

Design Access Statement

4 South Road
Liphook
Hampshire
GU30 7HS

Aug 2021

About us - Lindley Architects

Lindley Architects, are passionate about the importance of design - considering the holistic as well as the detail, the internal space as well as the external form - to achieve and realise outstanding enduring high-quality architecture.

We approach each project as a unique opportunity with a fresh outlook focussed upon the specific needs of the client and responding to the characteristics and challenges of each individual site.

Lindley Architects believe in adding value through the process of creative and innovative design: developing the project vision together with the client; evaluating and understanding the environmental context and allowing this to inform the design, from concept through to specific detail; utilising our technical expertise and specifying high quality materials; marrying with the care and craftsmanship to deliver a high quality finish.

Lindley Architects believe that designing with care and consideration is fundamental to creating a sustainable future, informing the decisions we make and delivery of our architecture. We seek to mitigate and reduce the impact upon the environment and demand upon energy use through a holistic approach incorporating passive strategies within our design process as well as utilising the most efficient and effective new technologies for local energy generation and storage. Lindley Architects believe in creating architecture for all and design environments to serve all stages of life.

If any additional information is required over the application or contents of this statement, please contact Lindley Architects.

enquiries@lindleyarchitects.com

www.lindleyarchitects.com



Examples of projects by Lindley Architects



View of the 4 South Road from South Road

Introduction

This Design Access Statement is prepared by Lindley Architects to provide supporting information for the proposed extension & refurbishment of 4 South Road.

This document is to be read in conjunction with the existing and proposed plans, sections and elevations. This information is prepared in support of the planning application.

Within this Statement, there is an assessment of the existing site and surrounding context. In addition, we include information to support the proposed design including with regard to the material, massing, visual impact, energy, amenity etc.

We can confirm that the site is accessible and arrangements can be made for this to be possible for any visits as required and to suit any C19 protocols. To assist, with this regard, we include a photographic record of the existing property, site and setting.

We would be grateful of the opportunity to discuss any matters that require additional clarification with the planning officer during the review and consultation period.

If additional information is required or if there are any queries, please contact Matt Lindley at Lindley Architects.



Aerial view of site

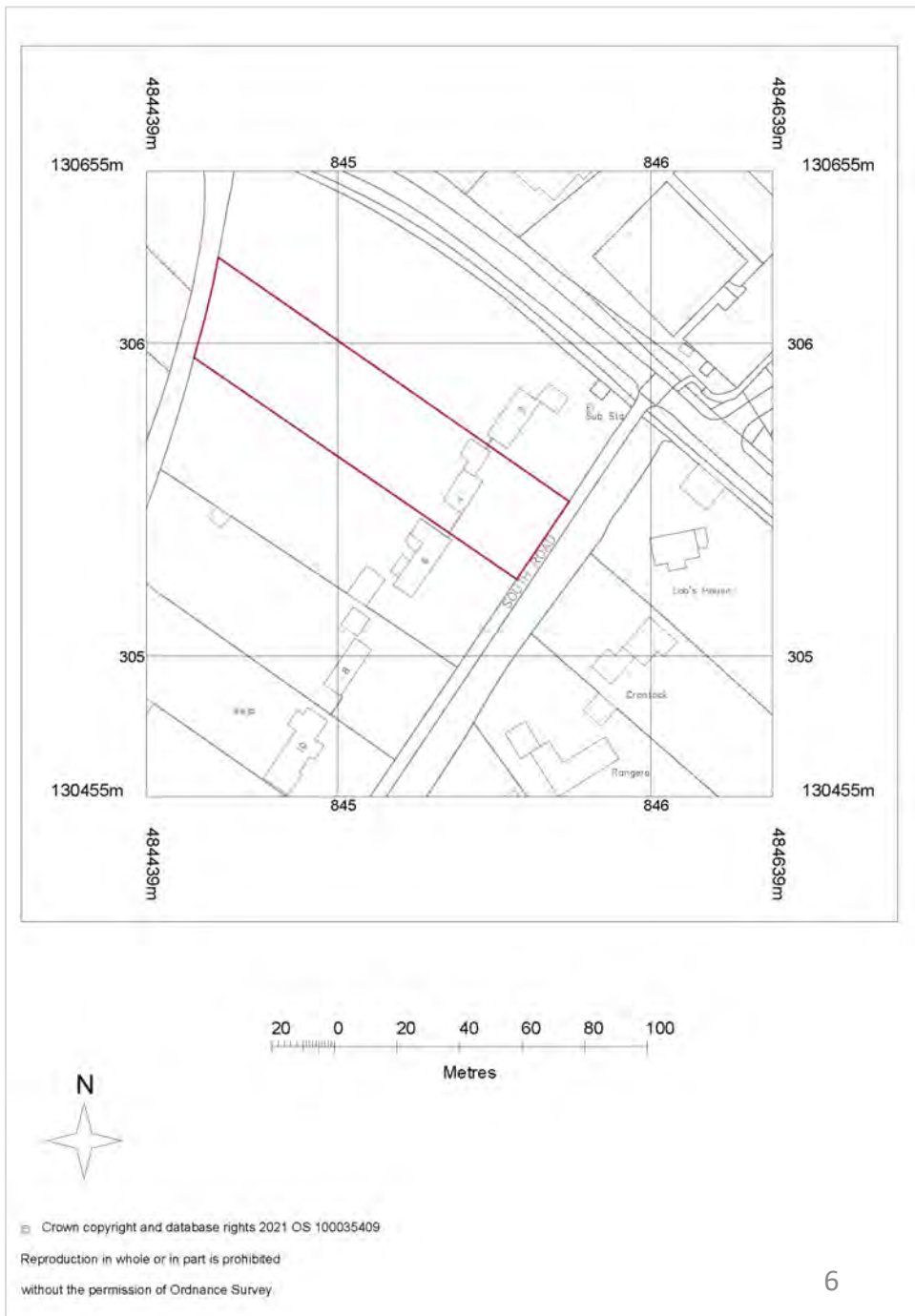
Existing Context

Location

The property is located to the north west of South Road in the settlement policy boundary on the outskirts of the Liphook.

South Road is characterized by the properties being set back from the road edge with large front gardens of lawn, shrubs and trees and private driveways. The dwellings and architecture are characterised by a range of house typologies, nearly all of which, have been extended or adapted.

The site is predominantly level and is accessed via a driveway from South Road leading to the front door, a side door accessing the utility room, two integrated single storey garages and parking area. There is also side access around the garages leading to the large rear garden which includes a mix of patio, lawn, planters, with mature hedge planting and trees to the perimeter.



Existing Context

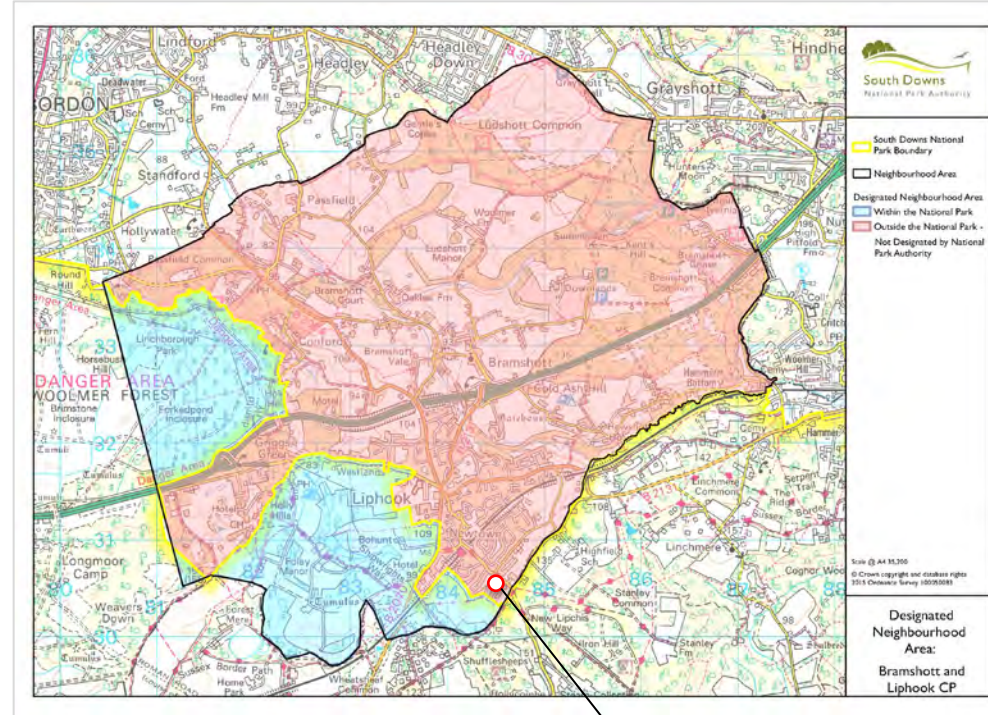
Location

The property is located within a designated Area of Special Housing Character. It is believed the houses along the north-west of South Road were built as show homes to indicate typologies for the nearby Berg housing estate to the north of Midhurst Road, dating to the 1960's.

The house at 4 South Road is part of the original Berg house and there was a detached separate garage. Subsequently the RHS garage and the utility room were added and joined to the house.

The existing property benefits from retaining some of the original E & L Berg features including the canted dormer and feature stone clad chimney to the front. The original 'chalet' bungalow form, with the first floor accommodation integrated within the roof form characterized by dormer features to the front and rear, remains a strong characteristic of the existing dwelling. The dwelling also benefits from having significant projecting eaves to the pitched sloping roofs, to the front and rear, with gable ends to the side elevations. The walls are predominantly finished in render at ground floor level with elements of wood cladding to the gable end at first floor and with stone to the feature chimney. The windows are replacement. The main roof is formed of concrete tiles which are also used on the facings of the dormer windows. The garages have a flat roof.

The property is outside of the South Downs National Park.



site

BERG - BUILT
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*Foyle Park Estate, Basingstoke, Hants. from £2,795-£3,850
*Nyetimber Estate, Pagham, Nr. Bognor, Sussex. from £2,350-£4,150
*Liphook, Hants, from £4,750-£5,750

Show bungalows for all estates can be inspected at Hambleton Road Estate, Waterlooville, nr. Southsea, Portsmouth, or Oakcroft Garden Estate, Littlehampton.

Write for illustrated brochure to
E. & L. BERG LIMITED
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Existing Context

Planning

In considering appropriate response to the brief, reference has been made to national and local planning policies and guidance including the East Hampshire District Council Joint Core Strategy and Local Plan and the SPD 'Residential Extensions & Householder Development'.

Relevant Policies :

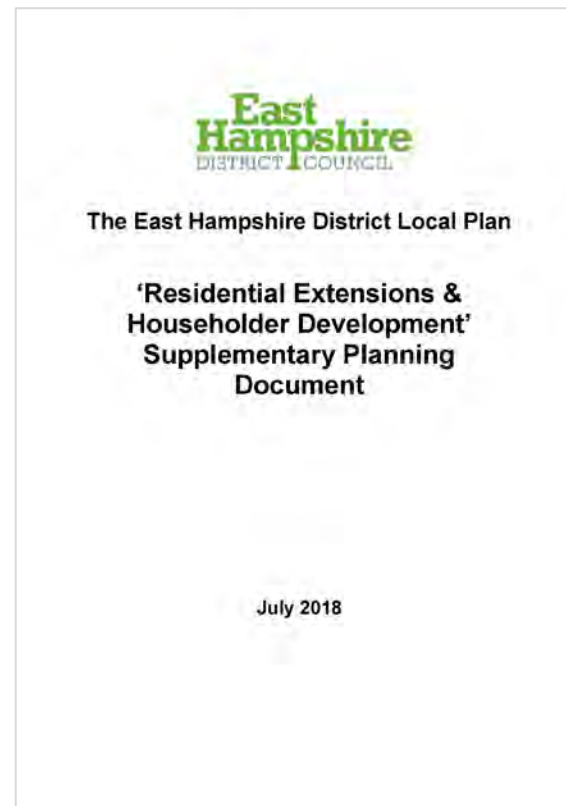
Policy CP27 (Pollution)

- the occupiers of neighbouring properties are not adversely affected by poorly-positioned new buildings, extensions or boundary treatments

Policy CP29 (Design)

- seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;
- ensure that the layout and design contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features
- extensions make a positive contribution to the local area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability
- take account of local design statements, neighbourhood plans that identify local character and distinctiveness
- Improve accessibility to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance
- embrace new technologies as a considered part of the design
- parking arrangements are maintained within curtilage where possible and help to secure a high quality environment

As part of the process, the applicant has engaged with EHDC through the pre-application advice service (Ref:20504/999). The comments and feedback were positive in support of the proposals



Existing Context

Views of existing dwelling and neighbouring properties



Existing Context

Views of existing dwelling and neighbouring properties



Existing Context

Existing Site & Surrounds – views of approach towards 4 South Road along South Road, leading from Midhurst Road

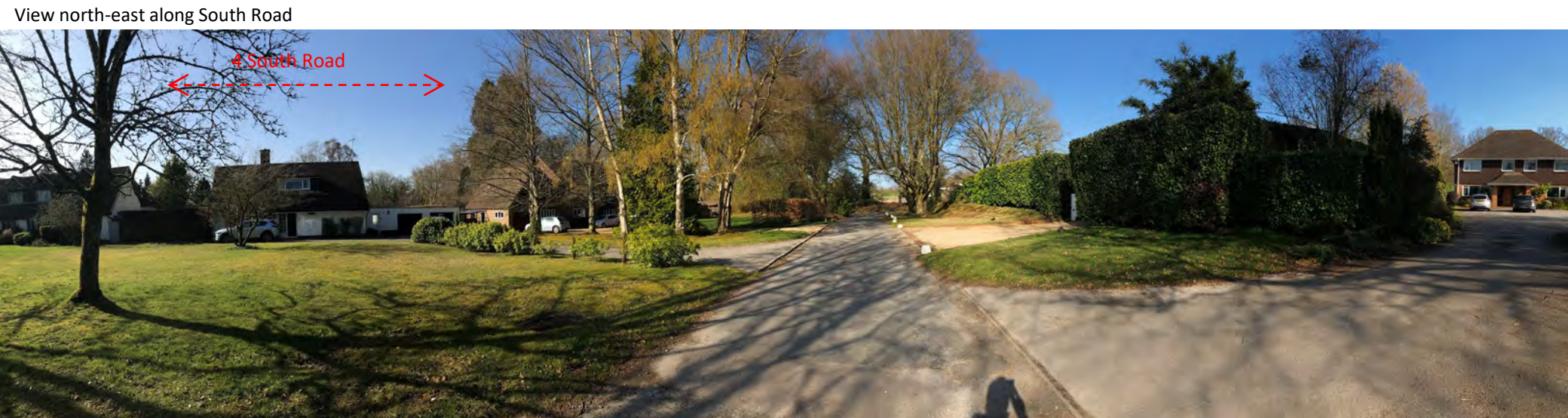


Existing Context

Views from South Road, looking south-west and north-east



View south-west along South Road



View north-east along South Road

Existing Context

Views from South Road looking north-west, towards the existing property, and south-east, opposite the existing property



View north-west, towards the existing property

View south-east, opposite the existing property



Existing Context

Existing Surrounds & varied character of South Road – north side



2 South Road – Neighbour to north east



6 South Road – Neighbour to south west



8 South Road

10 South Road - Ikeja



12 South Road



14 South Road - Farriers



Existing Context

Existing Surrounds & character of South Road – south side and view from the end of South Road



Rangers



Woodlands



Crantock

View north-east from end of South Road with Farriers to the LHS and landscaped frontage to Gunnsmead on the RHS



