

ABSOLUTE ARCHITECTURE



### Design and Access Statement

Project: Teleris, Pamber Road, Silchester, RG7 2NU

Remodel and Reconfiguration

Date: 25<sup>th</sup> August 2023

Authority: Basingstoke and Deane Council

## **1 Introduction**

- 1.1 This Design & Access Statement has been prepared by Absolute Architecture on behalf of the Applicant to accompany the submission of a Householder Planning Application for the remodel of Teleris, on Pamber Road, Silchester.
- 1.2 This statement aims to explain the principles and concepts applied to the proposed development.
- 1.3 This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.
- 1.4 The design proposal seeks to elevate the existing property's visual appeal while enhancing the functionality of the living space, by incorporating first-floor extensions, including additional gables and dormers.

## **2 Planning Policy – NPPF**

- 2.1 The National Planning Policy Framework (NPPF) was published in July 2021 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. The NPPF is a material consideration in the determination of planning applications.
- 2.2 The NPPF is underpinned by a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, and should, unless there are extreme adverse implications to doing so, supersede conflicting or absent Local Plan policies.
- 2.3 In developing the proposals on behalf of the Applicants, we have drawn on the following principles set out in the National Planning Policy Framework (NPPF):
- *To seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
  - *That good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*
  - Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
  - *To respond to local character and history and reflect the identity of local surroundings and materials.*

## **3 Planning Policy – Local**

- 3.1 We have drawn from the local planning policies and strategies in developing the proposal, including Basingstoke and Deane Council Adopted Local Plan 2011-2029, in particular:
- Policy SD1 – Presumption in favour of sustainable development
  - Policy EM10 – Delivering high quality development
- 3.2 Other local planning materials are:

- Design and Sustainability Supplementary Planning Document 2018 (SPD)
- Housing Supplementary Planning Document (2018)

3.3 It is anticipated that the key planning considerations will be:

- Amenity
- Scale and Amount
- Design considerations

#### 4 Planning History

4.1 Teleris has been extended historically. The most recent planning applications associated with Teleris include:

**Application:** BDB/74225

**Date:** 19/05/2011

**Details of Application:** Householder Permission. Construction of additional first floor living accommodation including raising the roof. Erection of a single storey rear extension, front extension, conversion of garage and alterations to door and windows. Erection of a detached double garage and log outbuilding.

**Decision:** Refused.

4.2 The previous application associated with Teleris was refused as a result of its design, size, scale and bulk of the proposal and respect of both neighbouring properties and the host dwelling. The detached garage was refused for similar reasons.

4.3 Comments on the refusal report for the previous application have been taken into consideration for the current proposal. It is believed that the current proposal is a more appropriate design that does not affect amenity and is a respectful and proportionate remodel of the existing and dated dwelling.

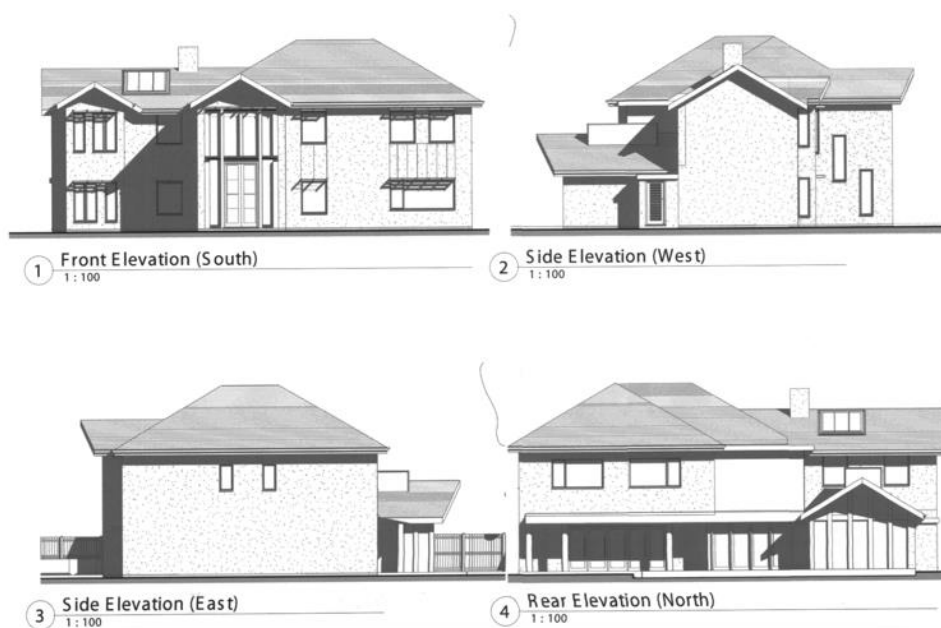


Image 09: Proposed elevations of previous planning application (2011).

