

# Design and Access Statement

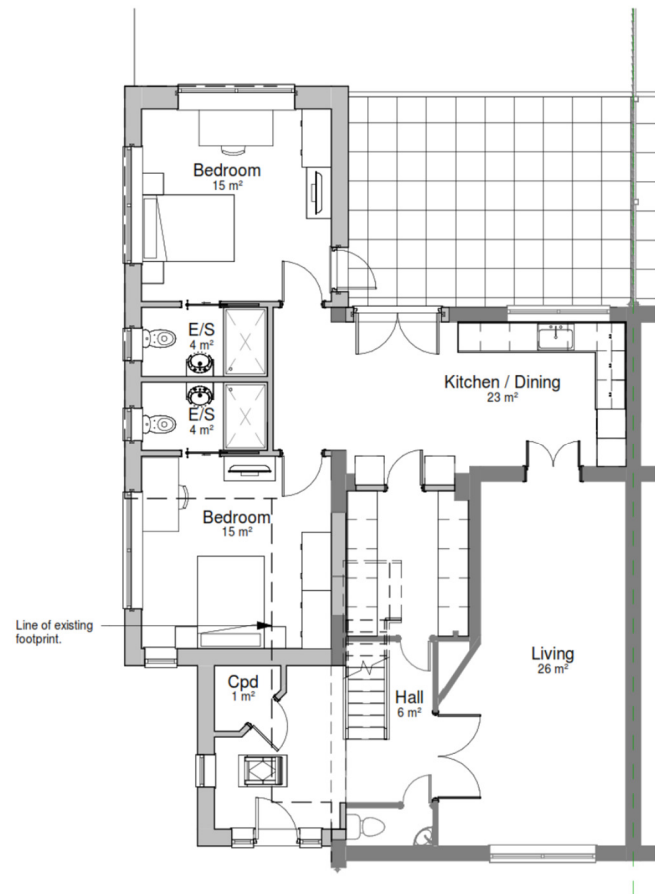
## 4 The Old Vineries, FORDINGBRIDGE, SP6 1DE

