

DESIGN AND ACCESS STATEMENT

11 Lawn Road, Milford on Sea, SO41 0QZ

19.11.2023

This document forms part of our full application for the proposed extension to No 11 Lawn Road, Milford on Sea, SO41 0QZ.

The proposed extension has been designed under careful consideration of the following items:

1. Impact on Neighbouring properties and occupiers
2. Appearance in views from Lawn Road
3. Rationalisation of previous poorly designed extension

1. Impact on Neighbouring properties and occupiers

The proposed extension has been carefully designed to avoid any harmful effect on the neighbours. This has been achieved by designing the 2-storey part of the extension as far away as possible from the attached neighbour (No. 15) whilst also rationalising the previous, poorly designed roof geometry. The part of the proposed extension closest to the adjoining neighbour has been kept to single-storey to reduce its visual impact and over shadowing. The length of the single storey extension has been located using the 45-degree rule from the attached neighbour's kitchen window. The upper floor (proposed bathroom) goes out no further than the attached neighbour adjoining wall (see image 3).

As the property is semi-detached it was important that the design follows some of the architectural language of the attached property. Therefore, the 2-storey part of the extension has a hipped gable and is approximately the same width as the attached neighbour's projecting hipped gable.

The attached neighbour has been consulted throughout the design process to explain how the proposed extension has been designed to reduce impact and overshadowing. The neighbours on both sides of the property are in support of the application and have no objections to the proposals.

2. Appearance in views from Lawn Road

The proposed extension's impact as seen from the front of the property (Lawn Road) will be minimal in terms of additional massing. As shown in image 5 (taken from Lawn Road) the existing extension, built in 2007, looks odd in terms of its connection with the original house roof. The poorly resolved geometry of this previous extension roof has created many complicated and unsightly roof junctions / connections, more of which is discussed in the next section. The proposed extension roof ridge will connect at the end of the ridge of the original house roof (see image 1). This same roof design / connection was used on the attached property (No 15) when it was extended at the side and rear.

As part of the proposed works, the windows on the front elevation will be changed back to the original house windows, which will include glazing bars. A bay window in the front living room with a lower sill is proposed, which will match the bay window for No 9 Lawn Road.

3. Rationalisation of previous poorly designed extension

A considerable part of the decision to extend the property is to try and rationalise and improve upon some of the awkward roof junctions and connections that were constructed for the 2007 side extension (see image 4). Both from the front and rear of the property the 2007 side extension looks odd and ill-considered (see images 5 & 6). The property was surveyed in 2018 by a chartered surveyor, and his assessment of the extension was that the roof junctions formed were very poor and would most likely cause problems with water ingress soon if not already. The proposed extension removes these awkward junctions with standard roof valley details.

Image 1 – Proposed view from Lawn Road (proposed roof shown in grey)



Image 2 – Proposed view from rear with attached neighbour



Image 3 – View from attached neighbour’s rear garden



Image 4 – Existing Roof Junctions

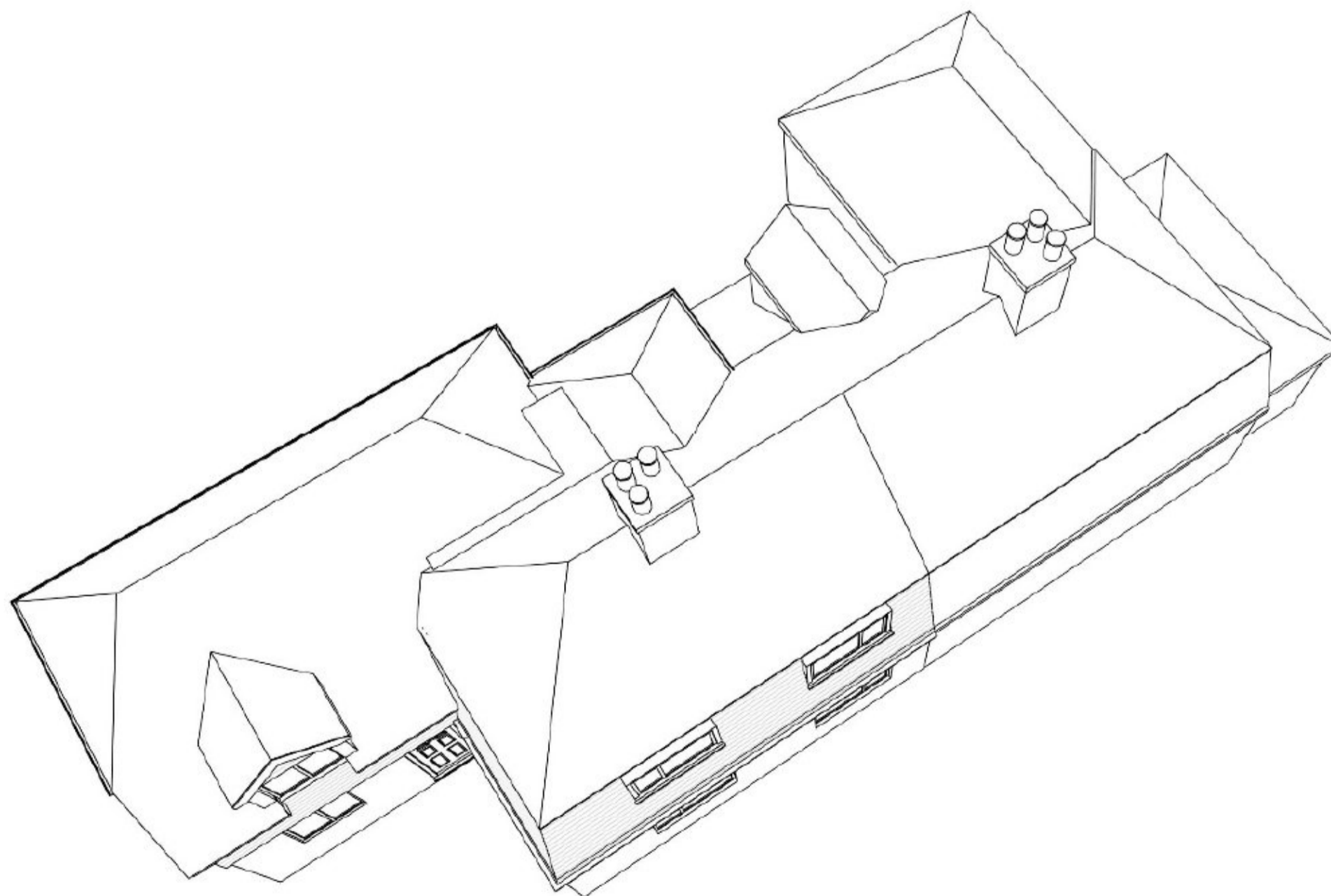


Image 5 – Photo from Lawn Road



Image 6 – Photo of Rear of property

