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DESIGN AND ACCESS STATEMENT

117 Oliver's Battery Road South, Winchester, SO22 4HA

1. EXISTING PROPERTY;

Summary:

The existing building is a two-storey detached house.

Materials:

All elevations of the property are finished in red Astral brick, with sections of the existing rear ground floor extension finished in white render to the rear and side. To the side of the property are 2No. brick chimney breasts which rise up the whole property height.

The front elevation holds 4No. white uPVC casement windows across both floors, a white painted metal garage door, and a black uPVC front door with fixed glazed panels either side.

One side elevation accommodates small wrap around sections of white uPVC glazing from the front elevation, along with 2No. further white uPVC casement windows.

The other side elevation hosts 5No. further white uPVC casement windows of various sizes, and 1No. white uPVC glazed door.

The rear elevation provides 2No. sets of glazed white uPVC doors at ground floor level, and 2No. sets of white uPVC casement windows at first floor level.

The main roof of the property is finished in brown concrete tiles. To the front of the property, a lower-level mono pitch roof is also finished in brown concrete tiles. To the side and rear of the property are 2No. areas of flat roof, finished in asphalt. All sections of roof are served by white uPVC fascia's, guttering and downpipes.

2. PROPOSED WORKS;

Summary:

The proposed works will see the construction of a new small infill side ground floor extension, second storey rear extension and all associated works.

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Design Considerations:

Careful consideration has been given to Winchester City Council's, the South Downs National Park's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space, and ensuring that the new construction benefits rather than harms the existing character of the area.

The proposal has been sympathetically designed to ensure that the proposed extension retains the characteristics of the existing and neighbouring properties, whilst also creating a new architectural feature.

The proposed materials for the extension are to be red brick walls, with a pitched roof finished in brown concrete roof tiles to match the existing building and make the extensions blend seamlessly with the existing. The new glazing to the first floor will also be matching in materiality to the existing, being white uPVC casement. However, the new sets of doors to the ground floor will be aluminium framed to provide a contrast to the existing white render.

The two-storey rear extension element of the works is proposed to make the property more in keeping with the surrounding context, and make the rear of the property look more original again. The neighbour to the north has a similar form of building with the two-storey element extending all the way to the rear.

The distances to the boundaries, and neighbours will not be affected, as the existing footprint is just being extended upwards, to reduce any potential impact on the neighbours.

The proposed works will also remove the existing overly large fascia etc. applied to the existing rear extension, and reinstate an original brick finish.

3. LOCATION;

The building is not within a Conservation Area, and neither is it listed.

4. ACCESS;

No alterations to the existing access or parking.