Existing Context

Heritage, Transition and Evolution of Character

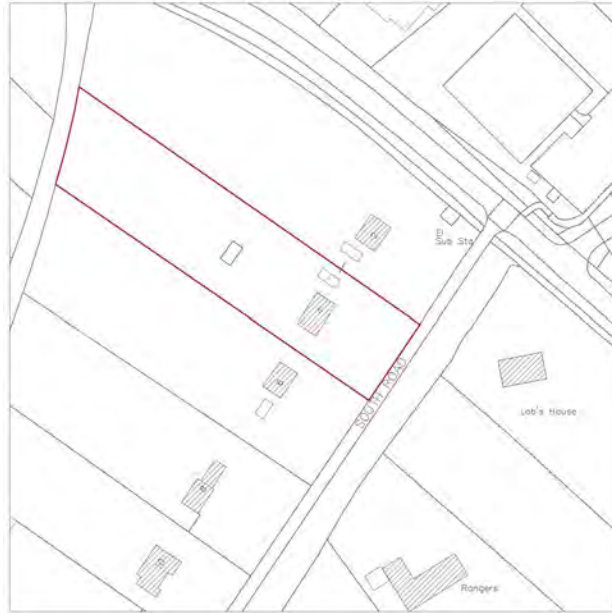


Figure ground plan – previous original configuration



Figure ground plan – existing current configuration

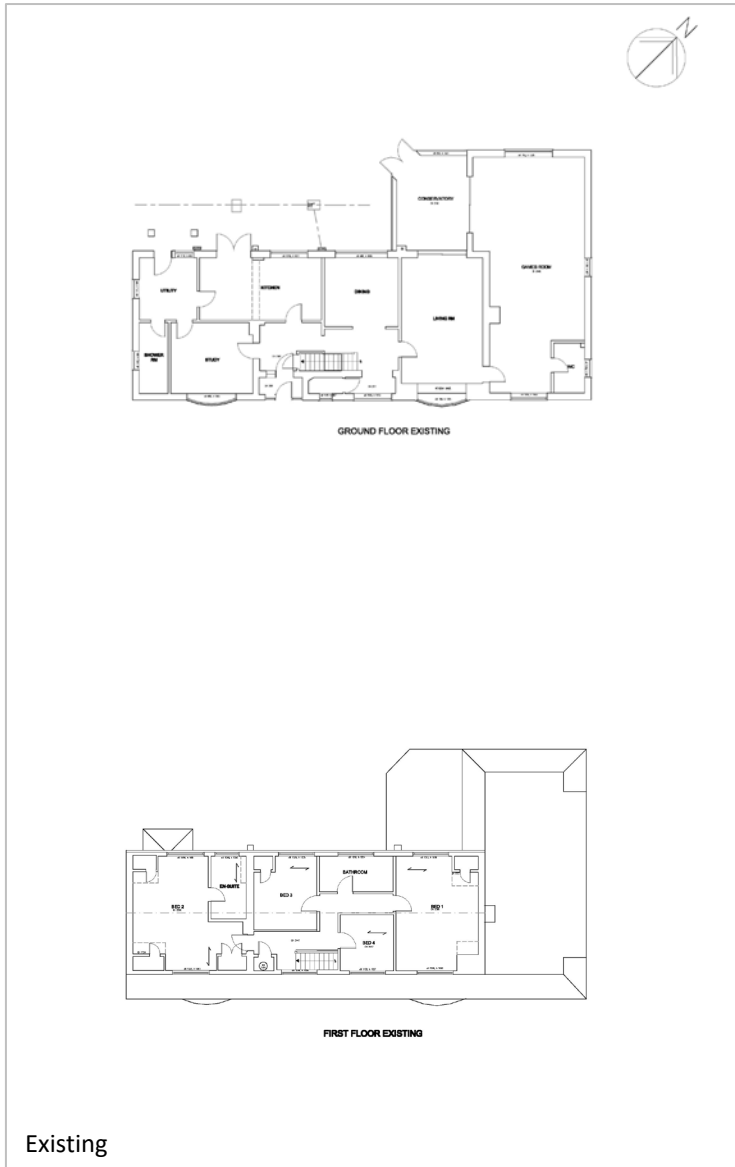
The comparison between the original and current figure ground indicates how the form of development has transformed over time impacting upon the character of the streetscape and setting.

The original dwellings have all been extended and adapted increasing in width and reducing the spaces between the properties.

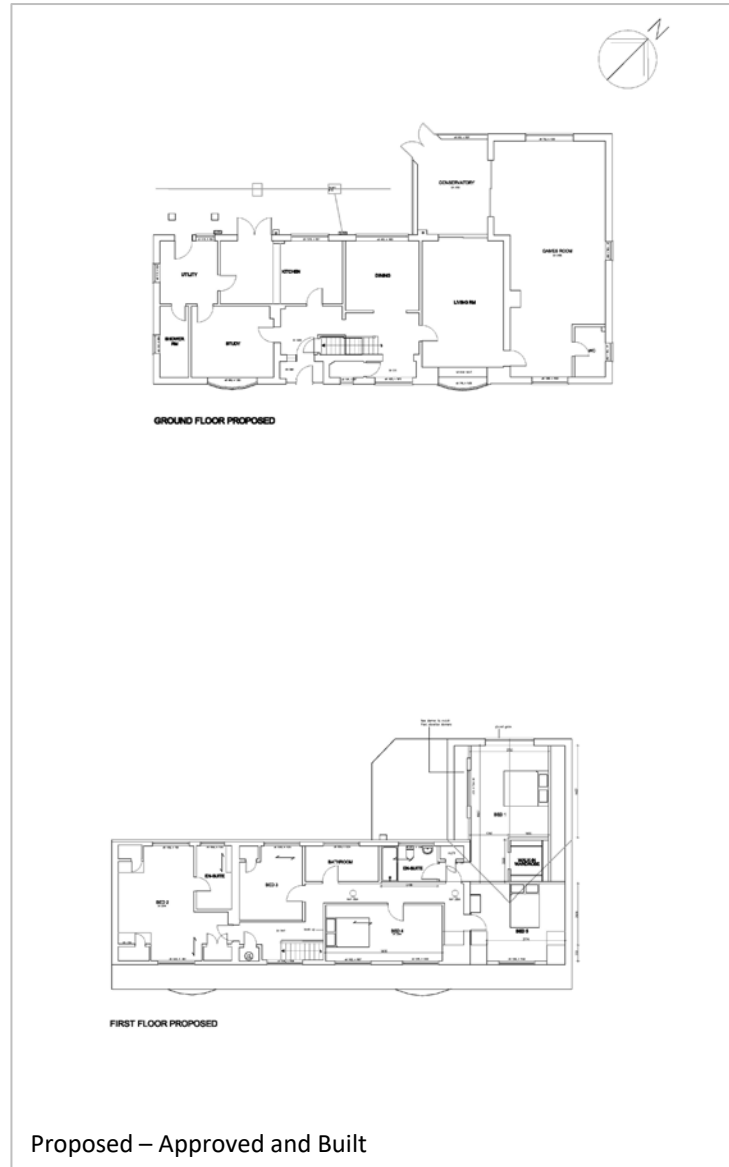
Additional outbuildings also serve to reduce the spaces such that, for example, 6 South Road creates a continuous frontage across the full width of the site.

Existing Context

Heritage, Transition and Evolution of Character – Transition of Neighbouring 6 South Road – Ref 27971/006 approved April 2015 (Images by Architectural Services)



Existing



Proposed – Approved and Built

The proposals include a two storey extension to the north-east boundary with 4 South Road which have now been constructed (see view below from rear garden of 4 South Road)



Existing Context

Heritage, Transition and Evolution of Character – Transition of Neighbouring 6 South Road – Ref 27971/006 approved April 2015 (Images by Architectural Services)



The approved two storey extension to 6 South Road includes a continuation of the existing ridge line.

The proposals create a gable on the boundary with 4 South Road, and return two storey extension with gable feature projecting into the rear garden

The Brief

The brief is to consider options for the extension and refurbishment to update the existing dwelling as the applicant's family home, retaining the unique characteristics of the existing property and with consideration for the surrounding context.

The applicant's brief includes for:

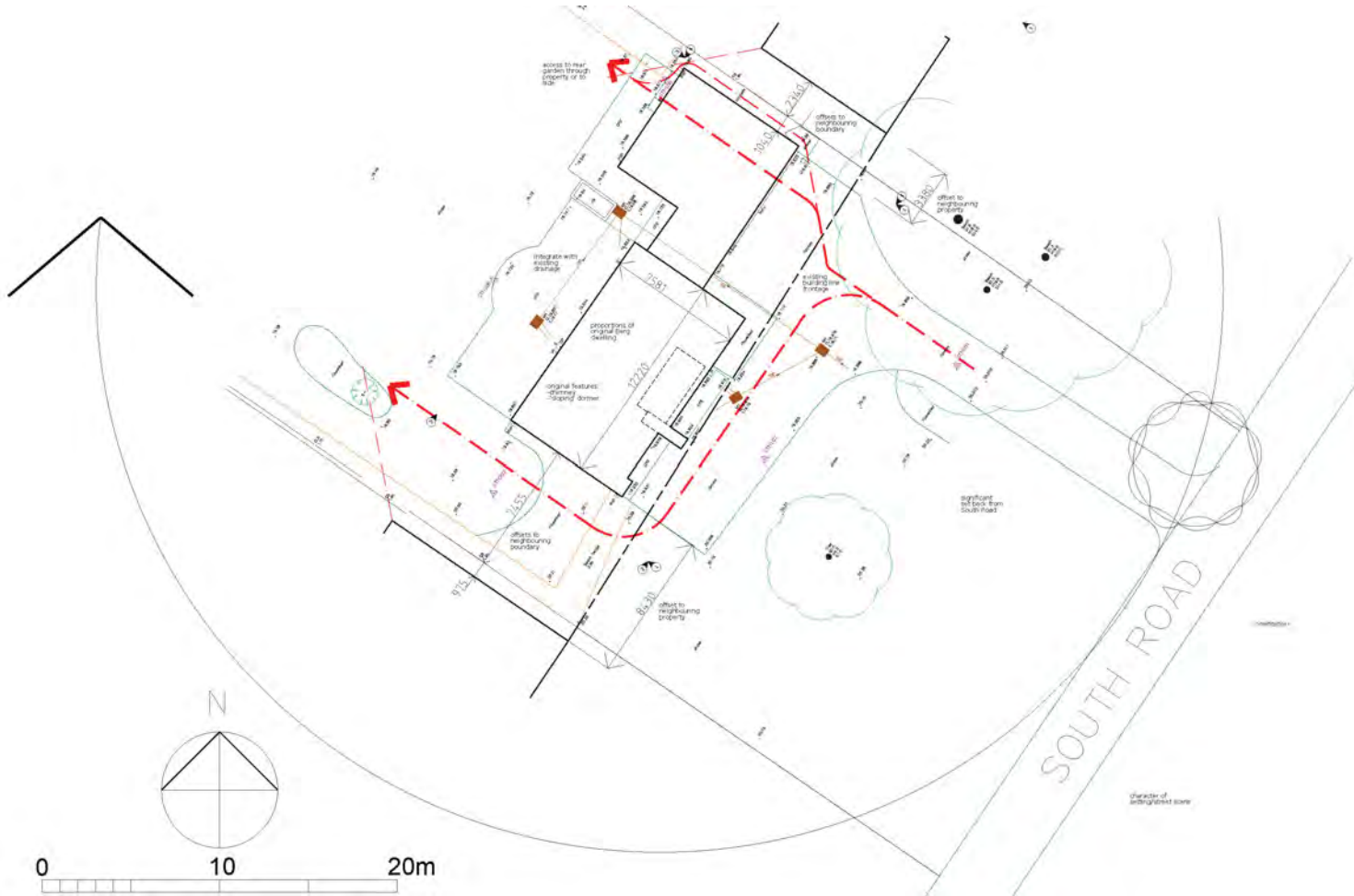
The existing detached Berg chalet bungalow includes 2 single garages and is set in a 1 acre garden on the eastern edge of Liphook.

Requirements to remove the existing 2 single garages and utility room and replace with a 2 storey extension to:

1. Maximise the views of the back garden.
2. Improve the kerb appeal of the property whilst keeping the chalet bungalow design and stone clad chimney at the front and sloping front dormer which are key design features of the original Berg house.
3. Modernise/up-date the house for future family living
4. Provide a rear/side entrance with utility/shower room to act as a mud lock
5. Improve energy efficiency/insulation, including the dormer windows
6. Provide 4 double bedrooms including master bedroom with en suite
7. Provide downstairs study/future bedroom
8. Replacement single garage with storage for 4 cycles
9. Provide vehicle access to back garden e.g. for ride on mower or garden machinery
10. Be cost effective

Design Approach

Site Analysis



The design approach is informed by the brief.

The is to integrate the proposed extension with the existing building form informed by existing features such as the chamfered chimney and dormer and existing materials.

The opportunity exists to create an access to the rear (rather than passing through the garage as existing) around the RHS and increase the separation to 2 South Road.

To consider key characteristics of the existing street scene including building lines, separation and adjacencies as well as building proportions and scale.



Proposed Context

Heritage, Transition and Evolution of Character



Figure ground plan – existing current configuration

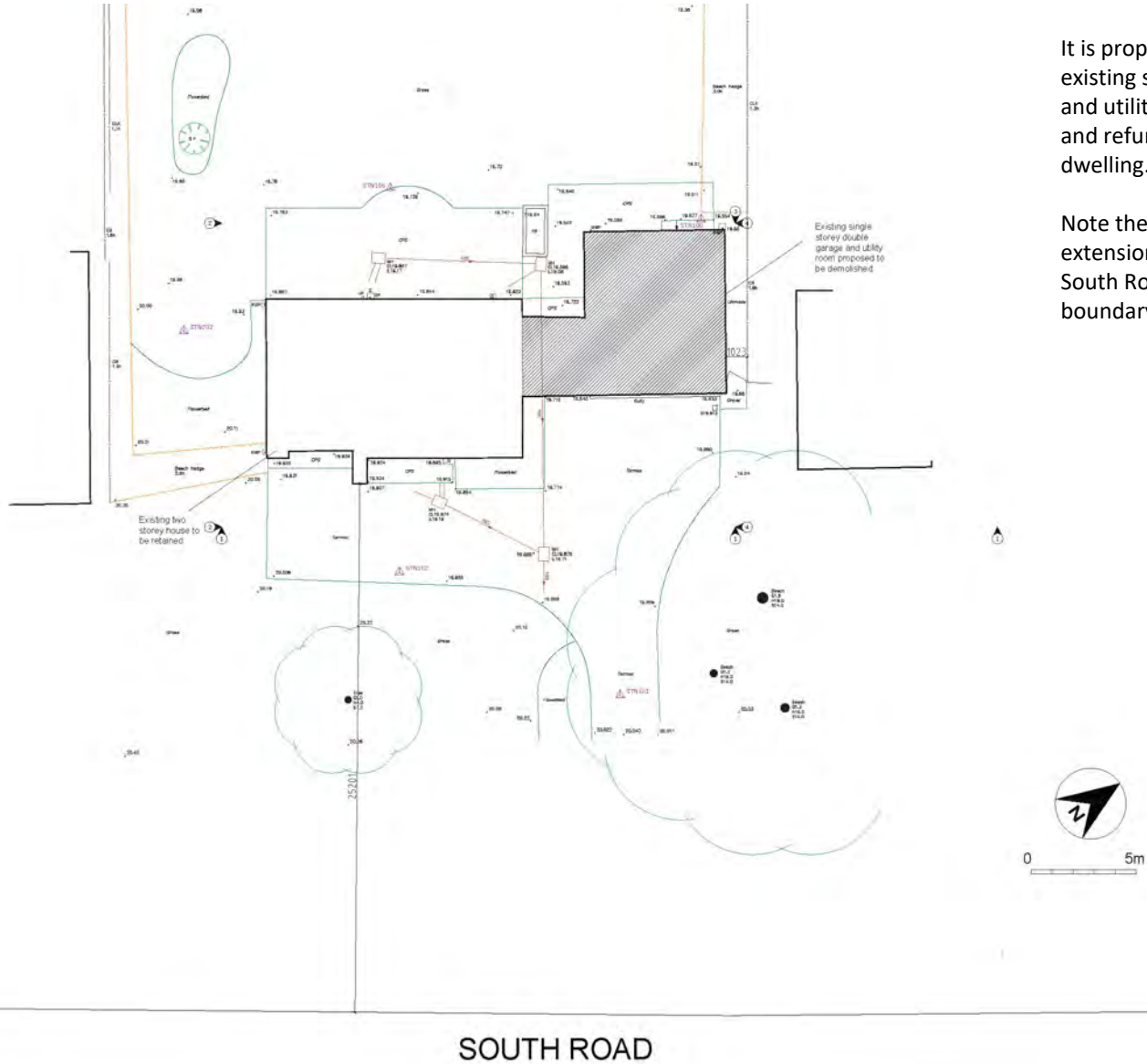


Figure ground plan – proposed configuration

The proposed figure ground is reflective of the character of the existing properties along South Road that have been extended with similar two storey rear and forward projecting extensions.

