
29 BEAUFORT ROAD,
CHURCH CROOKHAM
FLEET
GU52 6AZ

REPLACEMENT OF EXISTING GARAGE
WITH A SINGLE SIDE EXTENSION,
RELOCATION OF MAIN ACCESS AND
INTERNAL ALTERATIONS

PLANNING STATEMENT

Revision 01
November 2023



DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

This statement accompanies a Town Householder Planning Application to Fleet- Hart District Council for the proposed of:

Replacement of existing garage with a single side extension, relocation of the main access and internal alterations.

The proposals will allow for modern-day living, and the owners requirements and the balanced with improving the appearance of the existing property, and contribution to the context.

At 29 Beaufort Road, Church Crookham, Fleet

2.0 LOCATION

Beaufort Road in Church Crookham is in the South East region of England. The postcode is within the Crookham East, and North East of Hampshire.

Beaufort Road is a cul-de-sac road in a well-established residential area with a similar property style from the 1960s new developments, consisting of two-storey detached narrow houses in a large plot with a semidetached single garage.

The property is not listed nor located within a conservation area.

The property sits North-East on a large trapezoidal shape plot of 660 Sqm and is approximately 500mm higher than the road level. This elevation benefits the plot by protecting it from the nearby flood area.

The plot shares a garden side boundary with no.31 and no 27 Beaufort road and rear boundary with no 2 Edney Close.



LOCATION PLAN - RED LINE OF THE PROPERTY

This property is NOT in Conservation Areas

This property is Not in a site of special scientific interest.

This property is Not within an Article 4 designation.

This property is Not in a Flooding area.

This site IS within 5km of a SPA area.

29 Beaufort Road is a detached property with a single garage semi-attached to 31 Beaufort Road. Between the garage and the house is a covered area that is currently unused.

The house has a combination of finishes like render and hanging tiles on half of the front side and rear elevation and orange brick marking the house shape, with the particularity of having the main entrance to the side.



Photograph showing front elevation of the property

The roads in the area are often wide with small driveways and parking to each house, therefore, are offset, to allow easy access.

The property has two allocated parking spaces at the front and one unallocated parking space on the road, a front garden and a pavement area separate the house from the road.



Photograph showing the lean-on area covered to the side of the property from front elevation between the house and the garage, and the main access on side elevation



*Photograph showing
The lean-on area covered the side of the property from rear elevation between the house
and the garage.*



Photograph showing the single garage which is used as storage and utility room.



Photograph showing rear elevation

3.0 USE & EXISTING PLANS

29 Beaufort Road is currently Use Class Order C3; the proposed works will not affect the use or Class Order of this building. Orientated North-East.

Beaufort road is a three-bedroom two storey house with a footprint of:

House 73.17sqm

Garage 18.80sqm

Covered area of 14.40sqm

Rear Garden 439sqm and two allocated parking spaces.



EXISTING GROUND AND FIRST FLOOR PLANS

4.0 THE PROPOSAL

The proposal aims to upgrade the current GF layout by utilizing the unused lean-on area and garage space on the ground floor. The proposal will create a more spacious hallway separate from the main staircase. Additionally, the side entrance will be relocated to the front elevation to make it more accessible. The toilet will be removed to enlarge the lobby and stair landing, and the front window will be enlarged to maximize natural light and ventilation.

