

Design and Access Statement

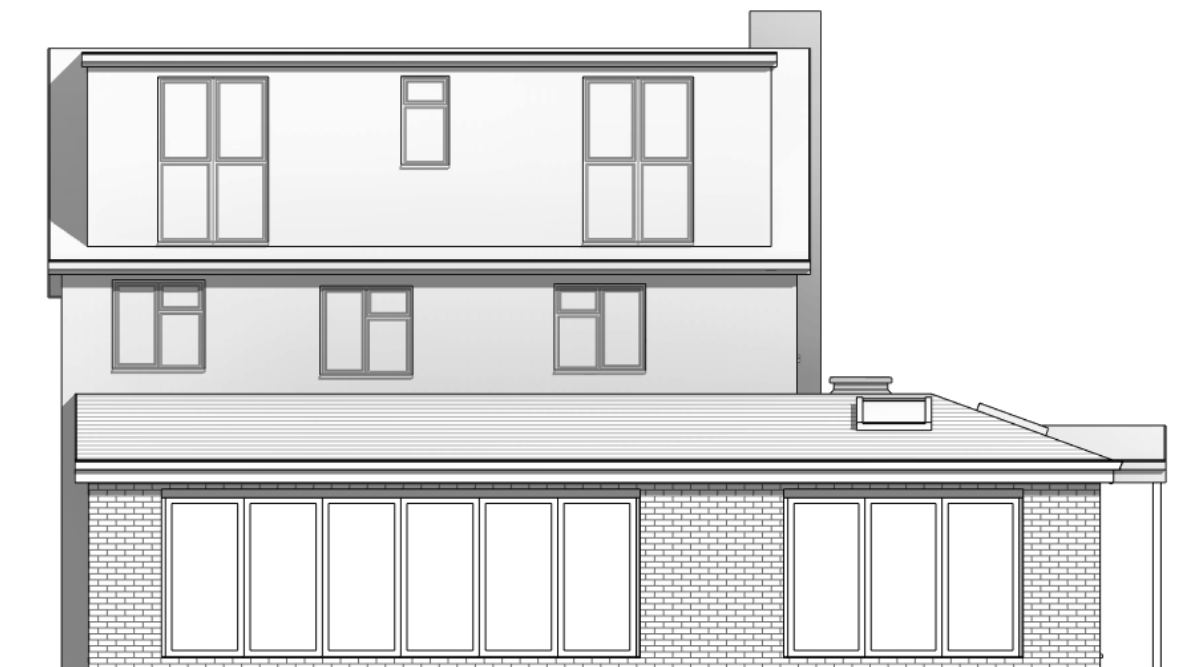
36 Stirling Crescent, Hedge End, SO30 2SB

Applecore PDM,
21 Middle Road,
Park Gate,
SO31 7GH



APPLECORE

PLAN. DESIGN. MANAGE.



INTRODUCTION:

This statement supports a Planning Application at 36 Stirling Crescent, Hedge End, SO30 2SB. This application is produced by Applecore PDM Ltd on behalf of Mr and Mrs Trevett for a Side and Rear Extension.

Applecore PDM offer a range of architectural and planning services and seek to work proactively with the Local Planning Authority to achieve an acceptable development.

PROPOSAL:

The proposal will consist of a new wrap around side and rear extension with internal changes to form a large open kitchen dining area with separate lounge and a new annex.

Aims of proposal:

- Rear and Side extension
- Pitched Roof
- Separate Lounge area
- Replace existing conservatory
- Create a granny annex to support a family member with dementia requiring care

PLANNING HISTORY:

Planning Application Reference: T/19/85240

Status: Decided Part Consent Part Refuse Trees

Location: 36 STRILING CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2SB

Ward: Hedge End Norh Ward

Proposal: 4 no. Oak (T1) Remove 2 lower Branches over drive way
(T2) remove 2 smaller branches in order to crown raise away from drive.
(T3) remove 4 lower branches towards house and cut back any others by 1.5 metres
(T4) remove 3 limbs over garden leaving the larger limb towards house this will give clearance way from building and garden .