The proposals demonstrate the increased separation with the neighbouring 2 South Road.

Arrangement
Demolition of existing

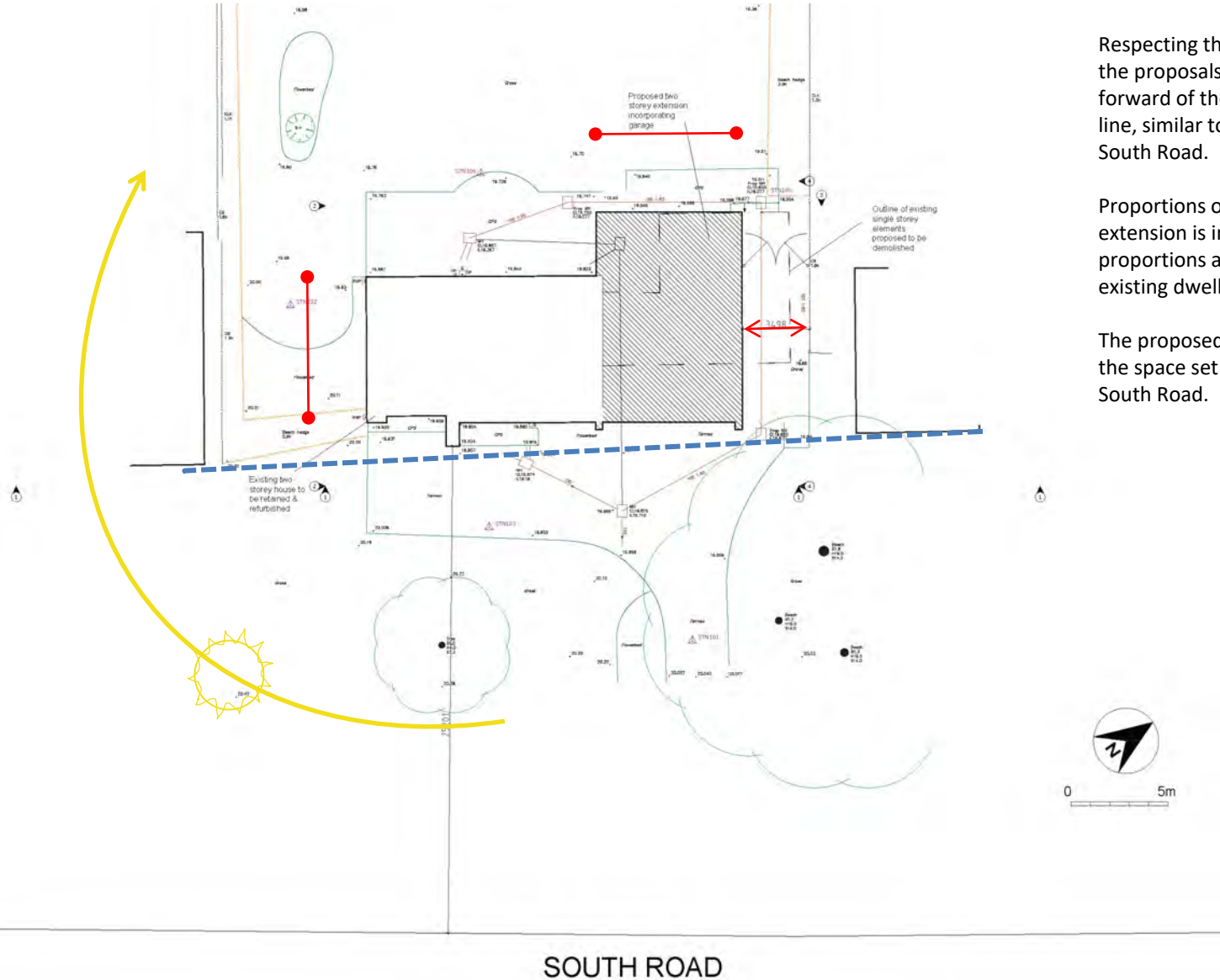


It is proposed to demolish the existing single storey double garages and utility link element and to retain and refurbish the existing original dwelling.

Note the close proximity of the extensions to 2 South Road and 6 South Road that are close to the boundary with 4 South Road.

Arrangement

Two storey extension



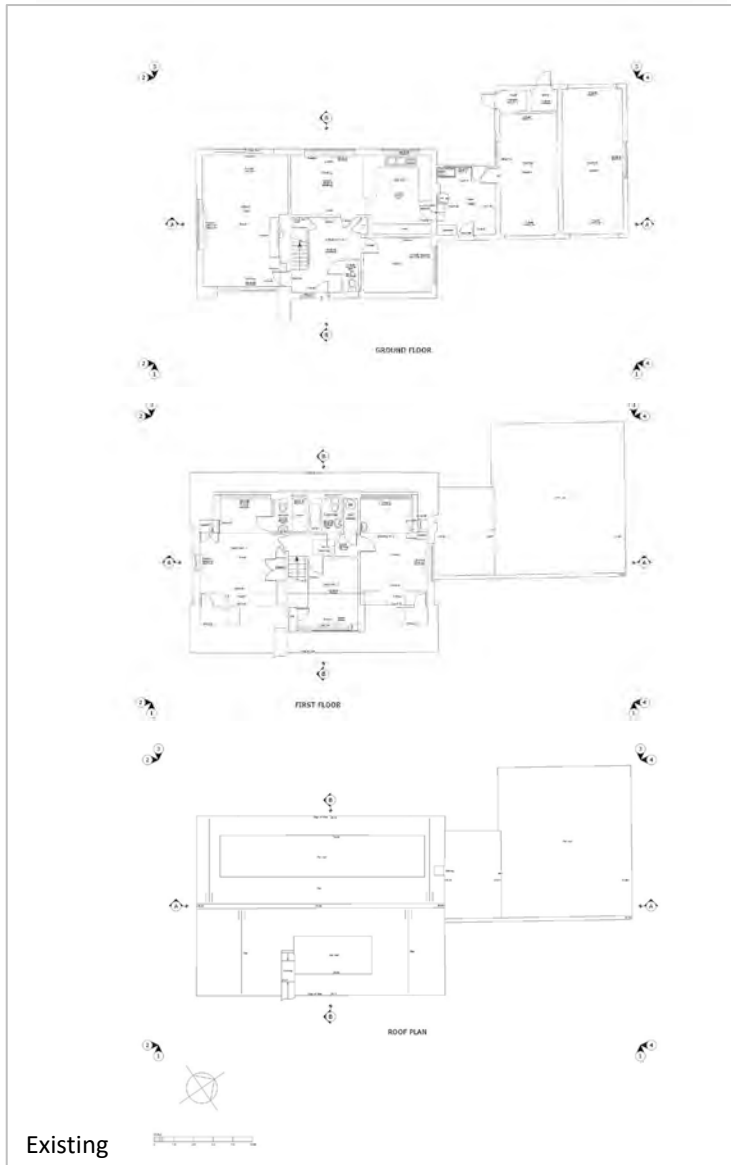
Respecting the existing building line, the proposals do not project forward of the existing dwelling. In line, similar to the extension to 6 South Road.

Proportions of the proposed extension is informed by the proportions and width of the existing dwelling.

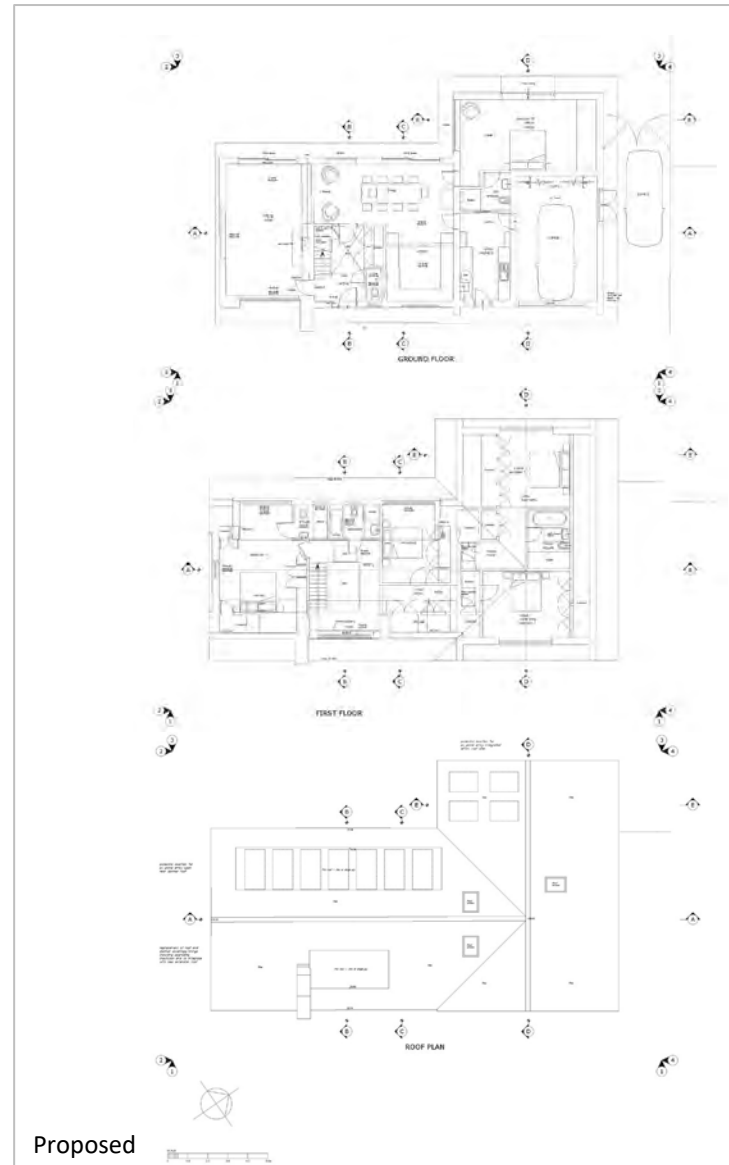
The proposed extension increases the space set back separation from 2 South Road.

Arrangement

Existing & proposed floor plans



Existing



Proposed

At ground floor:

The proposal will create a new focal double height entrance hall. It proposes a reconfiguration of the kitchen/dining area with doors connecting the internal spaces with the garden to the rear and with dual aspect to the front. The kitchen links to a new utility/mudlock. The proposals create a flexible ground floor bedroom/snug with associated ensuite – future proofing the dwelling for senior living. The proposed garage will provide space for storage including space for 4 cycles.

At first floor:

The proposals create a galleried landing to the entrance and reconfigure the sleeping accommodation to create 4 double bedrooms including a new master ensuite overlooking the rear garden

The proposed alterations at first floor reduces direct overlooking onto the adjoining property (2 South Lane), by removing the large upstairs window and downstairs study windows that currently directly face the adjoining property. The proposed roof window to the ensuite at first floor shall have a cill height minimum 1700mm above FFL.

Form/Scale

Existing & proposed elevations



The proposed extension introduces a gable feature to the front and rear, with similar roof slopes, eaves projections and gable proportions as the existing gables.

The proposals reintroduce and increased space separation from 2 South Road to enhance the character of detached dwellings.

The proposed extension integrates with the existing ridge line, as the extension of 6 South Road.

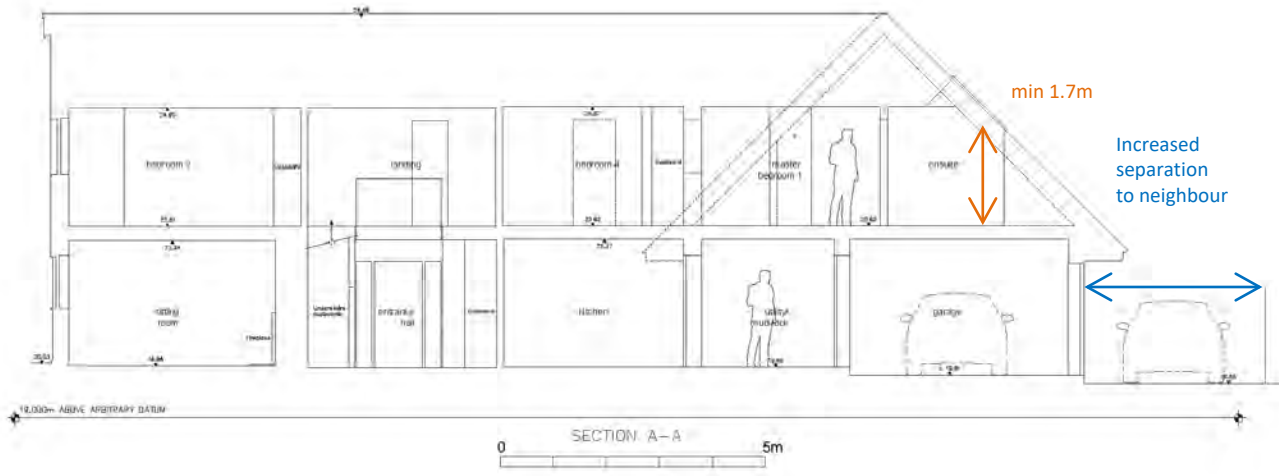
The features and details of the original house inform the proposed details and features including the reference to the chamfered chimney and dormer, the projecting eaves.

The proposal replaces the utilitarian style single storey garages and utility room and replaces them with a design that improves the street scene. Rather than creating an extended ridge, the gable feature creates a harmony with the existing house proportions as well as breaking down the form and mass of the roof.

The gable feature is a common characteristic to the properties along the north-west of South Road including to the frontage of 10 South Road.