Residential Development –Internal alterations, side and rear extension

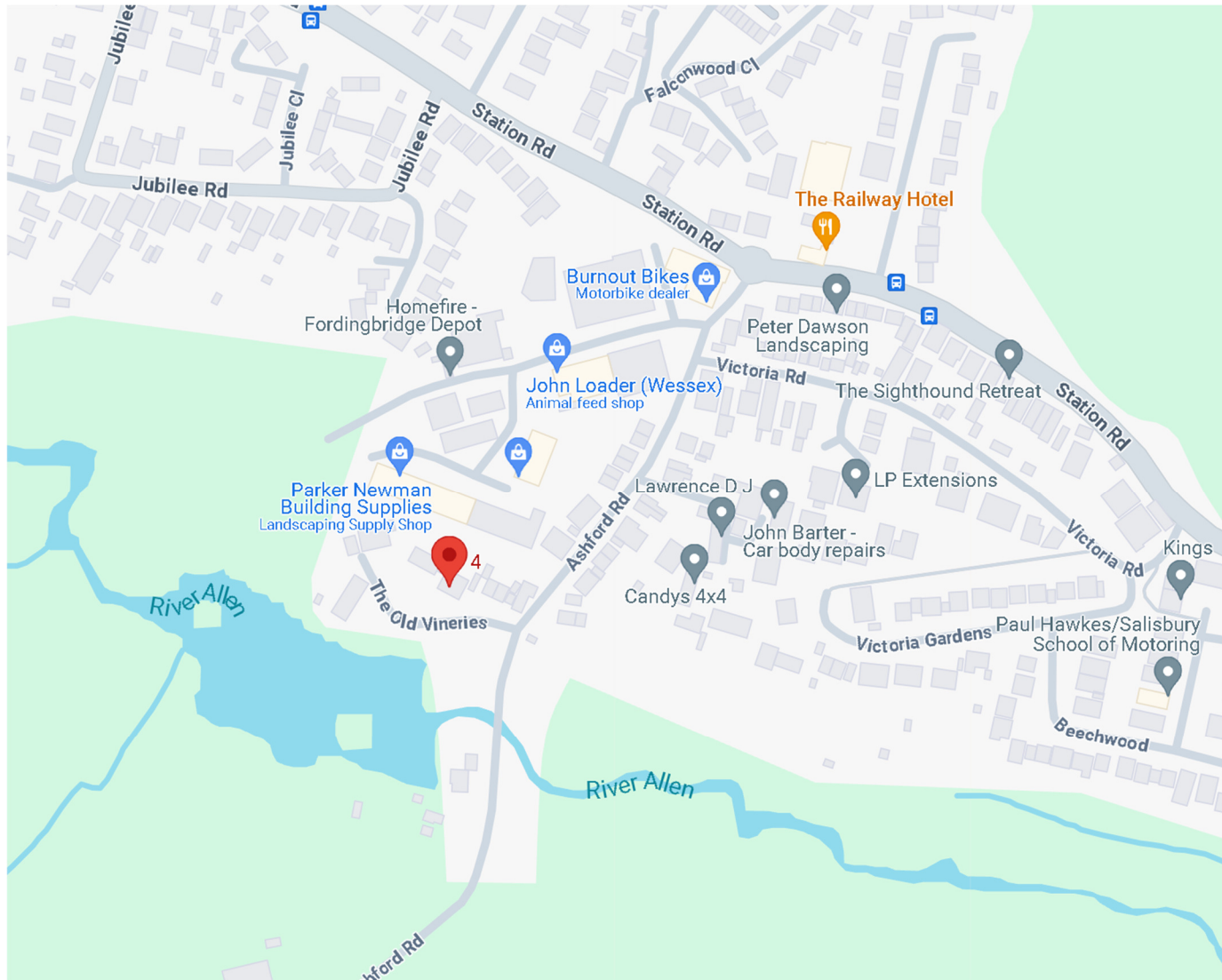
December 2023 – Submission

## Introduction and Design Proposal

This Design and Access Statement has been prepared on behalf of our client in support for a planning application for the proposed residential development comprising of internal alterations, side and rear extension located at 4 The Old Vineries, FORDINGBRIDGE, SP6 1DE