Date Received: 20/03/2019

Date Accepted: 20/03/2019

Date Decided: 10/06/2019

Planning Application Reference: T/15/76725

Status: Decided Consent To Trees Works

Location: Land adjacent to, 36 Stirling Crescent, Hedge End, Southampton SO30 2SB

Ward: Hedge End Grange Park

Proposal: Crown reduction by 2m on west side to 1no. Oak (T1) & reduction of north-west limb by 2m to 1no. Oak (T2)

Date Received: 16/06/2015

Date Accepted: 16/06/2015

Date Decided: 12/08/2015

Planning Application Reference: F/06/58753

Status: Decided Permit

Location: 36 Stirling Crescent, Hedge End, Southampton, SO30 2SB

Ward: Hedge End Grange Park

Proposal: 2 storey side extension

Date Received: 30/11/2006

Date Accepted: 01/12/2006

Date Decided: 26/01/2007

Planning Application Reference: F/06/57615

Status: Decided Refuse Planning Permission

Location: 36 Stirling Crescent, Hedge End, Southampton, SO30 2SB

Ward: Hedge End Grange Park

Proposal: 2 storey side extension & erection of detached double garage (resubmission)

Date Received: 18/07/2006

Date Accepted: 18/07/2006

Date Decided: 12/09/2006

Planning Application Reference: F/06/56982

Status: Decided Refuse Planning Permission

Location: 36 Stirling Crescent, Hedge End, Southampton, SO30 2SB

Ward: Hedge End Grange Park

Proposal: Two storey side extension, and erection of detached double garage at front

Date Received: 08/05/2006

Date Accepted: 08/05/2006

Date Decided: 03/07/2006

Planning Application Reference: T/06/56877

Status: Decided Consent To Trees Works

Location: 36 Stirling Crescent, Hedge End, Southampton, SO30 2SB

Ward: Hedge End Grange Park

Proposal: Crown raising to a maximum of 4.5m removing branches no larger than 75mm and prune canopy of 2no. Oak trees to clear property by 3m

Date Received: 24/04/2006

Date Accepted: 24/04/2006

Date Decided: 19/06/2006

Planning Application Reference: T/38467/000/00

Status: Decided Refuse Tree Consent

Location: Land Adjacent To 36 Stirling Crescent Hedge End, Hants

Ward: Hedge End Wildern

Proposal: CROWN THINNING OF OAK

Date Received: 15/02/2002

Date Accepted: 15/01/2002

Date Decided: 12/03/2002

Planning Application Reference: T/33835/000/00

Status: Decided Consent To Tree Works

Location: 36 Stirling Crescent, Hedge End

Ward: Hedge End Wildern

Proposal: FELLING OF OAK TRE AT SIDE

Date Received: 09/01/1996

Date Accepted: 12/01/1996

Date Decided: 08/03/1996



LOCATION:

This application relates to a site within the town and civil parish of Hedge End; situated to the east of the city of Southampton. Hedge End adjoins the district of West End and Botley and lies within the borough of Hampshire.

The site is currently occupied by a two storey, 4/6-bedroom terraced house with 3 useable floors.

The site measures approximately 460m² in size.

Stirling Crescent and the surrounding area is an established residential community comprising of several terrace, semi-detached and detached properties, each on their own sizeable plot of land.

Immediately to the north, south and west of the dwelling, are further

residential dwellings. To the east of the property lays the main Maunsell Way access road. Between the road and the property in question a strip of woodland housing a number of trees with TPO orders.

Located within a 10-minute walk of the property, are 10 bus stops. Located within 16-minute drive is 10 train stations, meaning easy access to public transport.

The site is within a good location for amenities and transport links, with a walk score of 53, where daily errands do not require a car.

The site falls outside of any of the conservation areas within Hedge End and the local area and is within a flood zone 1 therefore risk of flooding is not a consideration on this application.