Form/Scale

Existing & proposed elevations

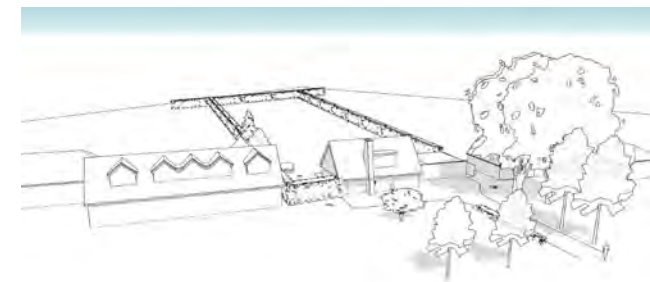
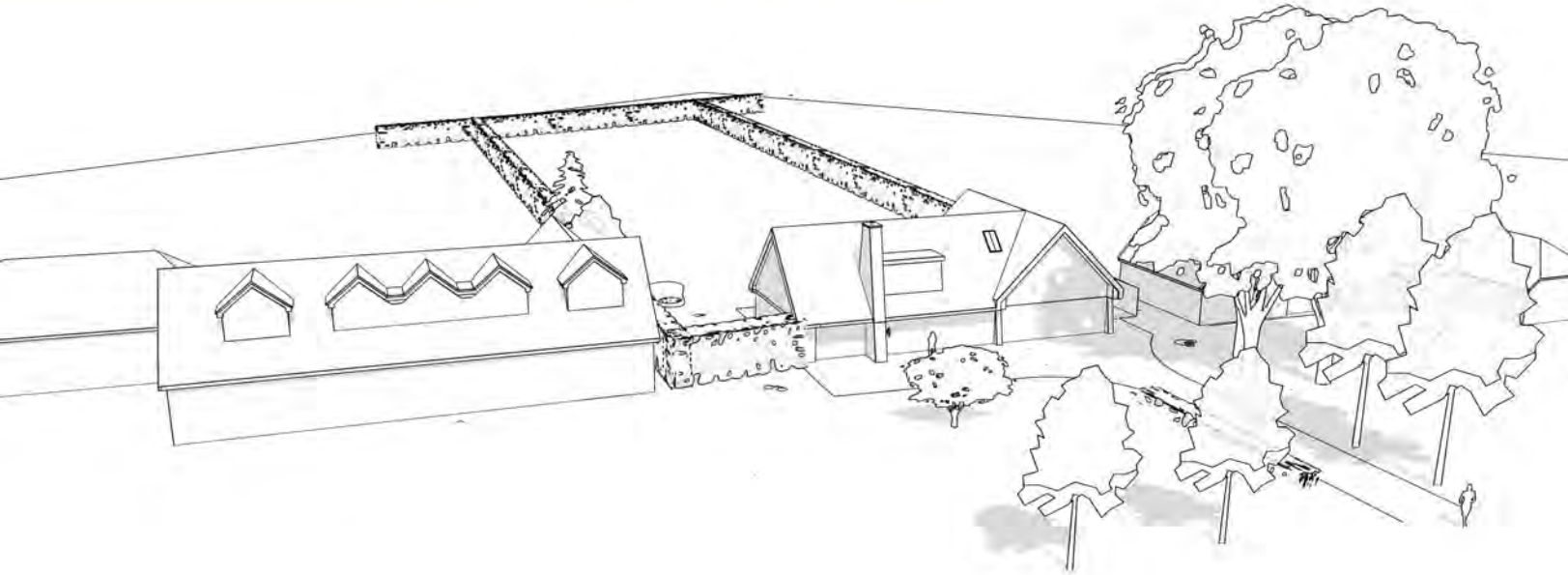


Proposed

Form & Scale

Existing & Proposed Massing Study

Proposed



Existing

Form & Scale

Existing & Proposed Massing Study



Proposed



Existing

Form & Scale

Existing & Proposed Massing Study



Proposed

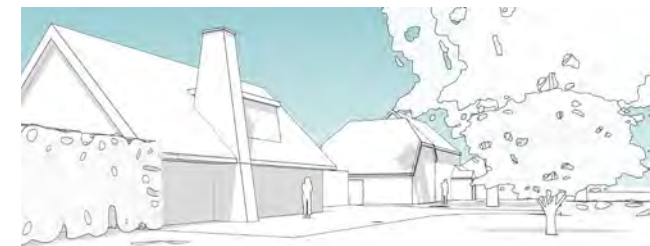
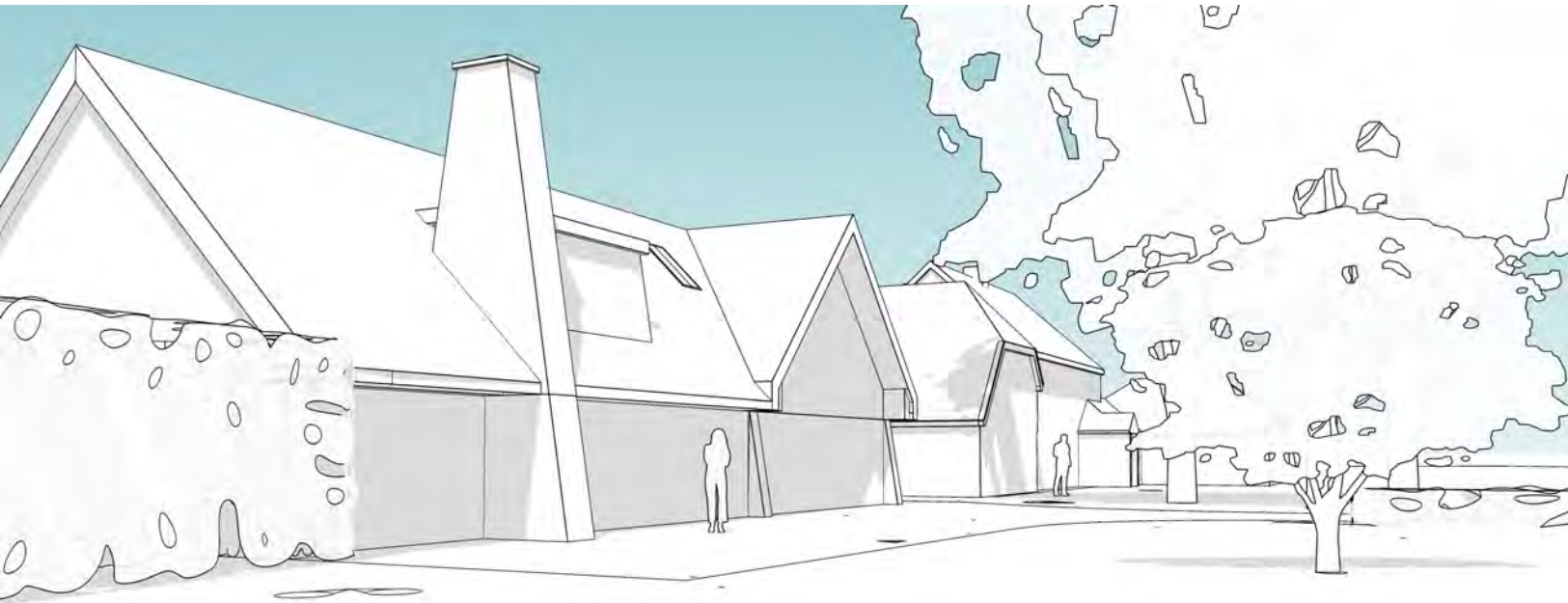


Existing

Form & Scale

Existing & Proposed Massing Study

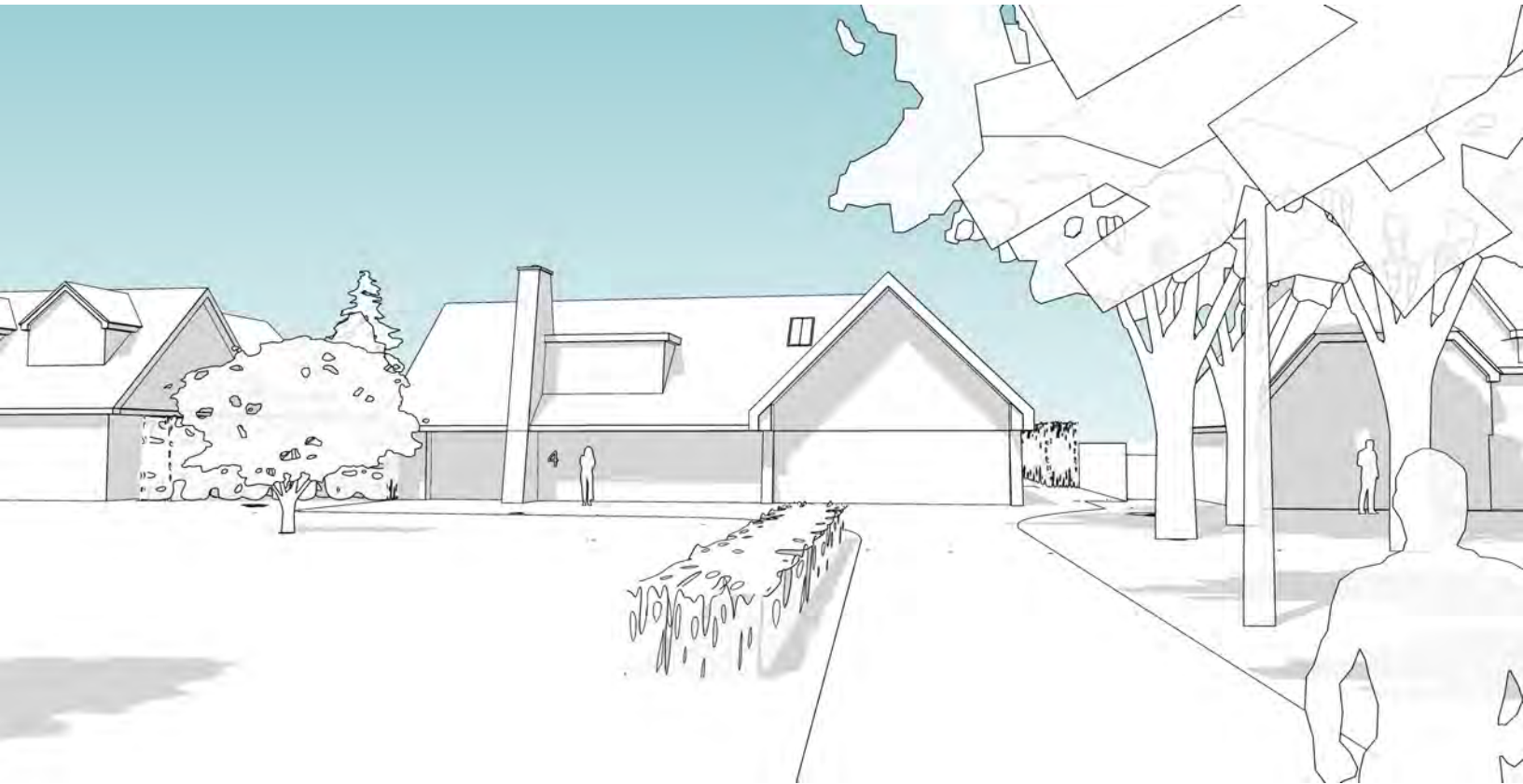
Proposed



Existing

Form & Scale

Existing & Proposed Massing Study



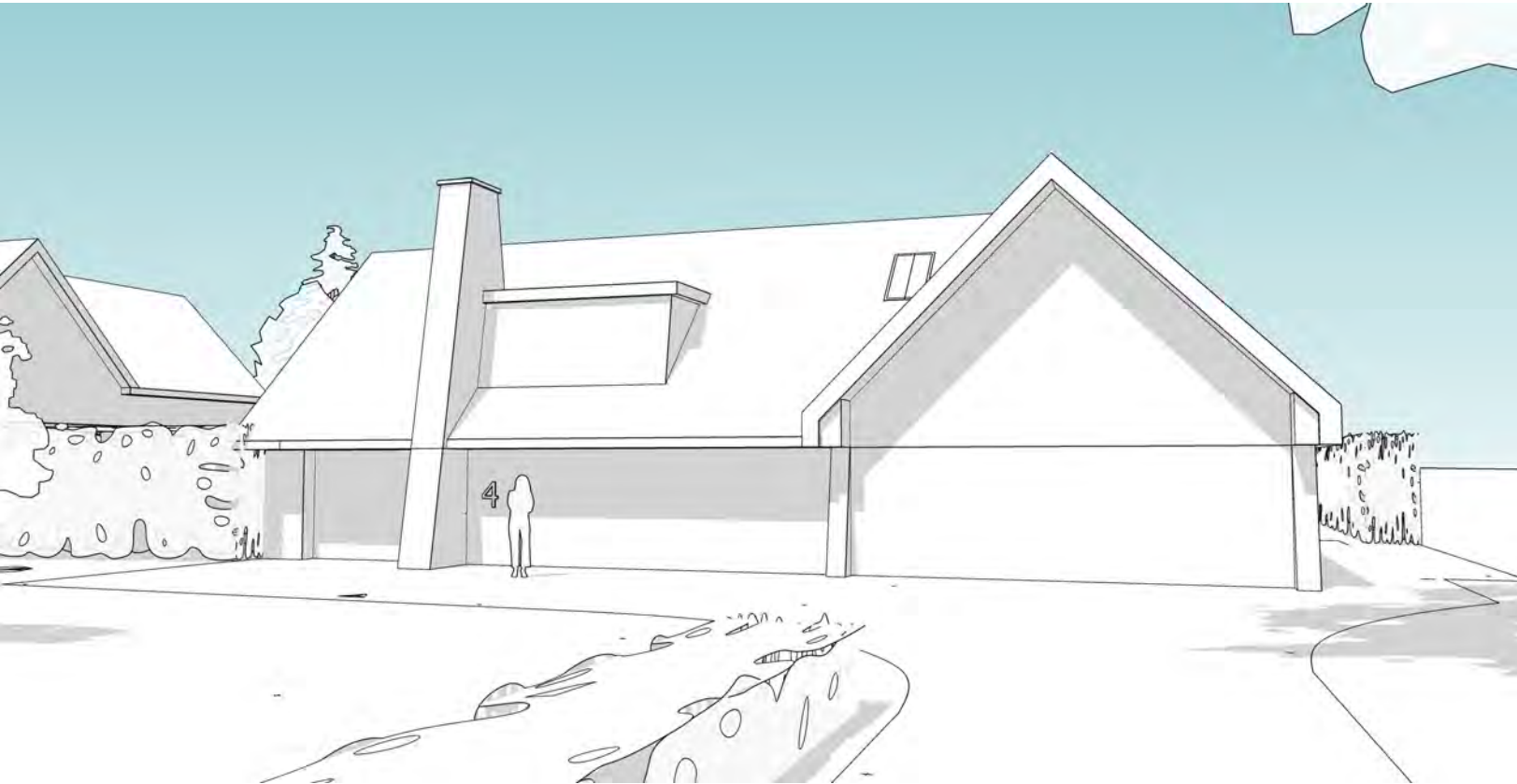
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Existing

Form & Scale

Existing & Proposed Massing Study



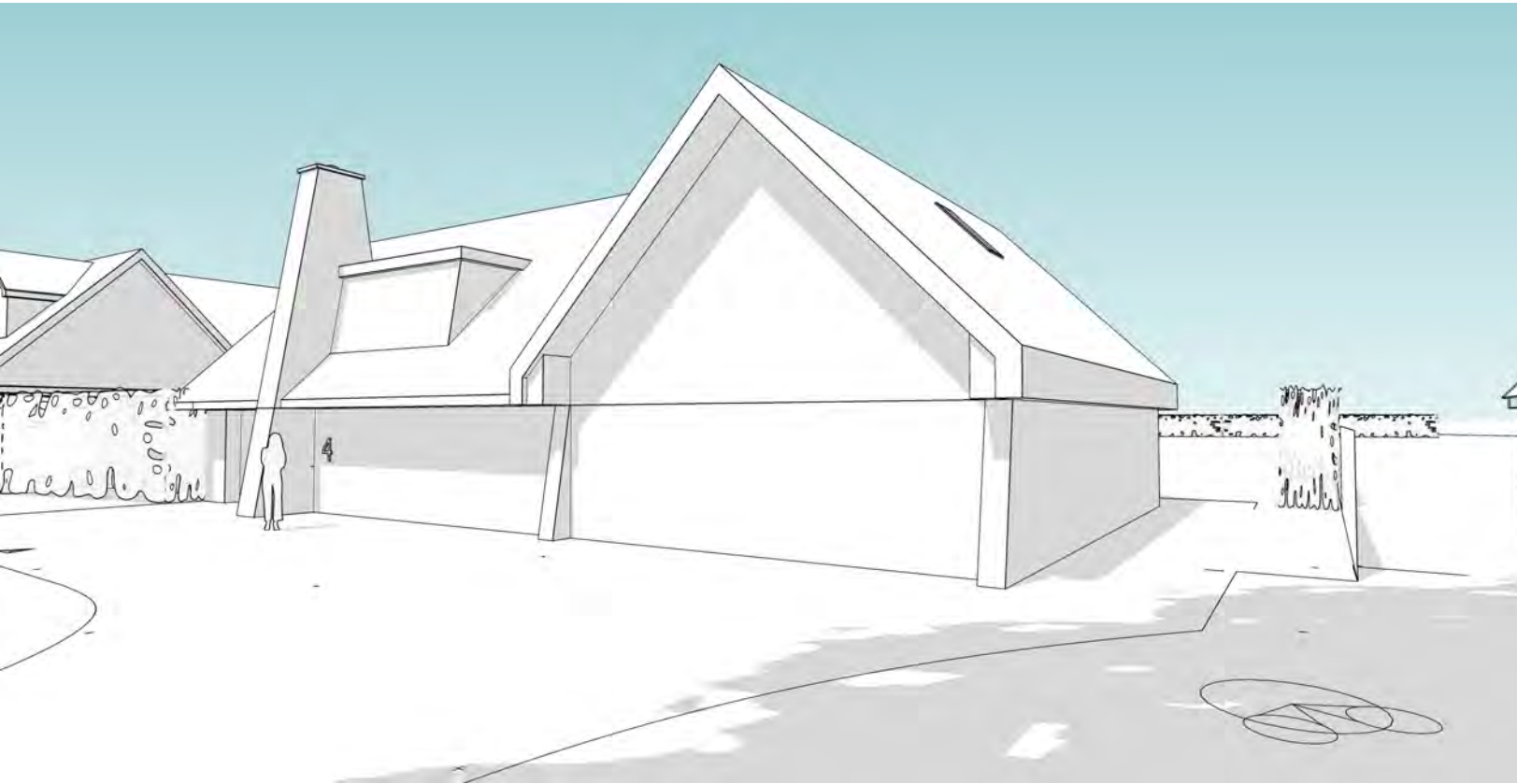
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Existing