## 5 Site and Surrounding Area

- 5.1 Teleris is a modern twentieth century red brick and simple clay-tiled detached dwelling located in a countryside context between villages Silchester and Pamber Heath, about 5 miles North of Basingstoke. Both villages are under a mile from Teleris providing local convenience stores and pubs.
- 5.2 The property sits on Pamber Road amongst a small row of mixed-style detached dwellings opposite Pamber Forest. Some styles include 70's two-storey houses, bungalows and modern new builds, with common materials including brick and render. All the houses are set back from the road with large frontages.
- 5.3 The proposed site does not fall within a conservation area, or an AONB and is not a listed property.



Image 01: Google Maps image showing Teleris and neighbouring two-storey 70s detached.



Image 02: Google Maps image showing mixed variety of properties on Pamber Road.

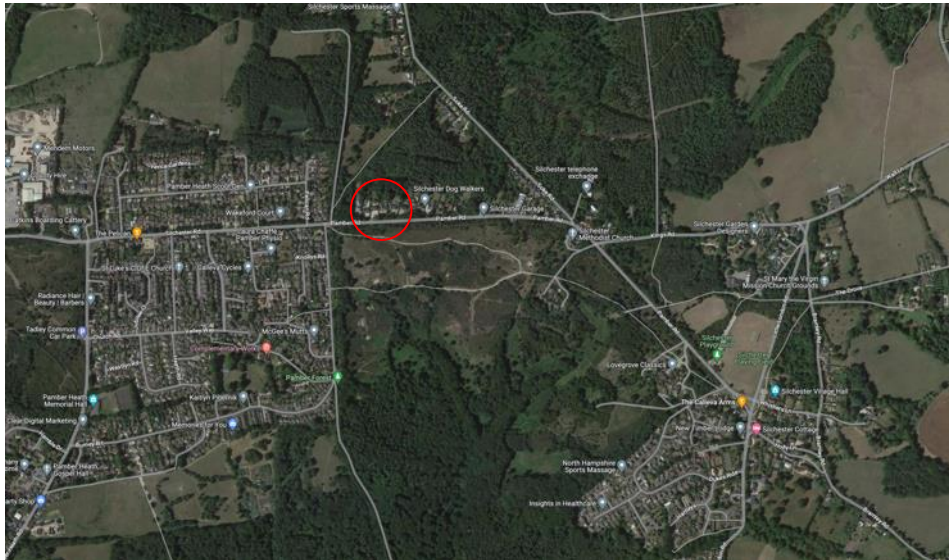


Image 03: Google Maps image showing wider context.

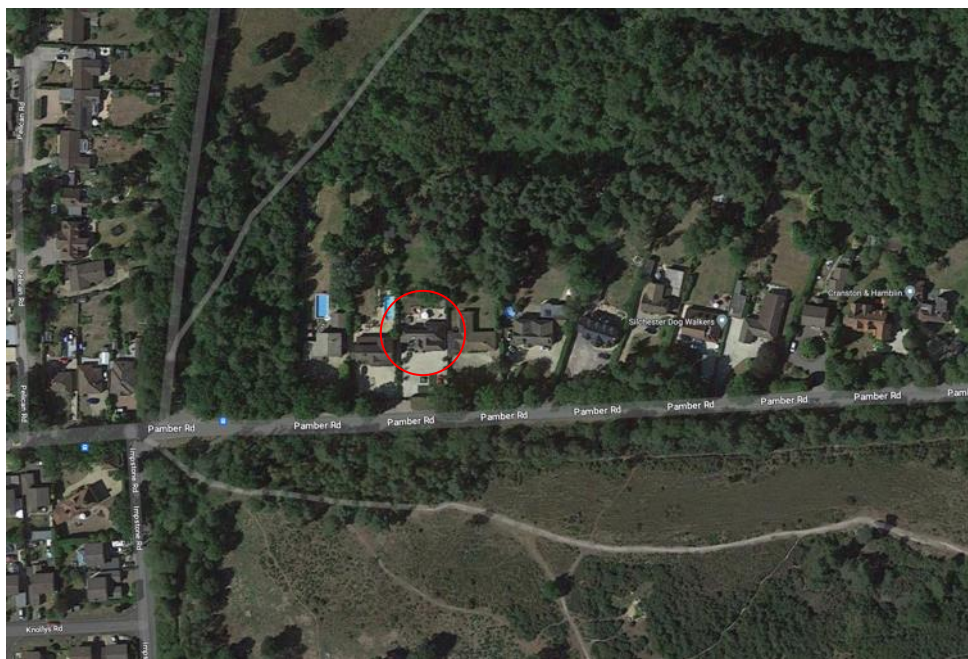


Image 04: Google Maps image indicating Teleris on Pamber Road.