CONTEXT:

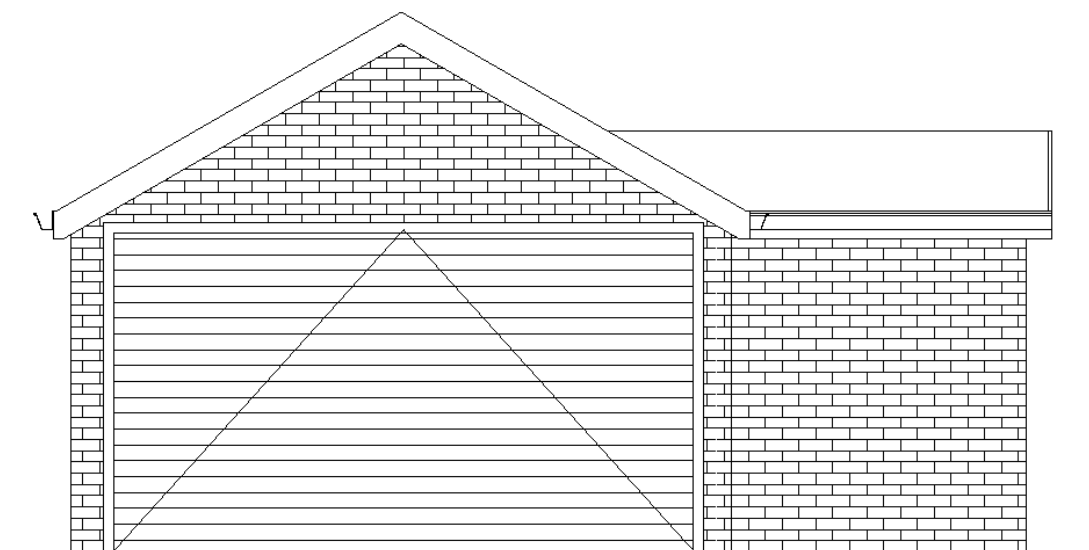
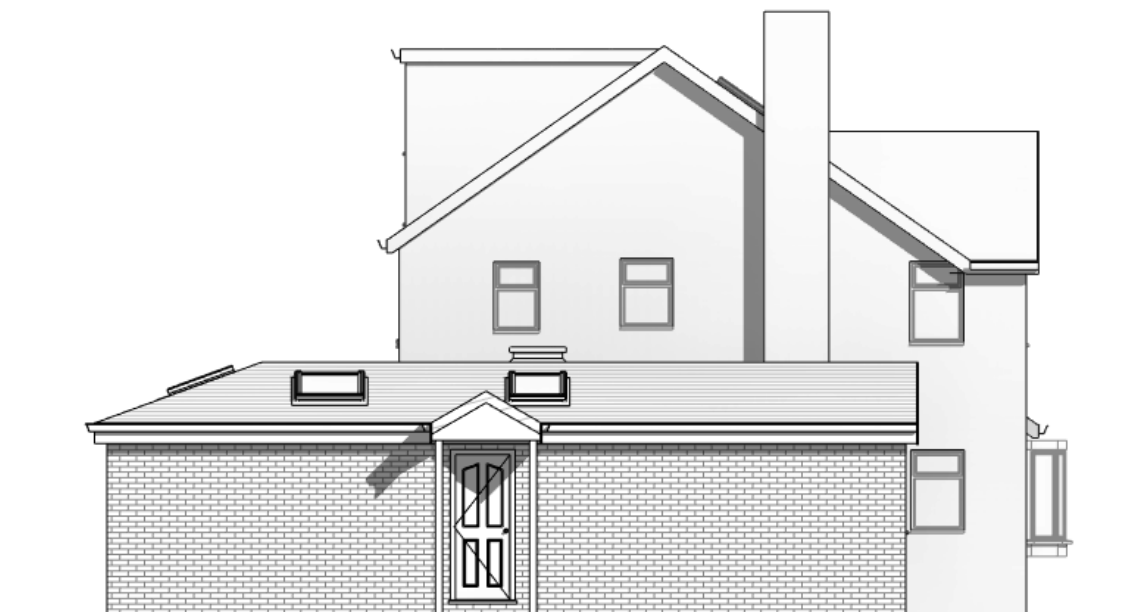
36 Stirling Crescent sits within a suburban residential street, characterised by detached and semi-detached houses of varying architectural styles. The property stands at the end of a block of terrace properties within the close of Stirling Crescent, Hedge End falling within Eastleigh borough council. The property benefits from woodland area to the eastern side of the property.