Form & Scale

Existing & Proposed Massing Study



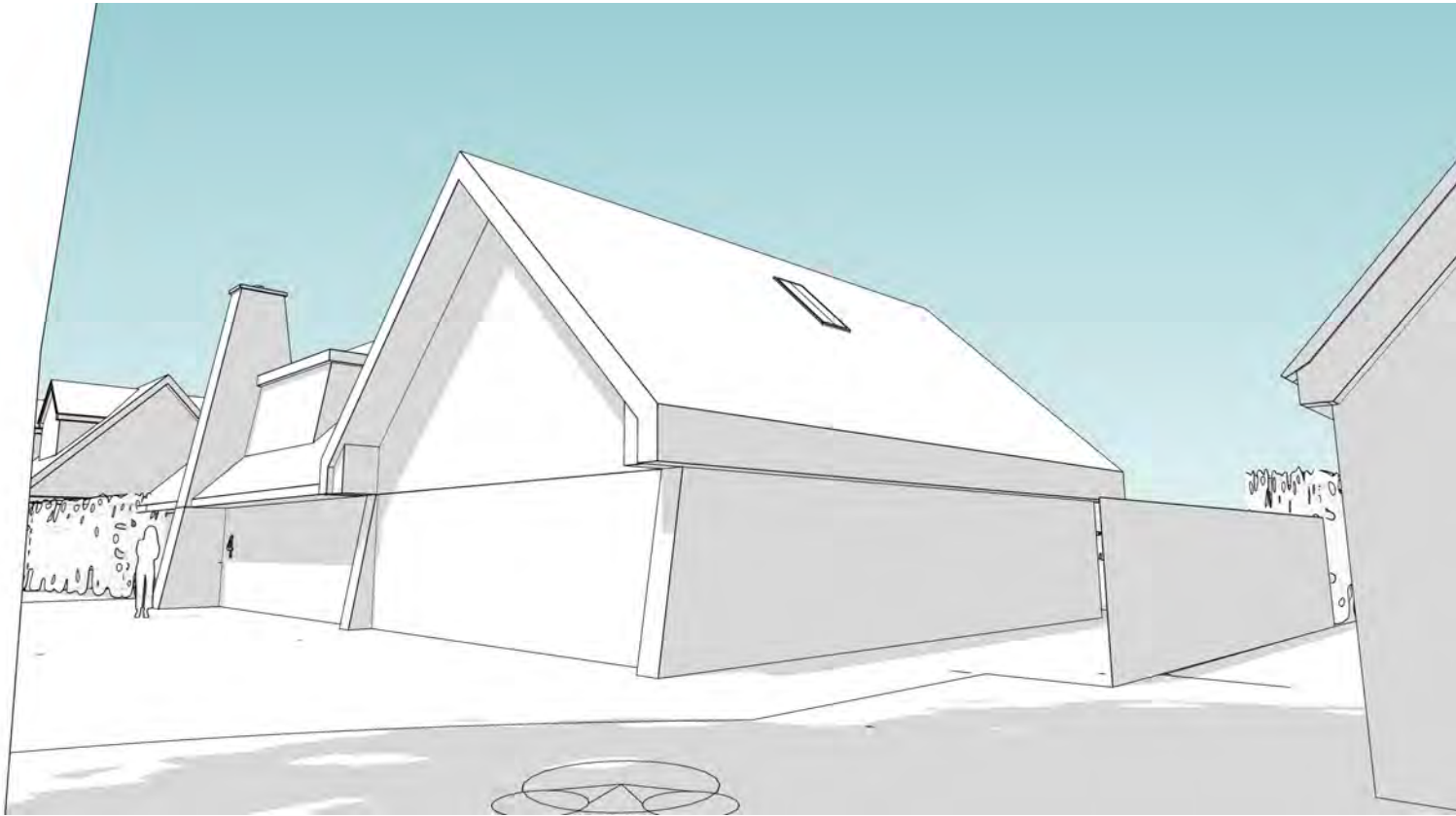
Proposed



Existing

Form & Scale

Existing & Proposed Massing Study



Proposed



Existing

Form & Scale

Existing & Proposed Massing Study

Proposed



Existing



Form & Scale

Existing & Proposed Massing Study



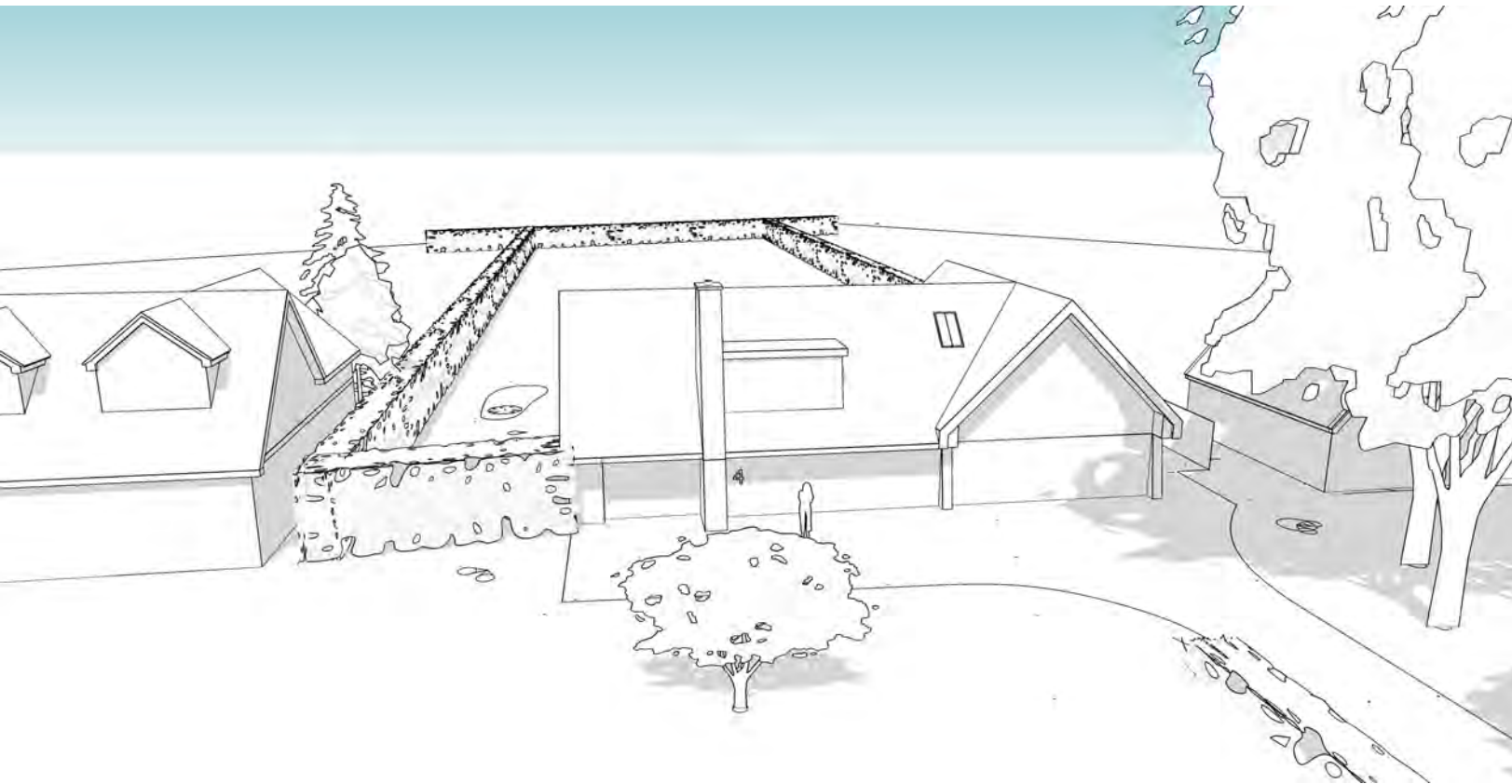
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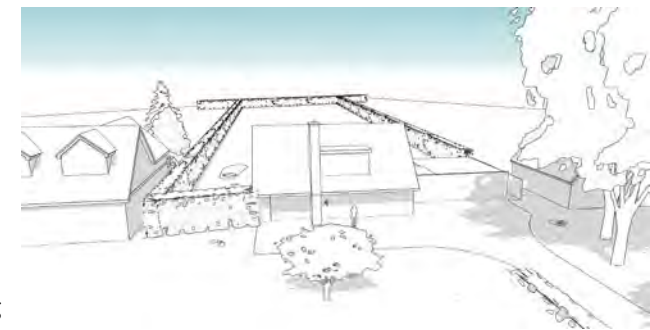
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Form & Scale

Existing & Proposed Massing Study



Proposed

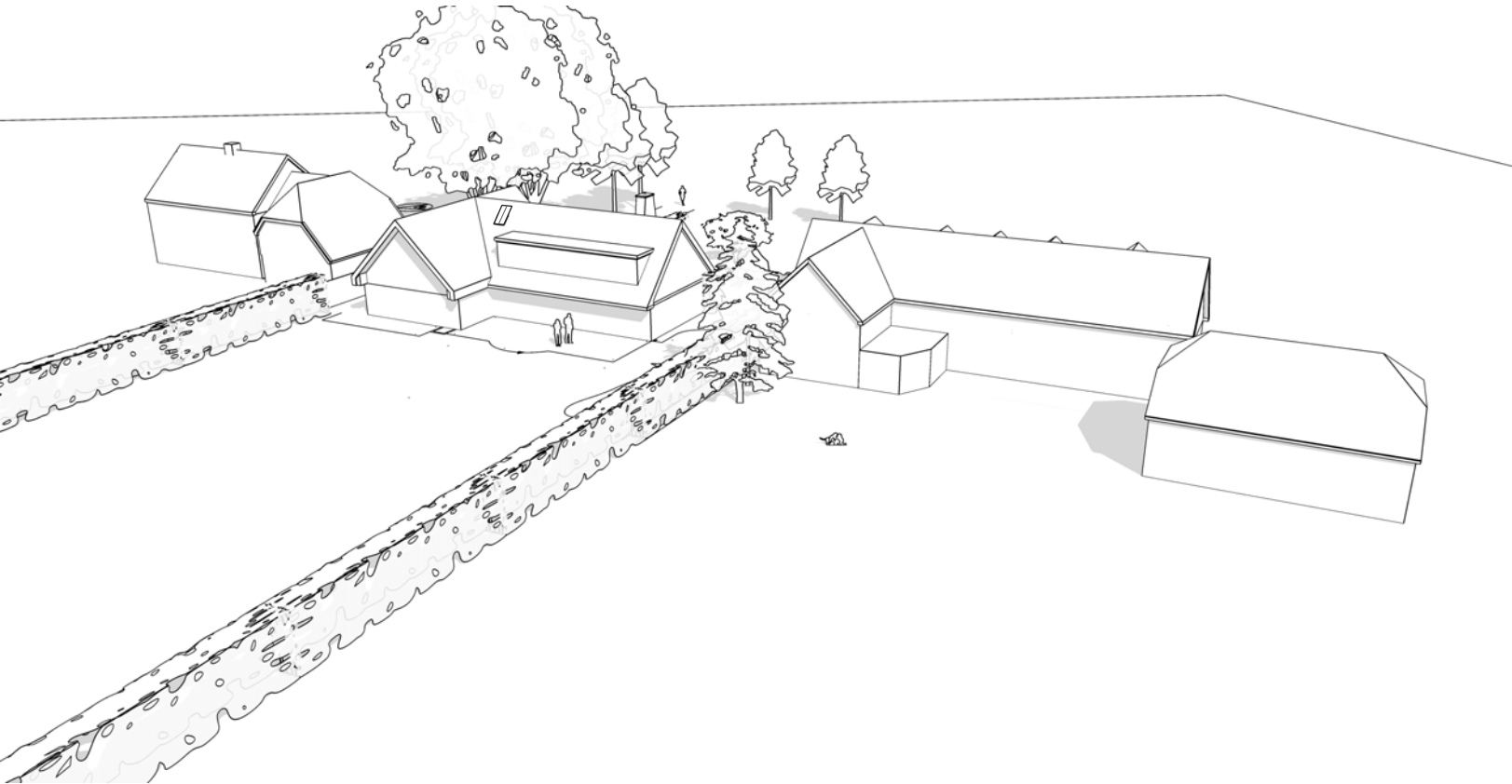


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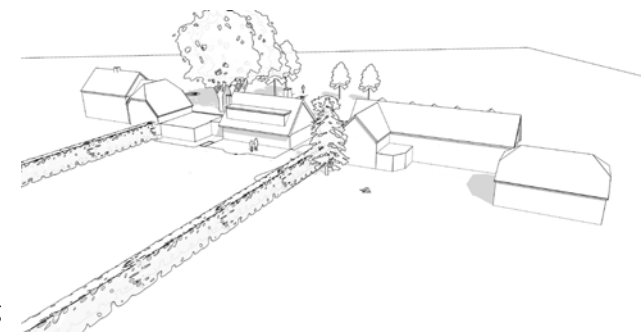
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Existing & Proposed Massing Study

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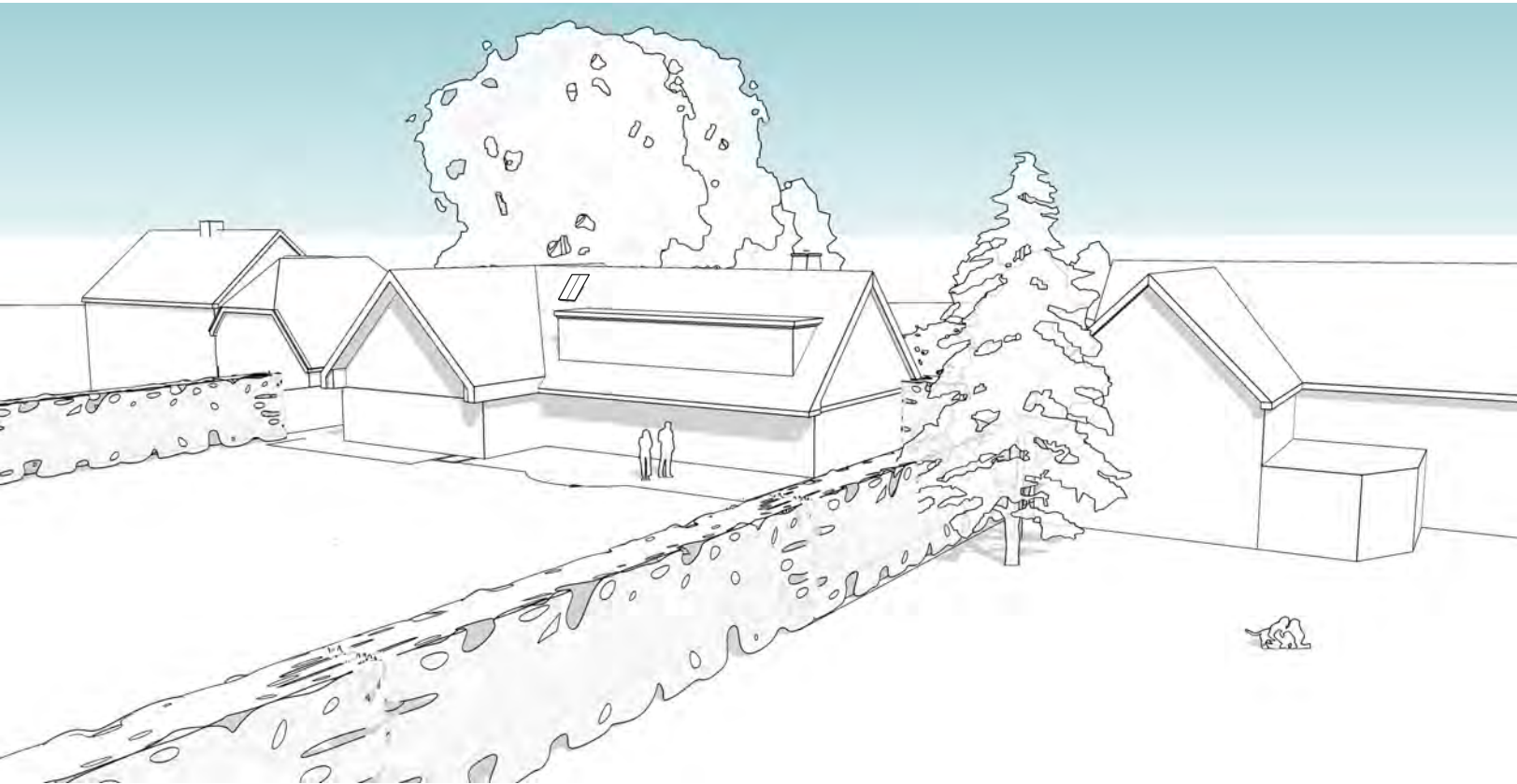


