

# **DESIGN & ACCESS STATEMENT**

**10 BARCLAY MEWS, BUTTS ASH, HYTHE, SOUTHAMPTON, HANTS, SO45 3RQ**

**PROPOSED ALTERATIONS AND ADDITIONS TO DETACHED DWELLING**

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## **Introduction**

10 Barclay Mews is a modern chalet bungalow property constructed as part of a small development of detached dwellings built in the early 1990's.

The property has a complex roof profile of hips and dormers formed in clay tiles.

A conservatory and store were added to the property in 1994.

## **Planning History**

A planning application for proposed extensions (23/10407) was refused in June 2023 with the sole reason for refusal being the overlooking created by a proposed window in the new Bedroom 4.

The revised scheme now submitted has removed this window and replaced it with a rooflight in the hipped roof at high level.

A small dormer window has been added to the Proposed East Elevation of Bedroom 4 to provide adequate means of escape from the new bedroom. This new window faces the long garden of the property to the east and does not cause any overlooking.

## **PROPOSED EXTENSION AND ALTERATIONS**

The proposed alterations comprise a small extension to a bedroom at ground floor level, with a fourth bedroom added above.

Elsewhere at first floor level, the master bedroom is modified by the addition of a dormer to the main bedroom area and a second blank dormer to provide an ensuite and dressing room. A small dormer has also been included on the East elevation of Bedroom 4 as noted above.

The proposed dormers are styled as gables to extend the existing glazed gable on the master bedroom, keeping the height of the extensions to a minimum whilst providing the required additional accommodation.

## **MATERIALS AND STYLING**

The proposed extensions are to be constructed to match the existing walls and roof finished, maintaining the attractive strong style of the house with its varied roof styling.

## **Access Statement**

The disabled access throughout the property will be unaffected by the proposed works.

**ACM Architects Limited**  
**September 2023**