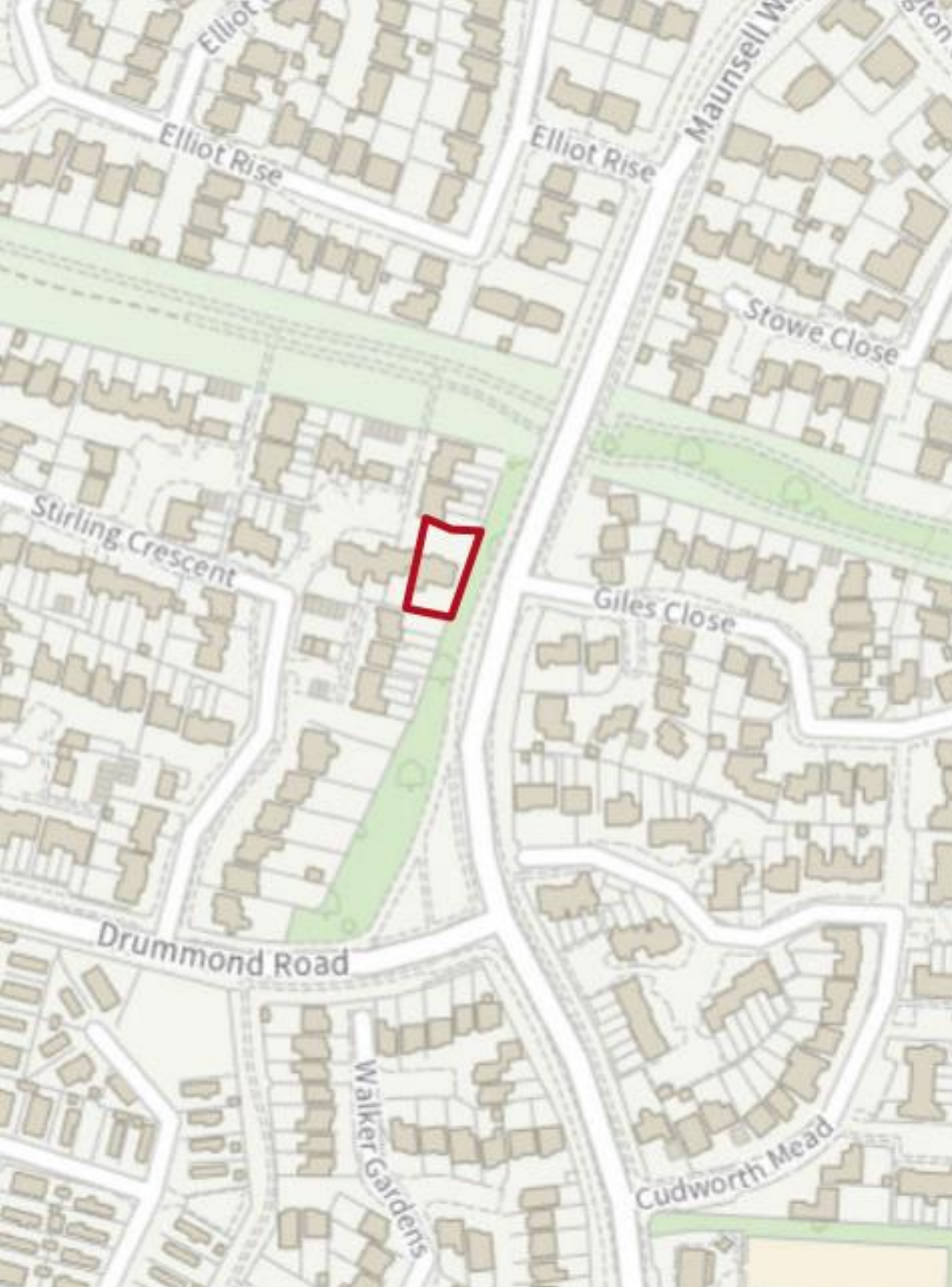
Hedge end now has a population of over 20,000 across approximately 693 hectares.