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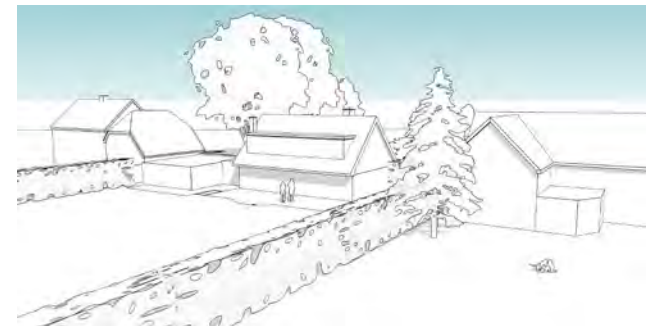


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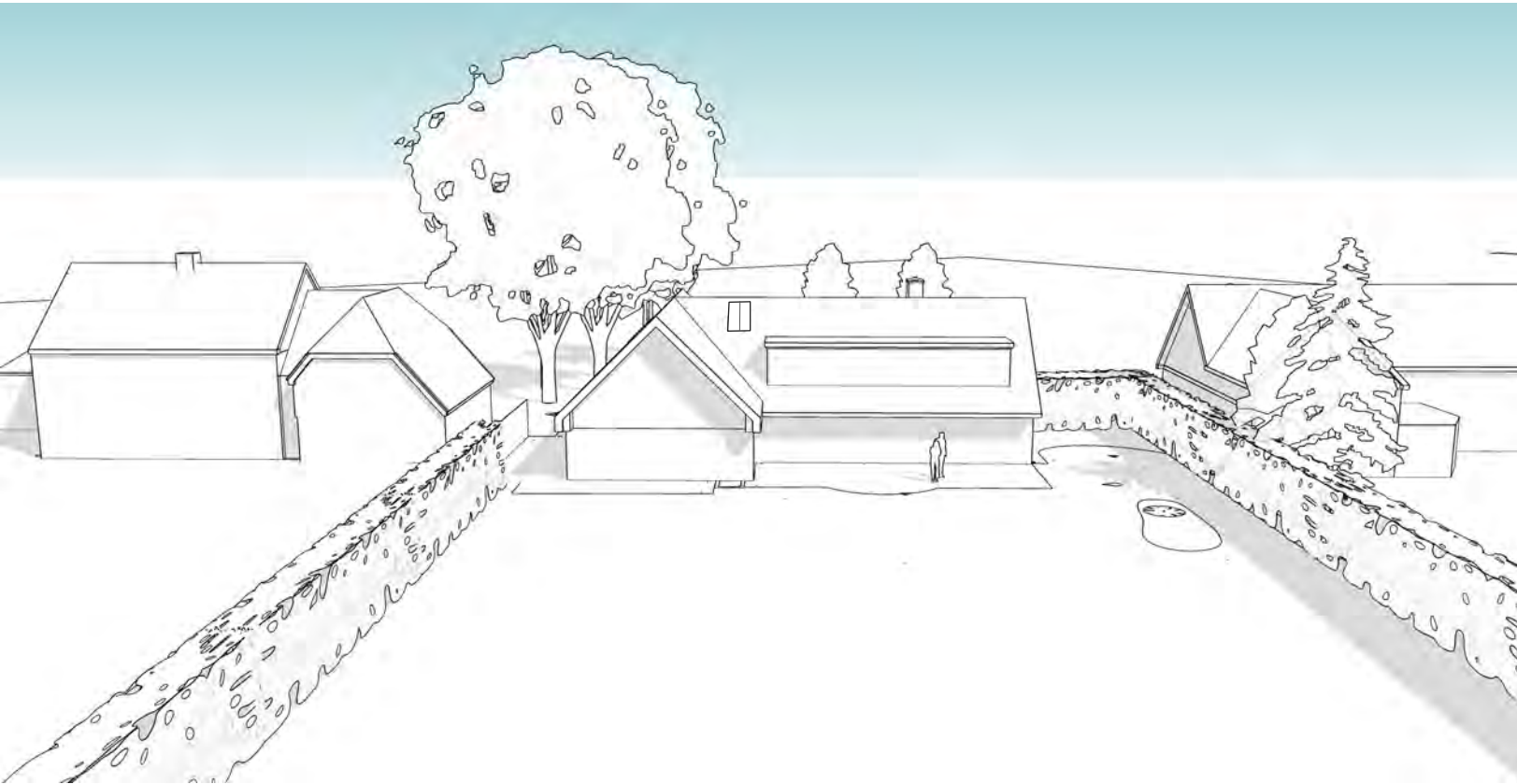
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Existing

Form & Scale

Existing & Proposed Massing Study



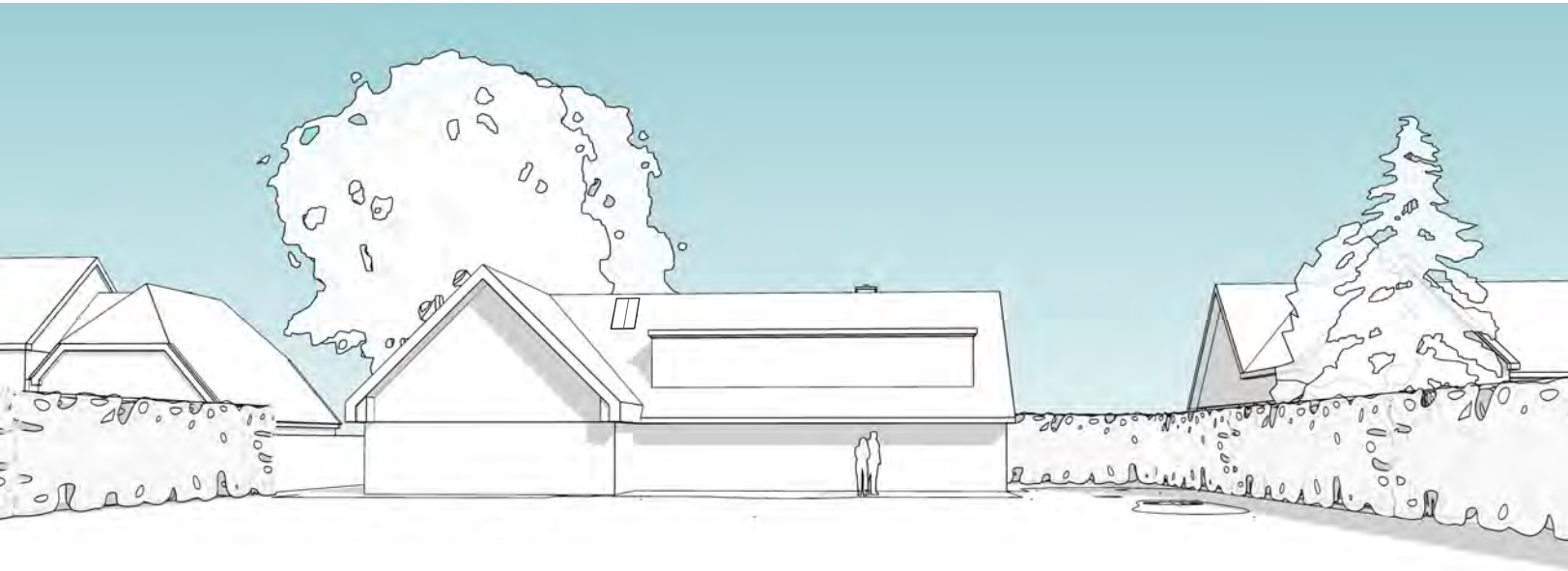
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Existing & Proposed Massing Study



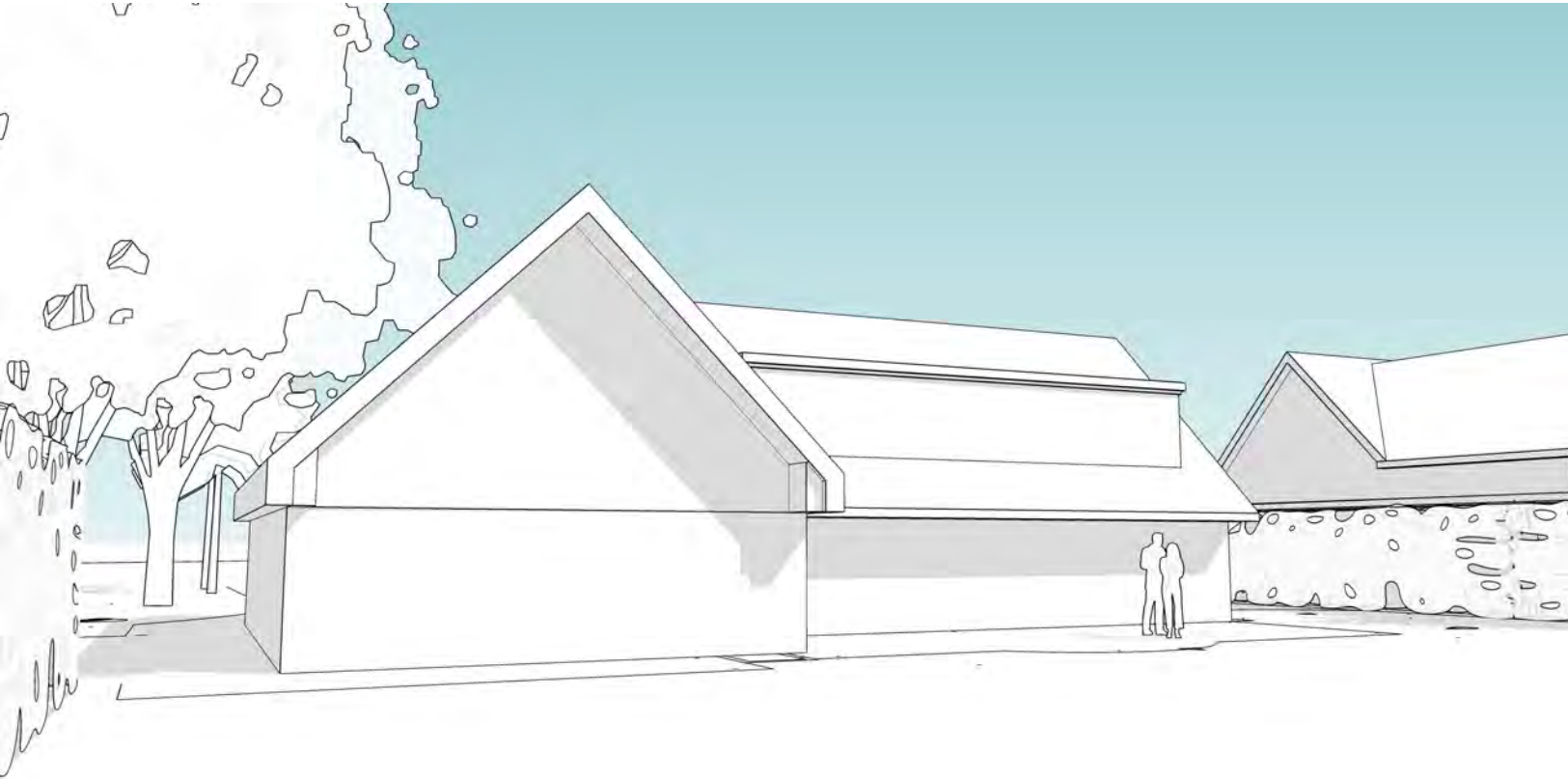
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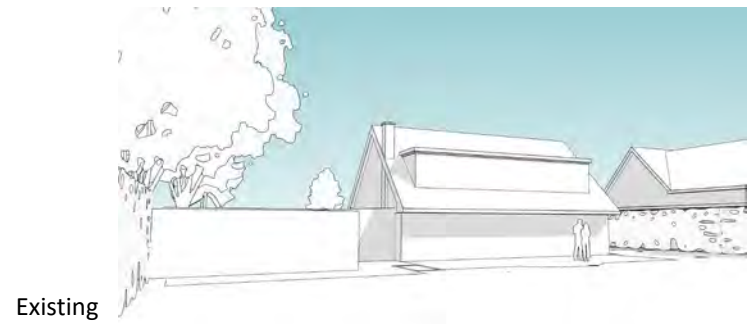
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Existing & Proposed Massing Study



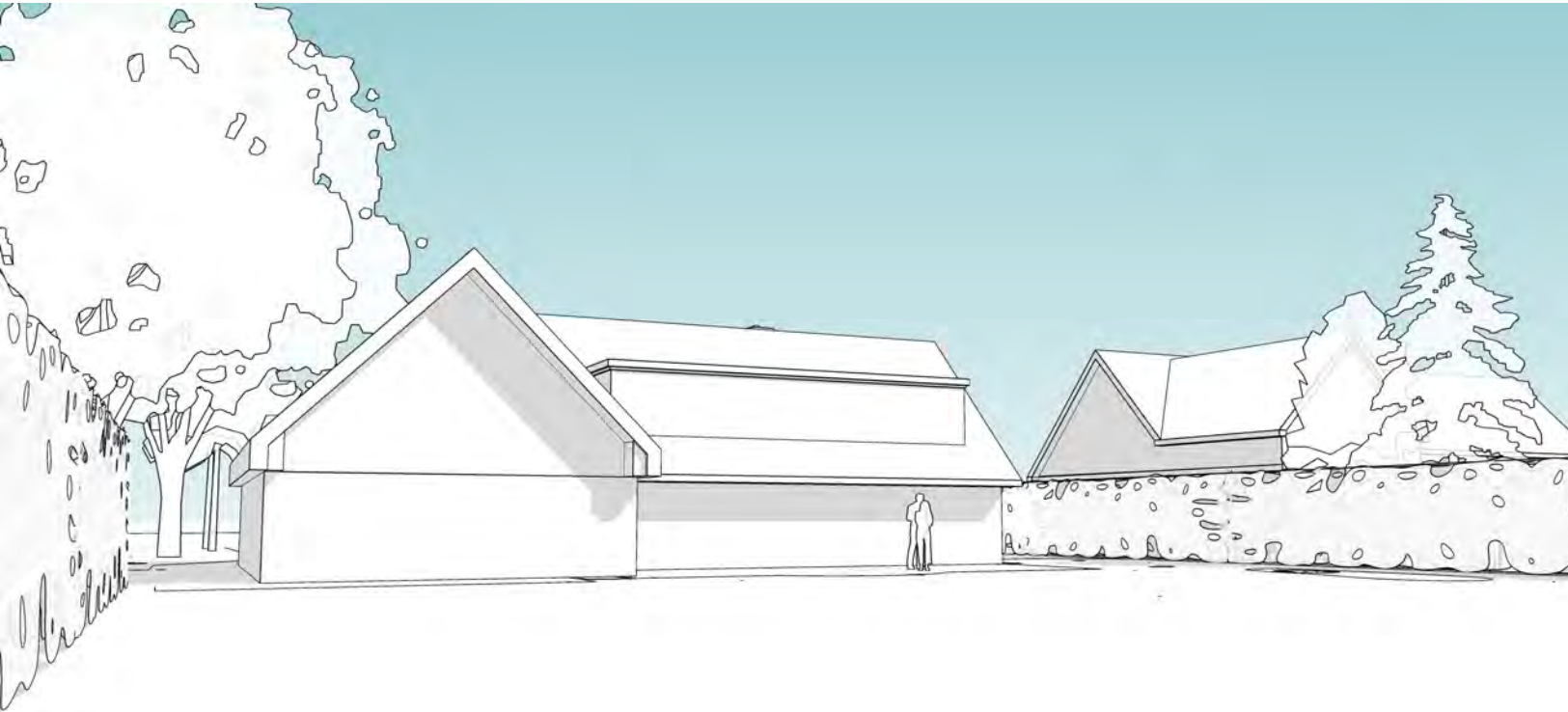
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Existing