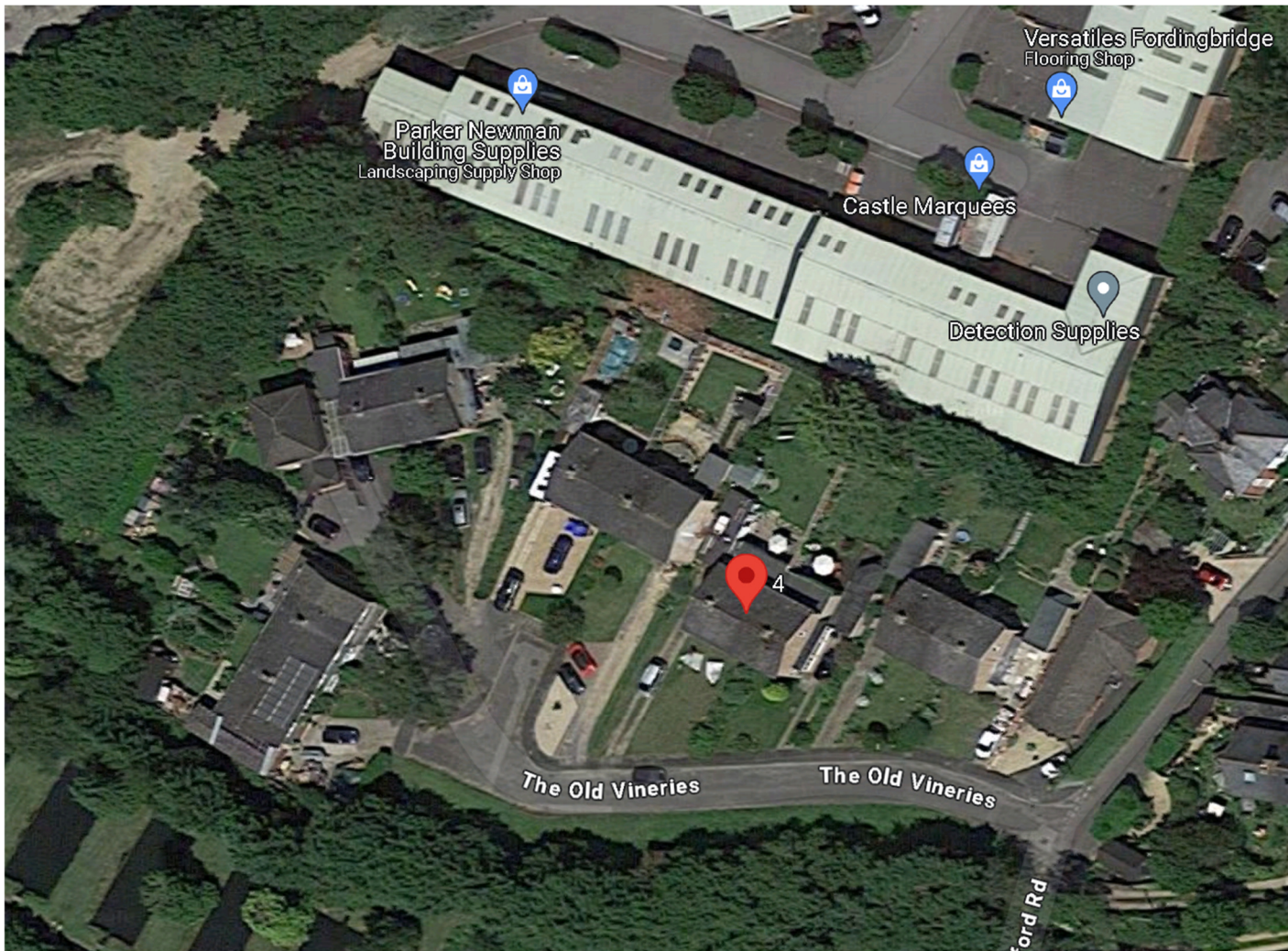
## Location



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## Precedent Elevations



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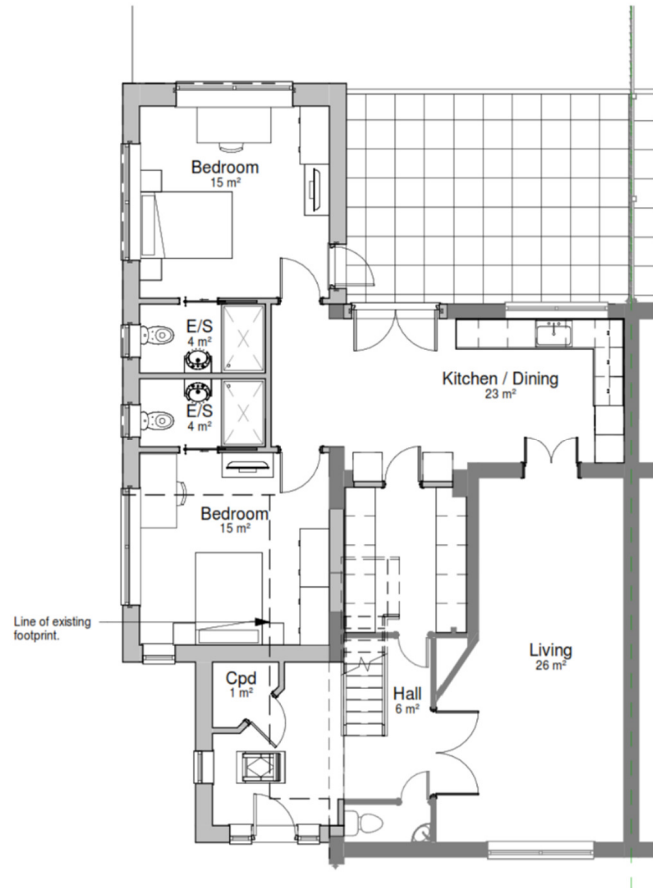
## Precedent Elevations