The existing property is two storey, semi-detached dwelling believed to be built between 1983 and 1990. This property in its current state consists of:

- 1no. Lounge
- 1no. Family room
- 1no. Utility Room
- 1no. Kitchen/ Dining Room
- 4no. Bedrooms
- 2no. Study

The house is well maintained but the current layout does not fully meet the family's needs for flexible living space and multi-generational use.





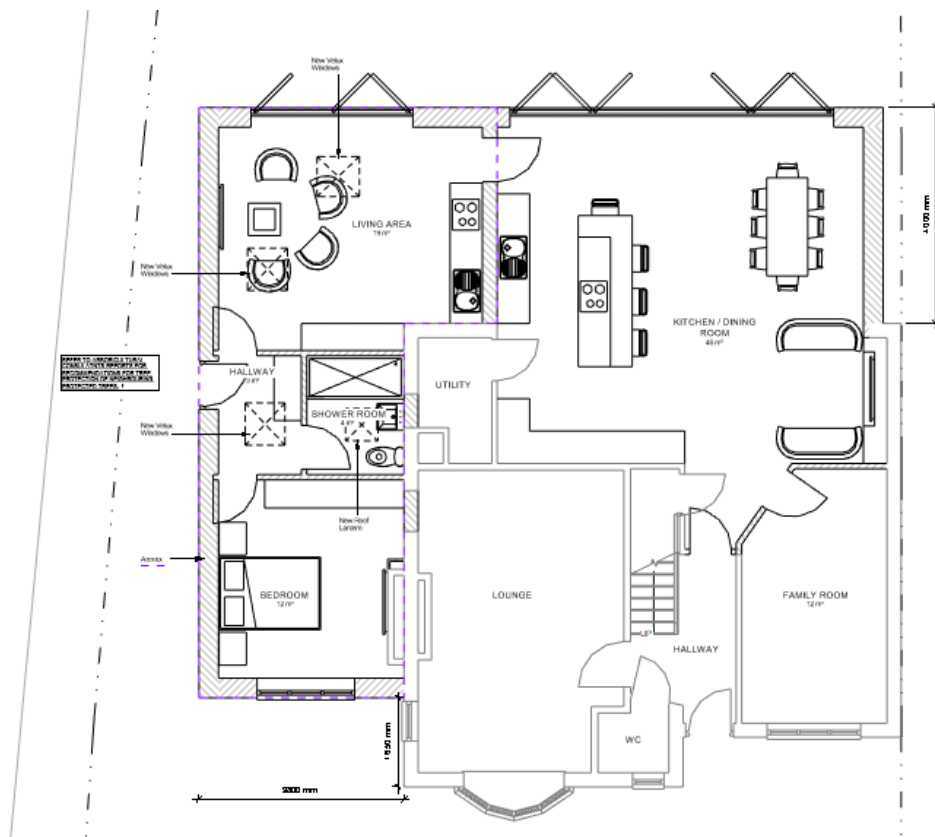
The existing property is constructed using red brick, with brown uPVC windows, brown rainwater goods and brown roofing tiles. The dwelling currently utilises pitched roof to the front with a flat roof dormer to the rear of the property.

There is record of previous extensions and alterations to the property since it was built.

The plot benefits from front driveway parking and a substantial rear garden. The rear garden currently stands approximately 11.5m deep from the back wall of the house and approximately 7.75m from back wall of existing conservatory providing a reasonable sized outdoor space. The boundary of the property is currently surrounded by wood fences providing privacy to residents.

The property is not in a conservation area, and there are no listed buildings directly adjacent. However, there are protected trees within the vicinity; these have been considered in the proposal, with recommendations taken from the Arboricultural Impact Appraisal and Tree Protection Plan.





DESIGN:

In line with the client's brief, a single storey wrap around extension has been proposed. The primary aim of this development is to create a granny annex for a relative with dementia that requires care while also valuing their privacy and independence therefore the annex needed to provide all the facilities to be self sufficient while interlinked to the existing property for ease of access.