Form & Scale

Existing & Proposed Massing Study



Proposed



Existing

Form & Scale

Existing & Proposed Massing Study



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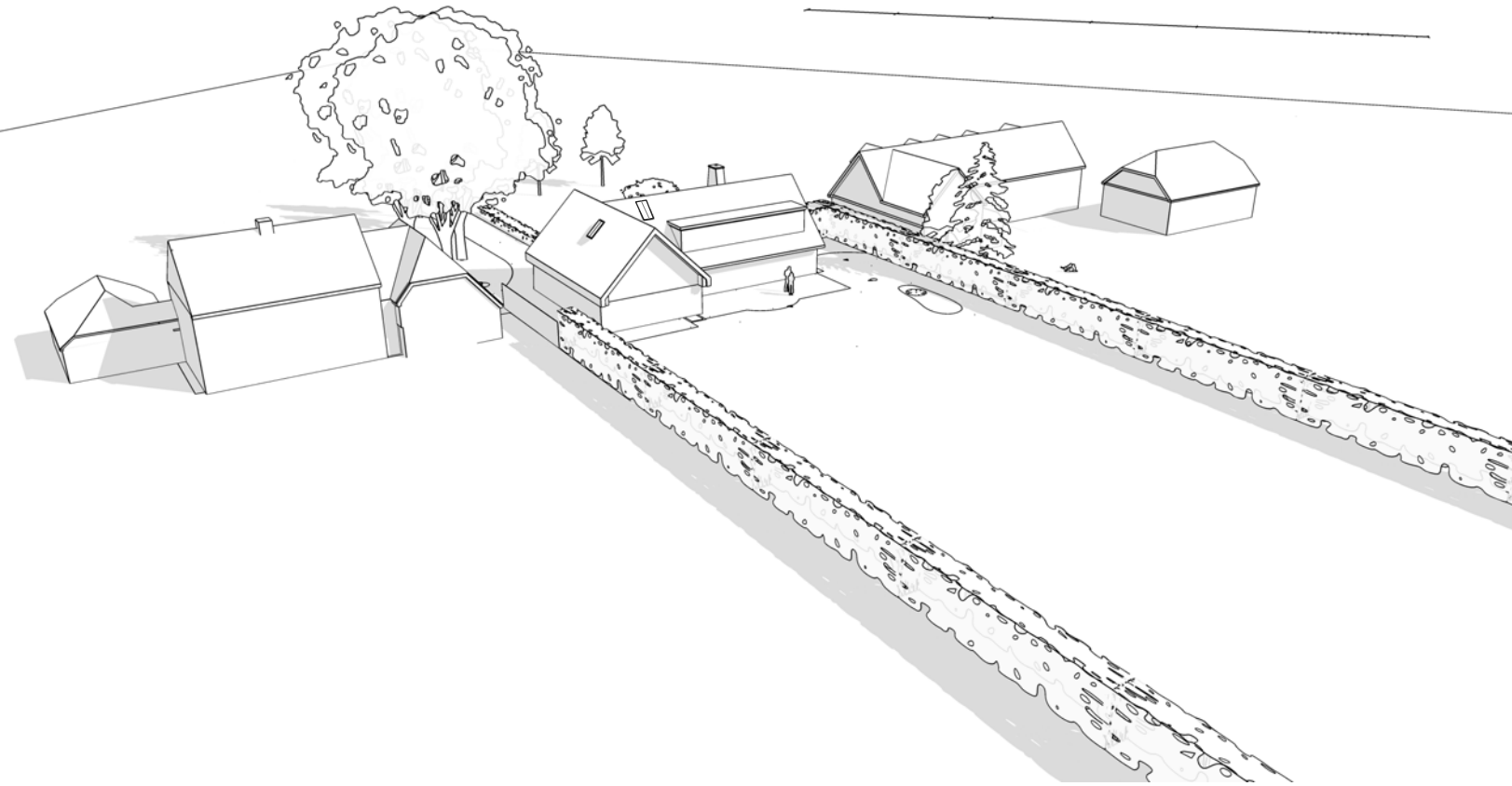


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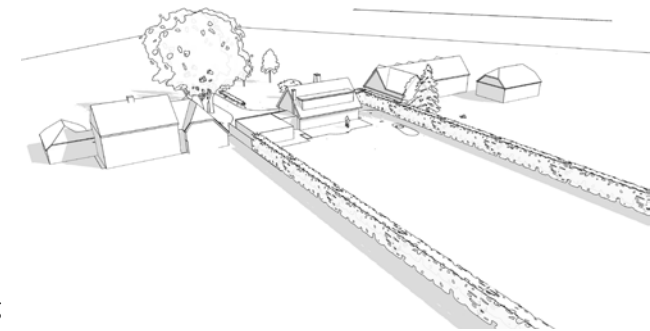
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Existing & Proposed Massing Study

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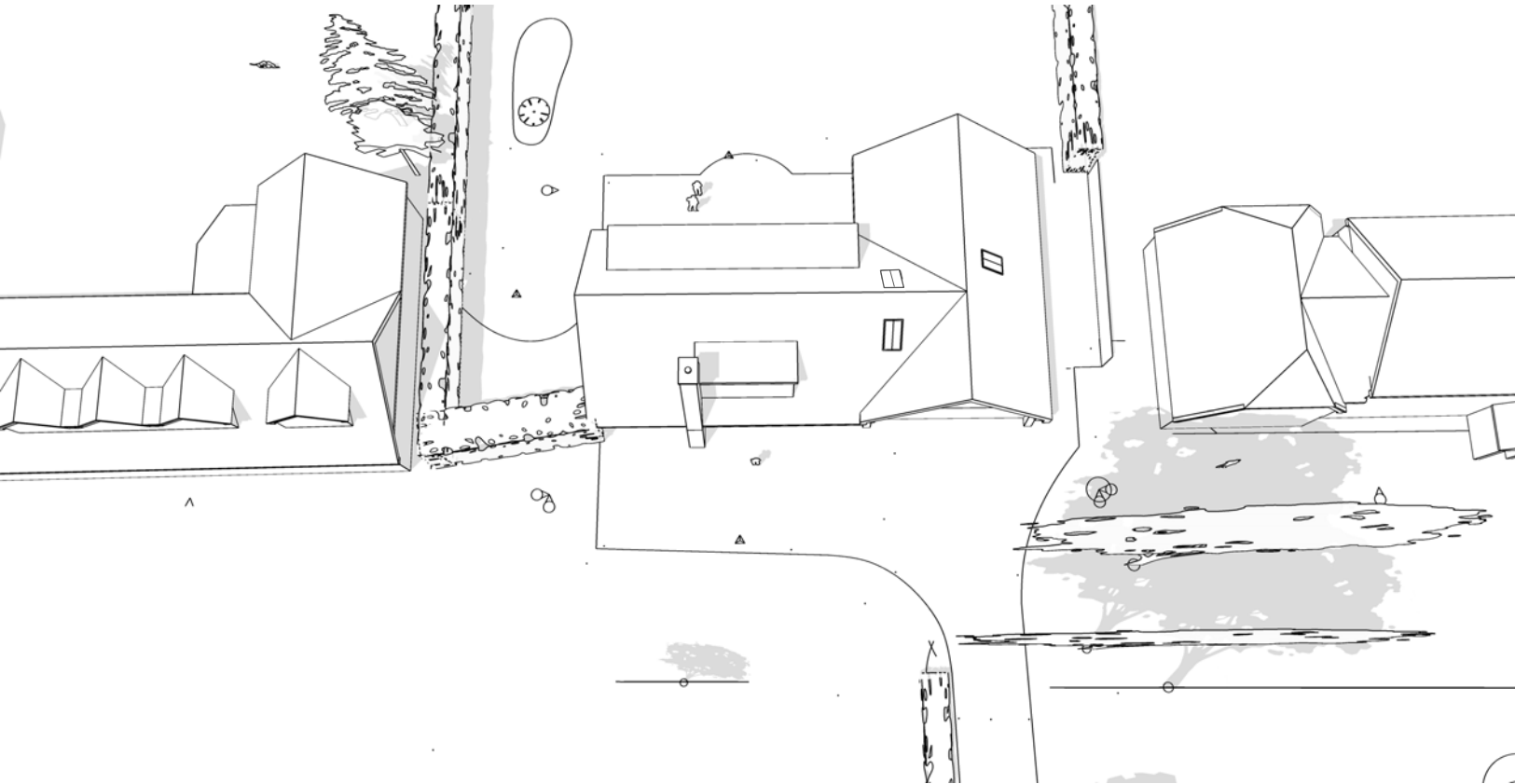
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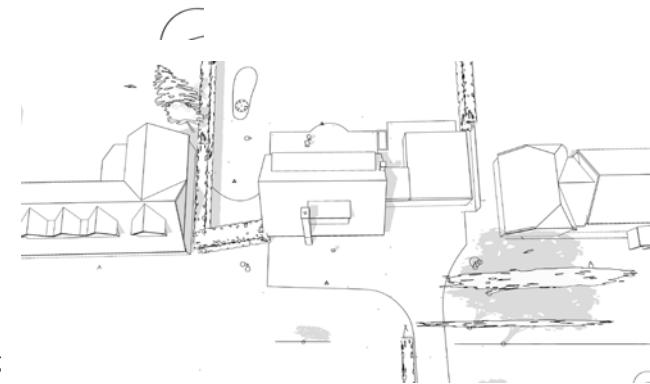
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Existing & Proposed Massing Study

Proposed

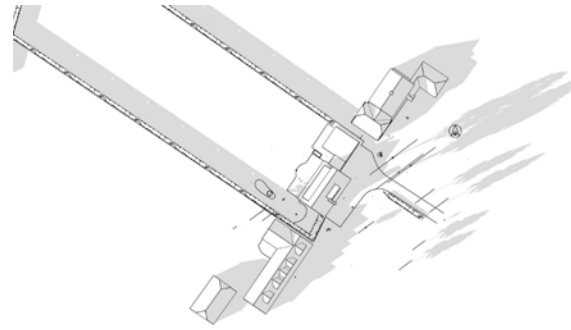
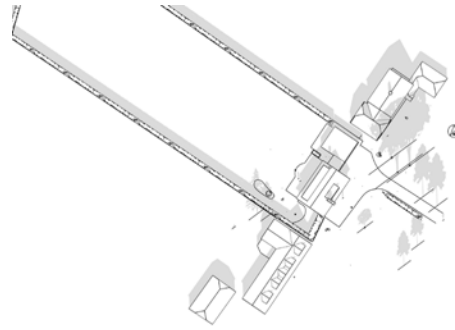
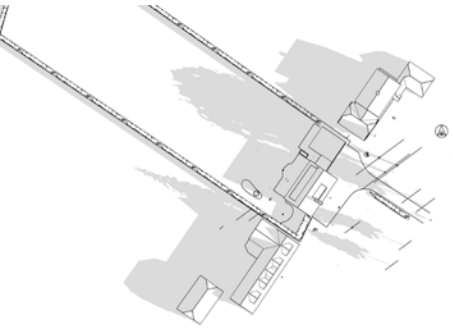


Existing



Form & Scale

Outline daylight/sunlight analysis – Equinox



Existing – 0800hrs

Existing – 1200hrs

Existing – 1600hrs

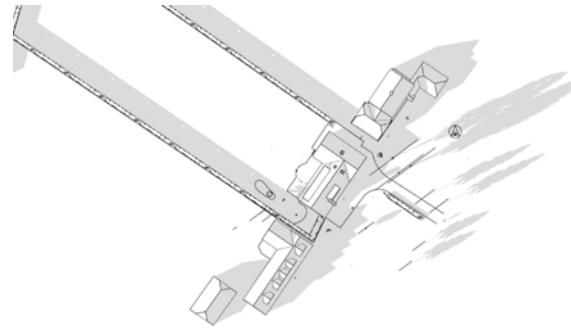
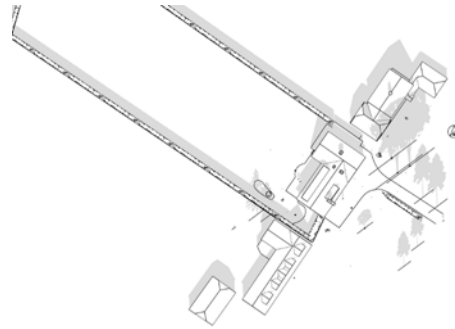
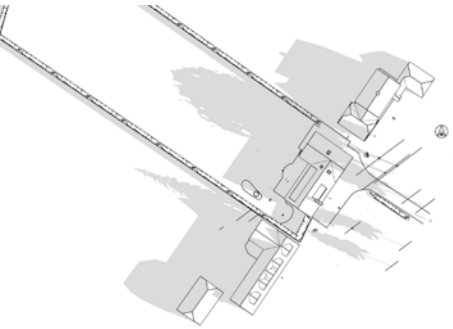
We have prepared an initial assessment of the impact of the proposed upon the neighbouring properties.

The proposals mimimises any impact and shading of the adjoining property (2 South Lane), by using a gable roof sloping towards the boundary and moving the building line away from the northern boundary increasing the separation distance between the properties.