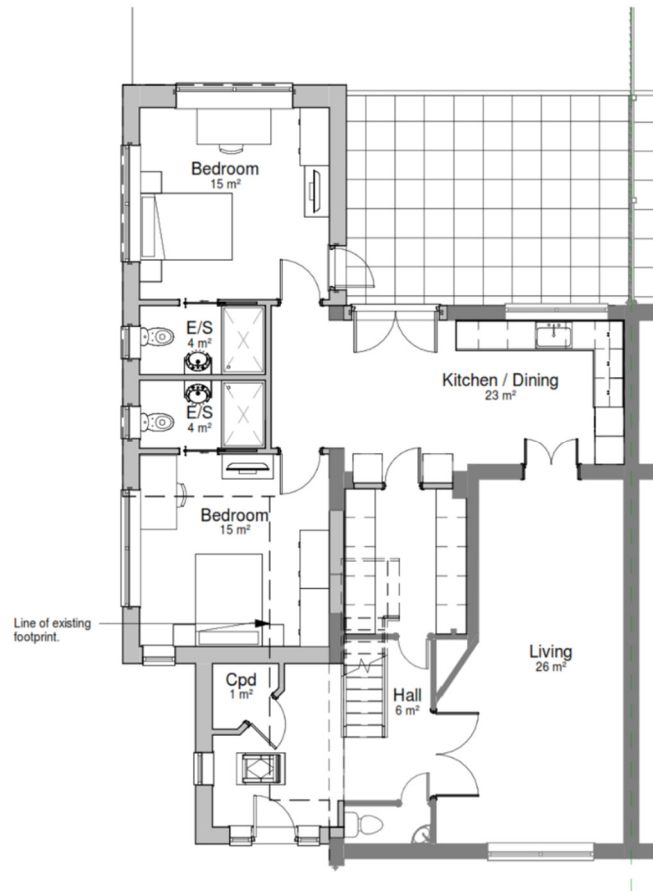


## Key Constraints



- Plot boundaries cannot be extended due to existing width of plot.
- Internal dwelling alterations cannot provide more living accommodation without extension.
- Semi-Detached plot so can only go towards the side or rear garden.
- The type of house and provision of bedrooms requires additional functional amenity space.

