose to add solar PV panels to the South facing roof slope, refer to elevations drawing enclosed.

In addition we propose a rainwater harvesting system to capture the rain water from the roof for outside/garden use.

In addition we propose bird and bat boxes are installed during construction phase in accordance with the recommendations within the Ecology report enclosed, prepared by Aluco-Ecology.

Applications exempt from Biodiversity Net Gain.

Self-build and custom build applications

An exemption applies to this type of development when it meets all the following conditions:

- consists of no more than 9 dwellings - no are dwellings proposed
- on a site that has an area no larger than 0.5 hectares - 0.234 hectares total
- consists exclusively of dwellings that are self-build or custom housebuilding as defined
 - no dwellings are proposed.

7.0 Relevant Planning History

For similar application previously approved in the area for which there is evidence on the planning portal

H/20/88754

Demolition of detached garage and erection of rear extension, loft conversion with side dormer and alterations to fenestration.

Granted Subject to Conditions

Decision Date: 27/11/2020

H/21/91374

Demolition of existing conservatory, Erection of single storey rear extension with pitch roof, addition of roof lights and a porch canopy

Decision: Permit

Decision Date: 18/10/2021

H/22/93013

Rear extension and loft conversion with side dormer window

Decision: Permit

Decision Date: 07/10/2022

7.0 Local Precedent Photos



Trevose Crescent



Trevose Crescent



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7.1 Local Precedent Photos



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