New Velux roof lights have been proposed to several rooms to improve natural light and ventilation.

Garage:

Previous planning permission, was sort by a previous owner of this property for a detached garage to the front of the property. During this time a concrete slab was constructed in preparation of the construction of the garage. These works were completed prior to the purchase of the property of the current owners.

The proposal incorporates using the existing slab construction for the construction of the new garage therefore no ground works are required. The garage is designed using matching materials to the existing dwelling to be in keeping with the main dwellings character.

Extension:

With a proposed 4m rear extension, the proposal aims to provide an open plan kitchen dining space appropriate for a multi-generational family. The proposed new kitchen dining area incorporates a roof lantern to maximise daylight and create a bright, open plan, family space.

Internal Alterations

Internally, the existing family rooms has been closed off to separate this from the kitchen/ dining area. With an angled wall proposed from the doorway off of the hallway, the entrance opens up into the space, removing any feeling of a corridor entrance into the room.

Annex:

The side extension is proposed to create a self-contained ground floor annex comprising of living area, bedroom and shower room. The annex is specifically designed for a family member with dementia, allowing them to remain close to loved ones while befitting from privacy, safety and 24-hour support.

The annex is a central element of the proposal. Its design considers the specific needs of someone living with dementia:

- **Single-storey layout** - to remove the risk and difficulty of stairs.
- **Direct visual connection to the main house** - ensuring family can monitor and support without undermining independence.
- **Simple, logical room arrangement** - to reduce confusion and improve familiarity.
- **Natural light maximisation** - through large windows and glazed doors to support circadian rhythm and well-being.
- **Quiet positioning** - away from main road noise to minimise stress.



LAYOUT AND SCALE:

The proposal requires no additional floors to be added.

No side windows have been proposed within the 1m of any neighbouring property boundaries.

The proposals have been carefully designed to avoid overshadowing, overlooking, or overbearing impacts.

No development is proposed higher than a single storey and therefore the proposal is considered to have no detrimental effect to any of the existing neighbours in terms of overlook and lack of privacy.

The extensions are proportionate to the original dwelling, with careful attention paid to the side projection reducing impact on neighbouring protected woodland and ensuring retention of side access to rear garden.

Rooflines and pitches are consistent with the existing building.

MATERIALS:

The new works will use matching brickwork, roof tiles, and fenestration styles, ensuring the extensions integrate seamlessly with the host dwelling.

The inclusion of a roof lantern, Velux roof lights, and large glazed openings will create bright, healthy spaces.

The project will incorporate improved insulation, energy-efficient windows, and low-energy lighting to reduce environmental impact and running costs.

ACCESS:

Vehicular and pedestrian access remains unchanged, with ample driveway parking retained.

The public highway remains untouched and the allocation for parking remains the same therefore the proposal is not deemed to be detrimental.

ECOLOGY:

A land survey and Arboricultural consultation has been undertaken in advance of the planning application. Some of the main points raised are as follows:

- This development does not result in the loss of any trees
- This scheme is not deemed to have any significant adverse impact on the neighbouring protected trees.
- Minor pruning of the neighbouring tree is recommended.
- The use of foundation such as piles is recommended
- Ideally a floor construction providing a ventilated gap between floor and existing soil level is recommended.
- Tree protection barriers to be used throughout the construction stage.

The proposal complies with the Arboricultural Method Statement and Tree Protection Plan to safeguard nearby protected trees during construction.



CONCLUSION:

This proposal delivers a well-considered, sustainable, and attractive extension to 36 Stirling Crescent, allowing the family to provide dignified and supportive care for a loved one with dementia within the familiarity of their home. The design is sympathetic to the surrounding streetscape, neighbour-friendly, and future-proofed for changing family needs.

The use of pitched and flat roof provides an aesthetically pleasing finish in keeping with the character of the existing dwelling,

The proposal for single-storey side and rear is not deemed to be an overdevelopment of the site and does not have a huge impact on the overall visual mass of the property.

The scheme aligns with local and national planning policy objectives by promoting inclusive, adaptable housing, supporting independent living for vulnerable individuals, and enhancing overall residential quality.



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