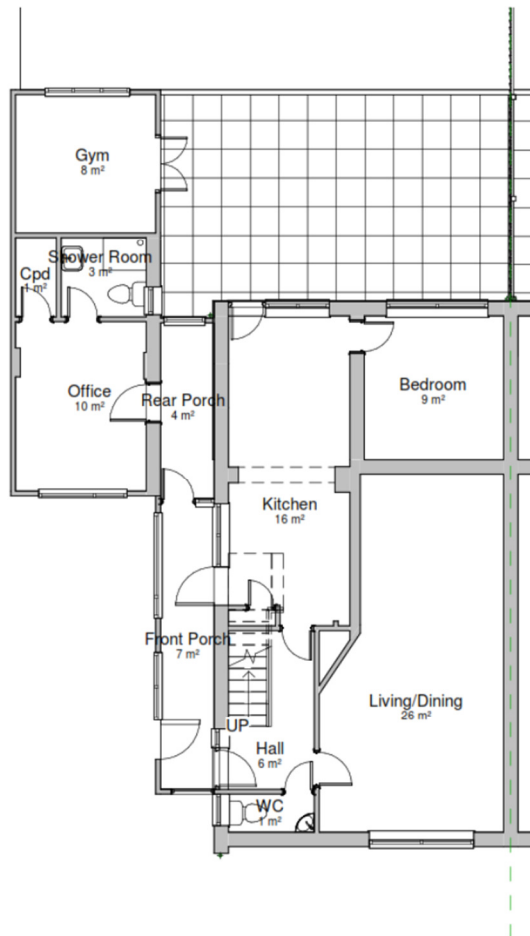
## Key Opportunities



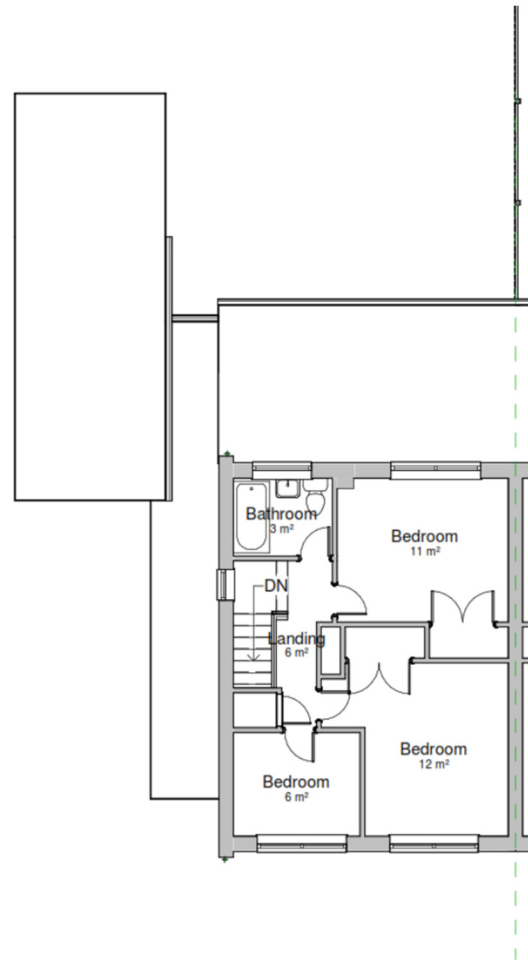
- The rear and side garden can provide potential extension space.
- Better accommodation and space for the residents
- The new dwelling pallet of materials will be sympathetic to already constructed properties and improve the existing street scene.
- The dwelling will be able to accommodate any future family provisions.