Proposed – 0800hrs

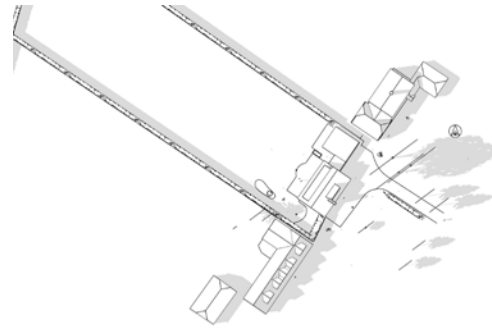
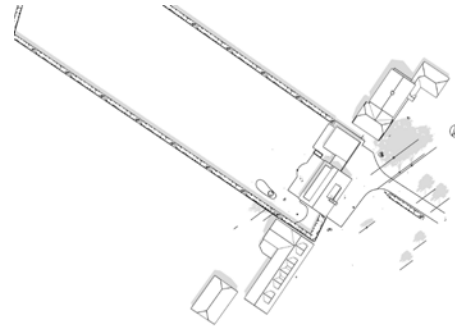
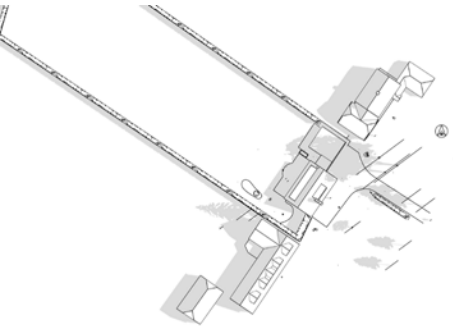
Proposed – 1200hrs

Proposed – 1600hrs



Form & Scale

Outline daylight/sunlight analysis – Summer Solstice



Existing – 0800hrs

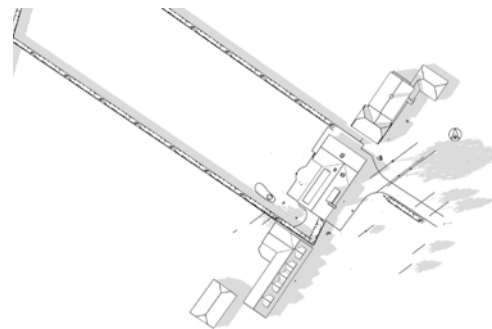
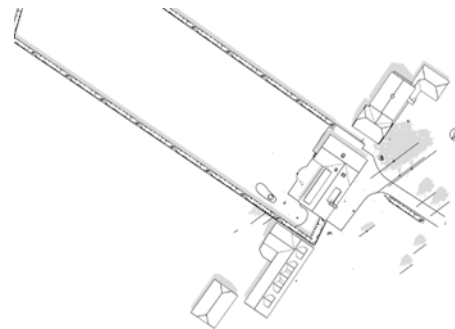
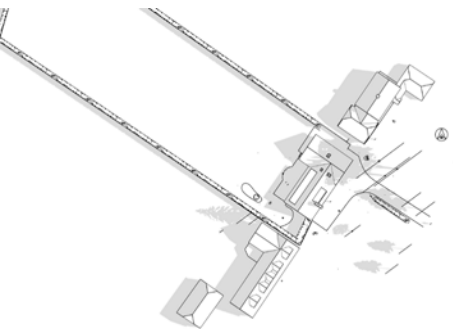
Existing – 1200hrs

Existing – 1600hrs

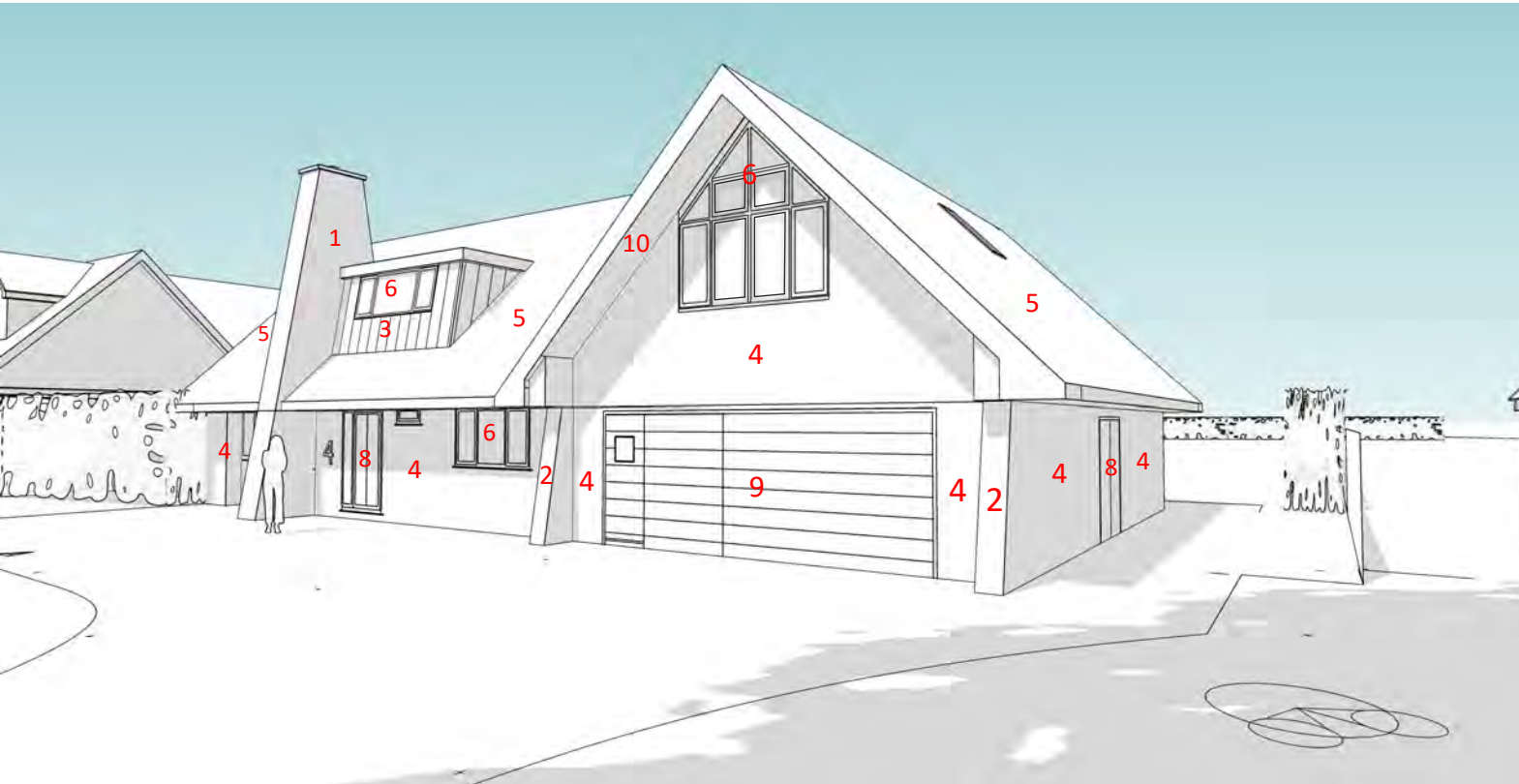
Proposed – 0800hrs

Proposed – 1200hrs

Proposed – 1600hrs



Materials & Appearance

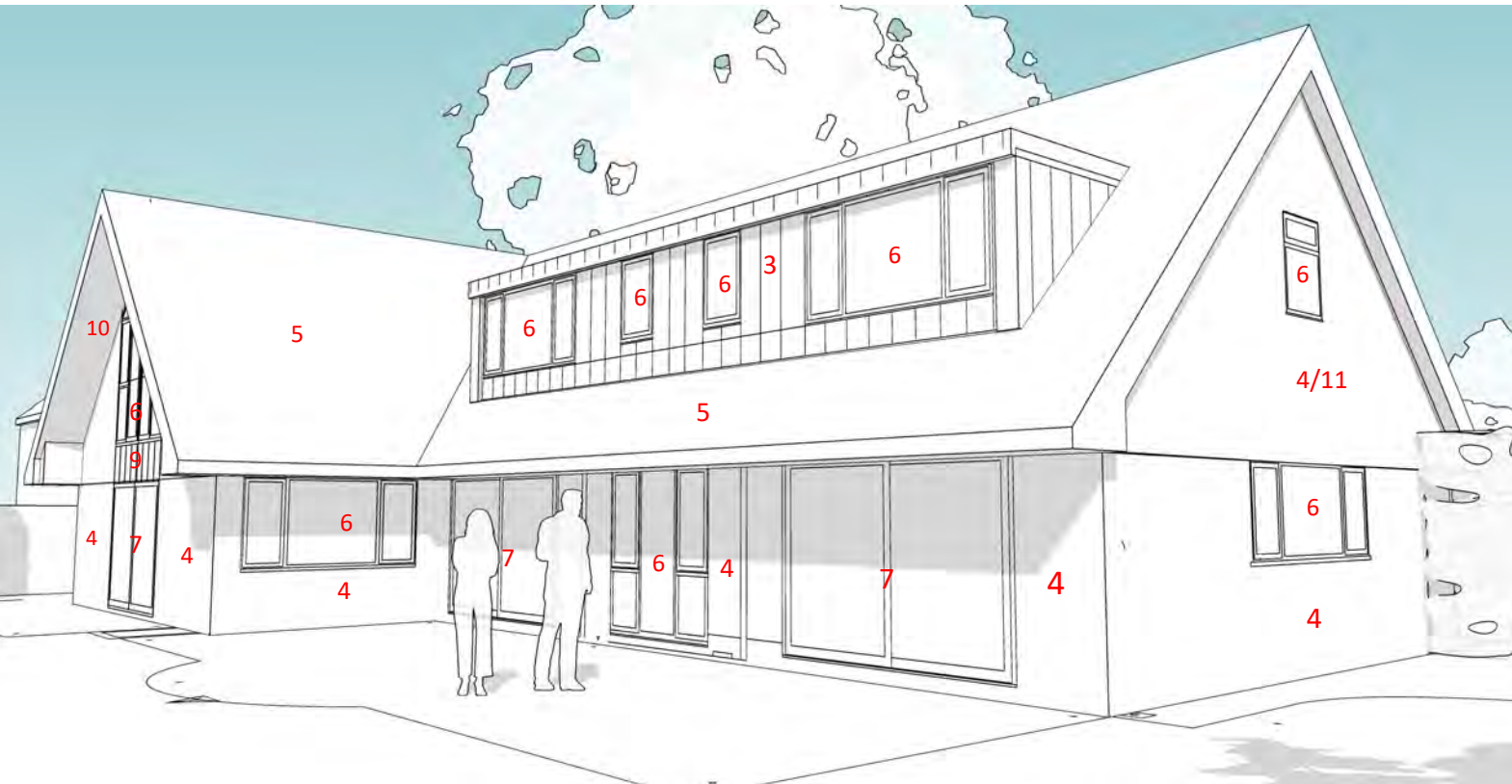


Materials and details to integrate with and compliment the existing.

- 1 – existing chamfered stone chimney retained
- 2 - chamfered 'framing' features to new extension.
- 3 – zinc cladding to existing feature dormers
- 4 – render
- 5 – tiles or slate
- 6 – metal framed windows
- 7 – metal framed doors
- 8 – timber door – front and side
- 9 – integrated sectional garage door/utility door/profiled infill panel
- 10 – natural timber soffit/return
- 11 – option of hardieboard rather than render, replacing the existing timber cladding to the existing side gable (see over page)



Materials & Appearance



Stone feature chimney to be retained and chamfered form to be reflected in 'framing' features to new extension.

Predominantly the walls will be rendered as the existing.

The roof will be in tiles to match existing or in slate.

Dormers to be clad in zinc in colour to match garage door, utility door and wall cladding panels – anthracite or similar.

Windows, doors and roof windows shall be double glazed with metal frames in colour to match zinc – anthracite or similar. Roof windows will be conservation in-line.

Projecting cantilevered eaves and gables with painted timber fascias and with natural wood returns and soffits to underside.

Boundary treatment to be maintained as existing in 1.8m close boarded fence and planted hedge.

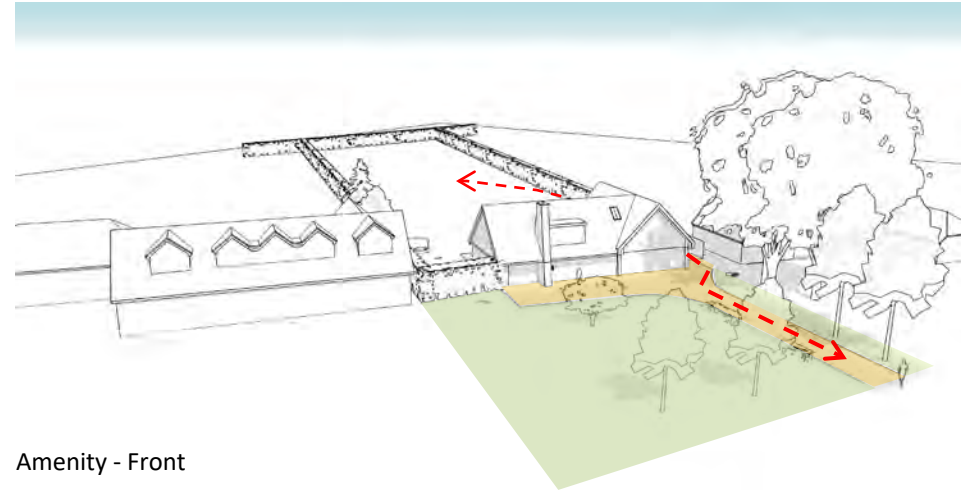


Amenity

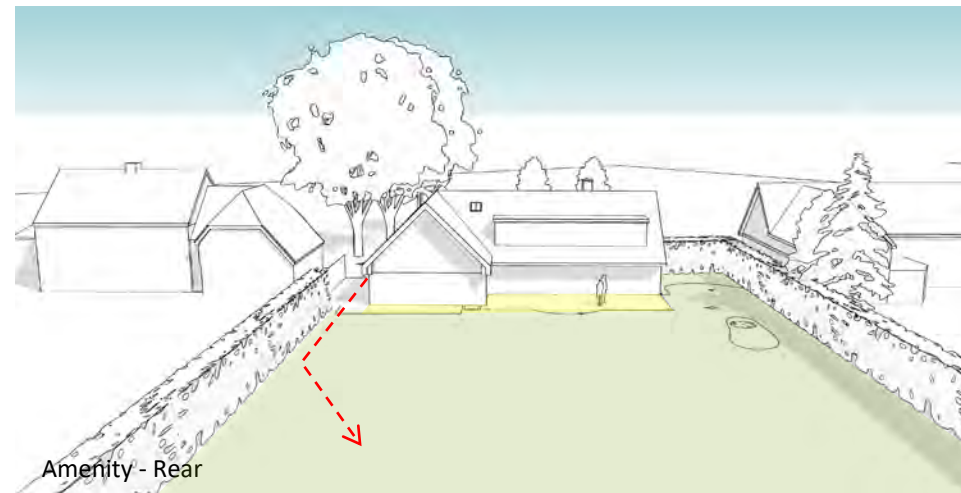
The existing property benefits from a large private garden to the rear. To the front the property is set back from South Road with an area of lawn and space for parking from a private driveway.

The proposals increase the open space separation to the boundary which will enable access for maintenance of the rear garden and provision for a parking space.

It is proposed to maintain the existing landscape areas to the front and rear. The proposals will include refurbishing the existing area of terrace to the rear to enable the house to connect to the rear garden.



Amenity - Front



Amenity - Rear

Energy/Sustainability

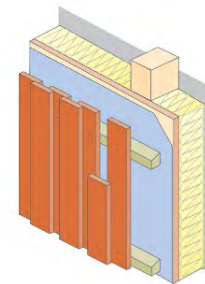
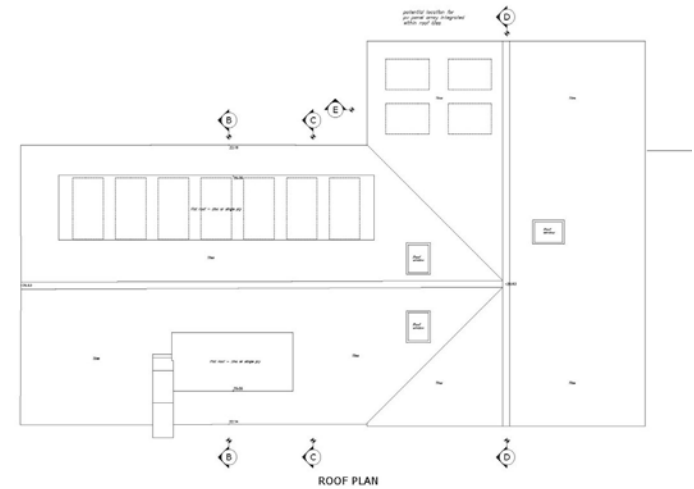
It is proposed, as part of the refurbishment works, to upgrade the fabric of the existing dwelling, especially in the roof, dormers and windows to improve the thermal insulation characteristics and to reduce heat loss.

It is proposed to install underfloor heating to the primary habitable rooms to improve the efficiency of the heating and internal comfort levels.

It is proposed to upgrade the boiler and heating system generally to install a more efficient system.

Options will be considered to introduce modern sustainable methods of heating including air source or ground source pumps, pv panels integrated within the roof/and/or to the roof of the rear facing dormer and to introduce mechanical ventilation with heat recovery.

Options will be considered, as part of the new roof and drainage system, to introduce rainwater harvesting technologies to capture water for recycling in the garden.



Access

The existing site is predominantly level.

It is proposed to retain the access arrangements to the front as existing where the property benefits from a level parking area and driveway to access the garage, all within close distance of the front door.

It is proposed to raise the level of the garage floor to reduce the change in level to the house and to improve the mitigation to direct surface water away from the garage.

It is proposed to improve the internal layout to be on a single level at ground floor rather than the existing which has a large step change between the kitchen and utility room.

The site is well located for local amenities within Liphook including the local rail network.

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