## 6 Existing Property

- 6.1 Teleris stands as a conventional detached modern dwelling formed with brick and simple clay tiles.
- 6.2 The house sits towards the front of the property with a large frontage and contains a substantial south-facing rear garden which backs onto a small woodland.
- 6.3 Internally, the layout provides spaces for dining, living room, kitchen and utility purposes on the ground floor. There is also a bedroom and shower room towards the front of the property, adjacent to the attached garage. Views are directed towards the rear garden with bifold and French doors. On the first floor formed within the eaves, there are two small bedrooms, a master bedroom and a shared family bathroom. Despite boasting four bedrooms, the first-floor bedrooms are small in floor size and further useable space is reduced by low head height, therefore making them unsatisfactory.

- 6.4 The front elevation includes single-storey projections tying into the main high-pitched roof. While the rear elevation includes a box-like dormer providing windows to the first-floor bedrooms and is finished with clay-hung tiles. Neither addition is particularly complementary or sympathetic in design.
- 6.5 Existing fenestration includes a variety of sizes and styles in white uPVC, with contemporary bifold doors to the rear elevation, and contemporary roof lights above the first-floor bedrooms. The property is finished with red brick and clay roofing tiles.
- 6.6 The property remains in reasonable condition yet requires general maintenance to address its upkeep needs.



Image 05: Front elevation – photograph of existing property.



Image 06: Rear elevation - photograph of existing property.

## **7 The Proposal – Layout, Massing & Appearance**

- 7.1 Planning permission is sought for the remodel of Teleris, through extensions and reconfiguration to improve the liveable space on the first floor and enhance the house into a contemporary family home. The primary extensions are additional gables to the front and rear, plus additional dormers.
- 7.2 On the ground floor, the proposal includes relocating the fireplace and chimney in the living

room making way for the proposed feature gable. Additionally, the existing staircase location is moved to the rear of the house offering space for an improved layout on the first floor. The ground floor existing bedroom adjacent to the attached garage will be repurposed.

- 7.3 On the first floor, the proposed reconfiguration and extensions provide three reasonable-sized bedrooms accommodated by a shared family bathroom, as well as a master bedroom with ensuite and dressing. All of which have increased headroom making for more useable space than the existing arrangement.
- 7.4 Externally, the upper half of the property will be rendered to break down the otherwise large amount of red brick. The applicant also wishes to upgrade the existing dated clay roof tiles with new plain clay roof tiles and replace existing windows and doors with modern aluminium ones.
- 7.5 The proposed gable and dormer extensions to the first floor replace the existing roof lights by allowing windows in each bedroom and improving headroom. The orientation of the dormers allows for outward views over the rear garden.
- 7.6 The proposed extensions are designed to be harmonious with the existing dwelling, with simple forms and constructed with a high-quality palette of materials.



Image 07: Proposed front elevation view.



Image 08: Proposed rear elevation.

## 8 Sustainability Enhancements

- 8.1 The proposed development will be energy-conscious, and a holistic approach has been adopted so that the environmental, social and economic objectives for the dwelling are sustainable.
- 8.2 The proposed extensions and alteration works will adopt 'fabric first' principles to be energy efficient and constructed from high-quality, long-lasting materials.
- 8.3 The extensions are to be built with highly insulated external fabric, and new doors and windows will be of high-performance ensuring air tightness.
- 8.4 Local materials and trades will be sourced as part of the proposed development.
- 8.5 The design also carefully considers measures that will contribute to the occupant's health and well-being, such as the quality of the indoor environment.

## 9 Amenity

- 9.1 The proposed development does not result in any loss of amenity or cause an adverse impact on neighbouring properties.
- 9.2 The proposed design is of a smaller scale than the previously submitted planning application, with less impact on the neighbours and the host dwelling.

## 10 Arboriculture & Landscape

- 10.1 There are no trees affected by the proposed development and therefore is identified to cause no adverse impact will arise.



Image 09: Tree protection fencing indicated to prevent contractor encroachment.



## **11 Ecology**

- 11.1 The proposed design includes alterations to the existing roof and therefore preliminary bat roost assessments will be undertaken, along with the necessary surveys. A report is provided within this application.

## **12 Access & Highways**

- 12.1 The existing site access and ample parking arrangements are not altered by the proposal.
- 12.2 Arrangements for waste and recycling collection will remain unchanged.

## **13 Summary**

- 13.1 The application proposal seeks to enhance the property through purposeful and proportionate extensions that elevate both functionality and aesthetics.
- 13.2 The proposal is of high-quality architectural design and will not result in a detrimental impact on the property, setting or neighbouring properties.
- 13.3 Maintaining the existing material palette and introducing new materials, strike a delicate balance, honoring the property's character while embracing contemporary design.
- 13.4 Preserving amenity and access arrangements is a priority, minimising disruption. The proposal also embodies functionality, aesthetics, and sustainability, in alignment with the site's context and planning principles. As such, it is respectfully requested that the application for planning approval be granted.

## Appendix

Photographs of the existing property.



Images 10 & 11: Showing reduced headroom to first floor bedroom.



Images 12 & 13: Showing restricted views through roof lights.