## Existing Plans

### Ground

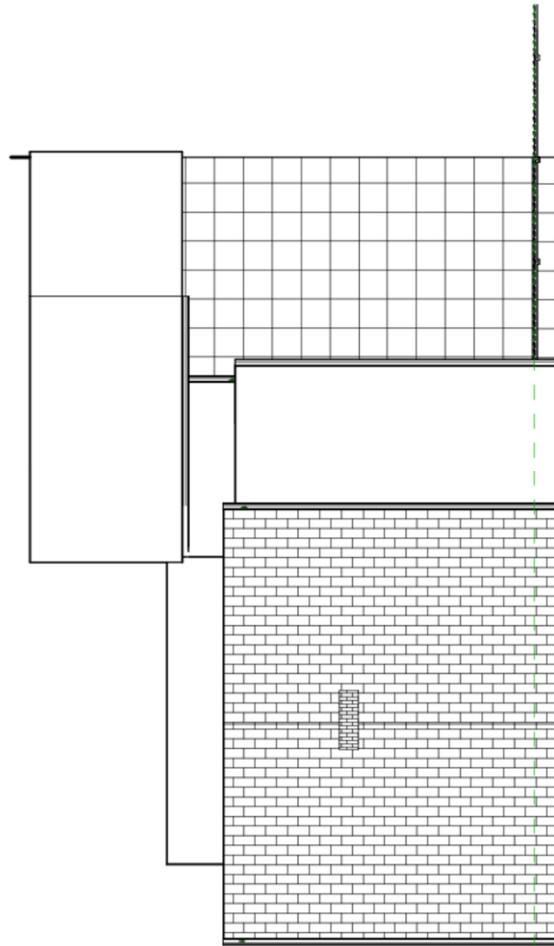


### First



## Existing Plans

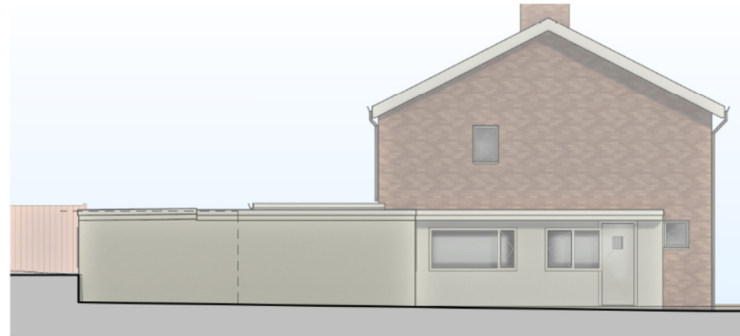
### Roof



## Existing Elevations



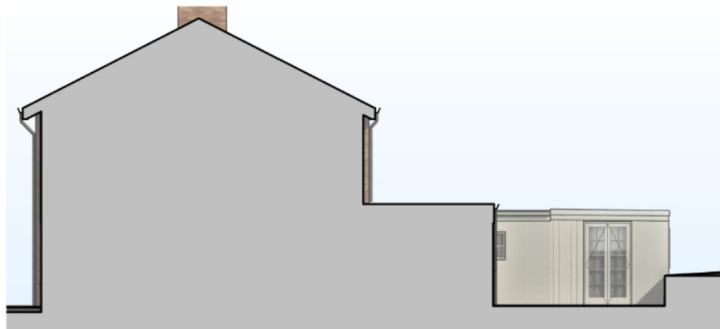
**5 Existing Front Elevation**  
1 : 100



