

Jem Musselwhite Ltd.
C Build E FCABE, MIET, MIconstM.

Chartered Building Engineer & Surveyor.

106 Buriton Road, Winchester, Hants. SO22 6JF.

Tel 07758 746207.

e-mail jem@jem-musselwhite.co.uk

www.jem-musselwhite.co.uk.

7th January 2021.

Development Management,
Southampton City Council,
Planning & Sustainability Division,
Ground Floor,
Civic Centre,
Southampton.
S014 7LS.

Dear Sirs,

Re. Proposed Extension & Alterations to House in Multiple Occupation– 71 Milton Road, Southampton. SO15 2HW - Design & Access Statement.

On behalf of my Clients Joe and Tina Frimpong , I have pleasure in enclosing a completed Planning Application in respect of a proposed extension and associated alterations to 71 Milton Road, Southampton.

This letter details my Design and Access Statement in respect of my Client's proposals.

35 Cleveland Road is a two storey semi-detached residence situated within the residential area of Polygon in Southampton city. The property is currently a licenced House in Multiple Occupation Licence No. 2018/05211/ADDNST.

The existing property comprises of principal accommodation on 2 storeys.

The original dwelling is believed to have been constructed circa 1900 and is of traditional construction featuring brick cavity walls under a concrete tiled pitched roof.

The proposed extension to north side of the original dwelling comprises of a single and two storey addition with wall and roofing materials to match and harmonise with the existing form an extended kitchen / dining area, bedroom and ancillary space.

The proposed addition will utilise materials to match and harmonise with the existing.

The proposed addition is partly over the footprint of an existing floor slab over which an extension never seems to have been built and will sit comfortably within the surroundings. It has been detailed to ensure there is no loss of amenity as a result of it's formation to all neighbours and particularly those to the east and west.

In addition to the materials proposed for the walls and roof, the windows will comprise of low maintenance UPVC /Aluminium and the doors of UPVC / Aluminium to compliment the existing detailing.

The existing pedestrian access routes to the dwelling are unaffected by the proposals.

The aim has been to create a well featured addition which whilst meeting my Client's spatial requirements does not detract from the character or setting of the building or interfere with the general amenity of adjoining residences.

The general access to the property is unaffected by the proposals and the detailing of the additions promotes good circulation within the dwelling itself.

The result of all of the foregoing is a positive design solution which I hope receives favourable consideration by the Planning Authority.

I trust the application particulars are self-explanatory but if anything requires clarification then please do not hesitate to contact me.

Yours faithfully,

Jem Musselwhite C Build E FCABE, MIET, MIconstM.
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