**6 Existing Side Elevation (No. 5)**  
1 : 100



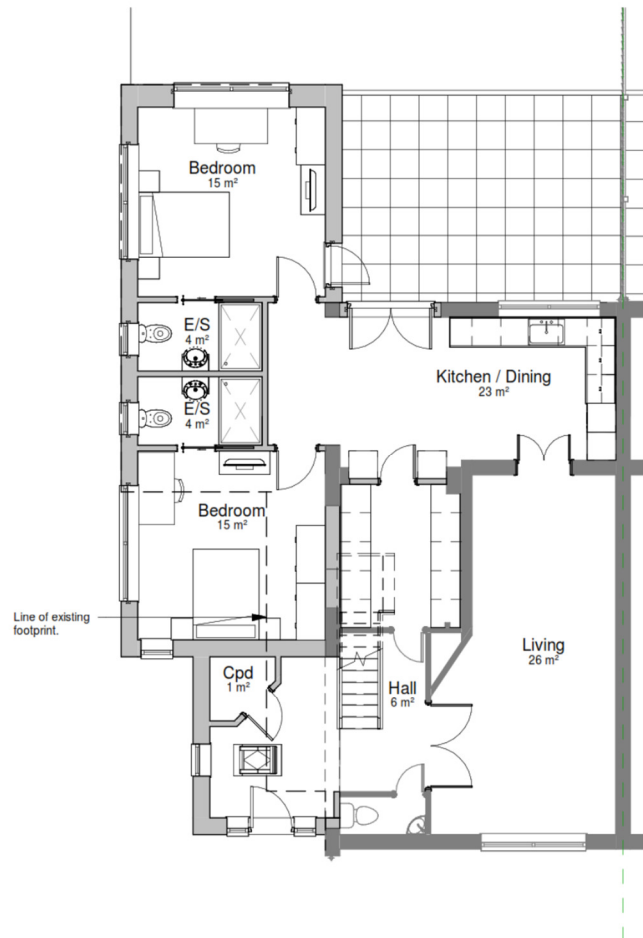
**3 Existing Rear Elevation**  
1 : 100



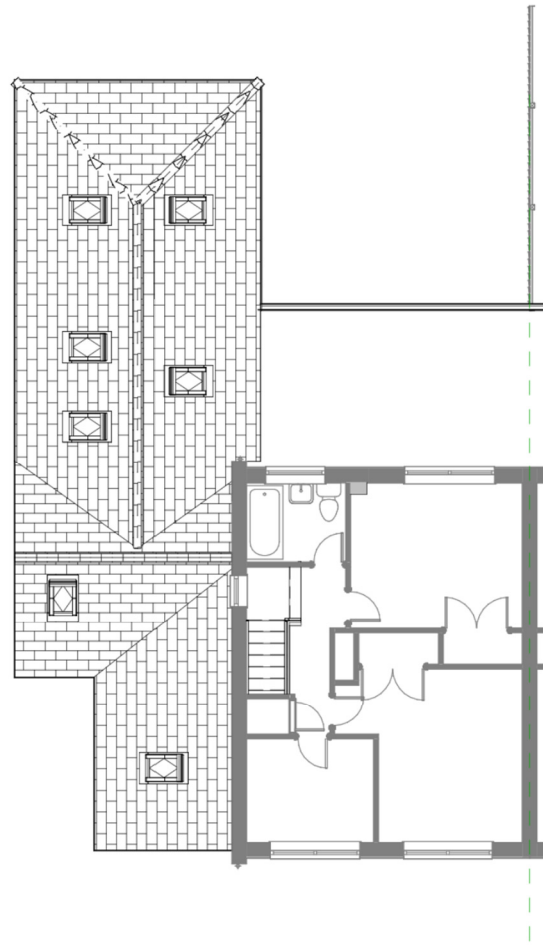
**4 Existing Side Elevation (No. 3)**  
1 : 100

## Proposed Plans

### Ground

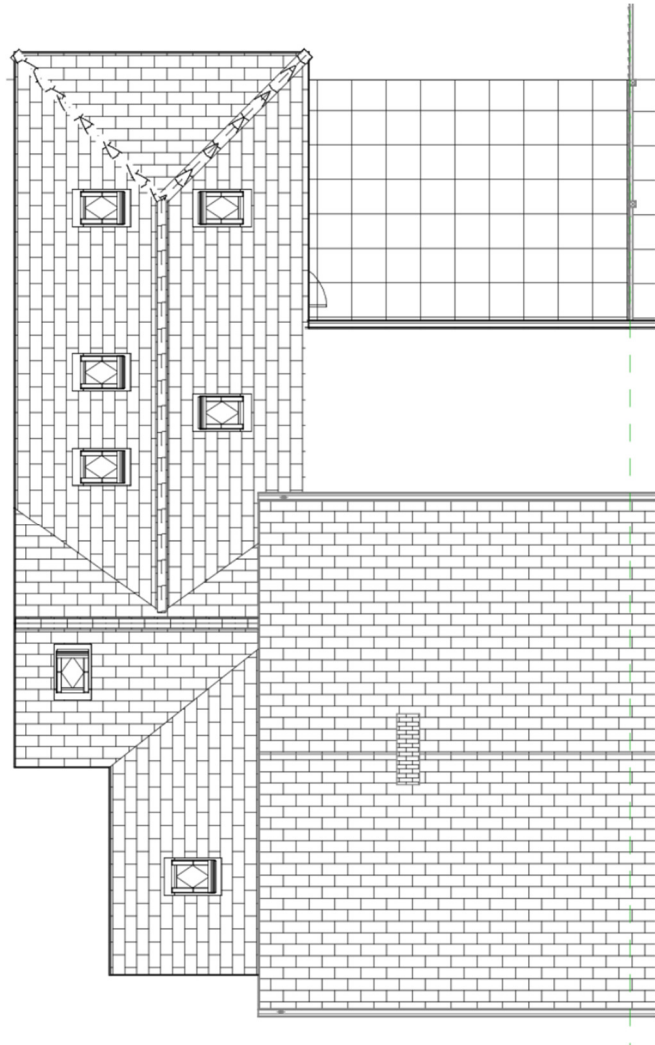


### First



## Proposed Plans

### Roof





## Proposed Elevations



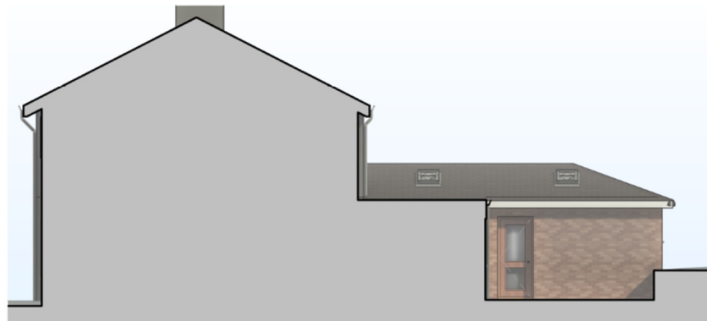
**4** Proposed Front Elevation  
1 : 100



**6** Proposed Side Elevation (No. 5)  
1 : 100



**5** Proposed Rear Elevation  
1 : 100



**7** Proposed Side Elevation (No. 3)  
1 : 100

## Previous Planning History

The Old Vinneries has had many planning applications within the last few recent years.

The following addresses have recent submissions :

<p><b>Two-storey side extension; single-storey rear extension; front porch</b>            9 THE OLD VINERIES, FORDINGBRIDGE SP6 1DE            Ref. No: 16/10891   Validated: Tue 28 Jun 2016   Status: Decided</p>
<p><b>Two-storey side extension</b>            No. 5, The Old Vineries, FORDINGBRIDGE            Ref. No: 04/80917   Validated: Wed 10 Mar 2004   Status: Decided</p>
<p><b>Detached dwelling with integral garage</b>            Plot adjacent 8 The Old Vineries, FORDINGBRIDGE            Ref. No: 01/71242   Validated: Tue 13 Feb 2001   Status: Decided</p>
<p><b>Dwelling &amp; access alterations</b>            Land adjacent 8 The Old Vineries, FORDINGBRIDGE            Ref. No: 00/69892   Validated: Fri 11 Aug 2000   Status: Decided</p>
<p><b>Extensions and alterations.</b>            No. 7, The Old Vineries, Fordingbridge            Ref. No: 74/NFDC/00488   Validated: Tue 02 Jul 1974   Status: Decided</p>
<p><b>Alterations and addition of utility room, attached garage with 2 bedrooms over.</b>            10 The Old Vineries, off Ashford Road, Fordingbridge            Ref. No: 78/NFDC/09780   Validated: Thu 06 Apr 1978   Status: Appeal decided</p>
<p><b>Erection of a carport and store (existing store to be demolished).</b>            10 The Old Vineries. Ashford Road. Fordinabridge</p>

We believe our design is following the same principals and approved design criteria that has been approved by the list of properties above.

## Proposed Materials

The materials selected for the walls have been carefully selected for longevity, reducing the impact to the environment of the complete structure needing to be replaced due to poorly selected materials that are not tolerant to many seasons of weathering. The following will be provided:

- Proposed brickwork to match existing.
- Proposed tiled roof to match existing.
- Proposed White UPVC windows to match existing.
- Proposed White UPVC doors to match existing.

Doors and windows will be of a construction that offers a high level of thermal efficiency, with double glazing and meet Building Regulation requirements.

Highly energy efficient LED lighting will be used throughout the outbuilding reducing the overall consumption of power dedicated to lighting by approximately 80%

## **Conclusion & Planning Policy**

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (para 10). The NPPF actively encourages new residential development in sustainable locations and encourages schemes that offer innovative architectural styles and can promote local distinctiveness. Section 5 of the NPPF sets out how LPA's should significantly boost the supply of housing.

The NPPF details how LPA's should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable communities. Section 12 of the Framework encourages good design through the planning system. This ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

- Optimising the potential of the site;
- Responding to local character without stifling innovation, originality or initiative; and
- Being visually attractive as a result of good architecture and appropriate landscaping taking opportunities available for improving the character and quality of an area.

By using materials to match existing we feel the new internal alterations, side and rear extension provide a well needed upgrade to the living accommodation and is also in keeping with the existing style and the neighbouring extensions. The existing street scene will be not impacted by the alterations.

The improvements to this property will benefit the existing residents and provide a better quality of living.

Therefore, we commend these proposals to you.