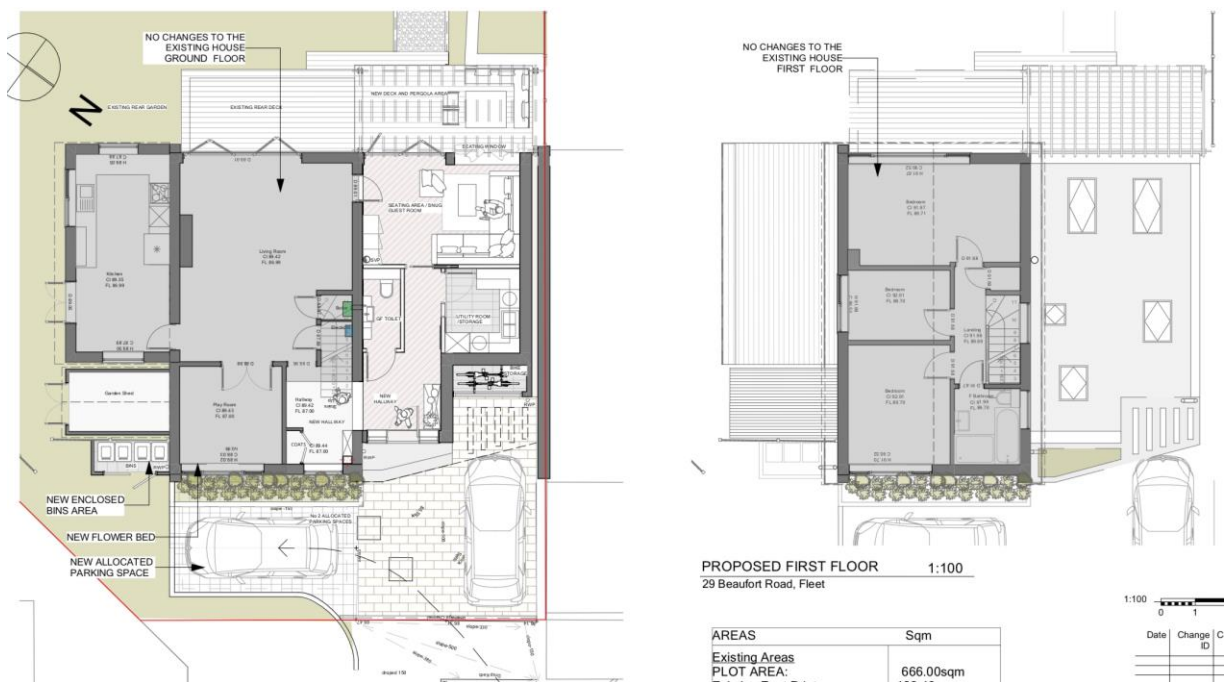
The proposed side extension will enlarge the ground floor layout of the house and include a spacious hallway, a new toilet, a utility room, extra storage space, and a coat cupboard. Additionally, it will provide an additional seating area or guest room that opens to the rear garden, which will accommodate the needs of a modern family.

The proposed layout will maximize natural light and ventilation through the new windows and patio doors; To complement ventilation and maximize natural illumination the use of roof lights on the flat roof is proposed.

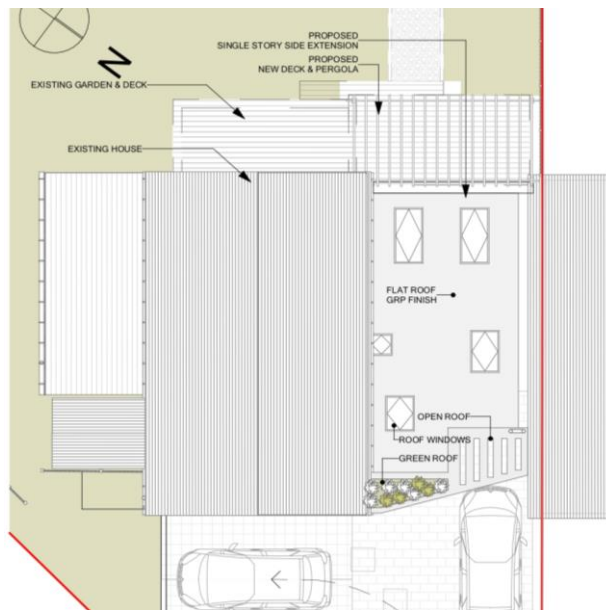
At the front elevation provision, secure bicycle storage is proposed with gates designed as garage doors to blend in with the surrounding area and street scene. At the rear elevation, a folding door and large seating window are proposed to integrate the new snug area with the rear garden and the new deck. The snug area will connect with the main living room through the existing side door.

The house will significantly benefit from the new extension, providing additional spaces and amenities. The proposed side extension is designed to add value to the property by offering extra storage space and minimizing noise from white goods in the living area.

Waste and recycling container storage facilities are provided inside the boundary area. In addition, a new planting area is proposed to enhance the front elevation, and a green roof will be installed on the new porch.



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

5.0 AMOUNT

The current property has a covered area to the side that measures 2.40m wide, while the garage is 2.70m wide, making a total width of 5.10m. However, both the covered area and garage are set to be removed and demolished.

The proposal aims to infill the covered area and demolish the garage to extend the property's side by 5.10m. This extension will be partially moved towards the front by 2,500 mm from the existing garage wall line. Creating a new entrance and hallway, increasing the current property's footprint by 6.00 sqm and providing an additional 33 sqm of internal floor area.

The side extension will be single storey with flat roof and a porch to the main entrance door.

There is no alteration to the first floor and to the main roof.



PROPOSED 3D VIEW

6.0 SCALE

The proposed single-storey side extension will be 5,000m wide after demolishing the cover area and the garage. This will create a gap, making the property detached from property no. 31. The extension will have an internal area of 33 sqm.

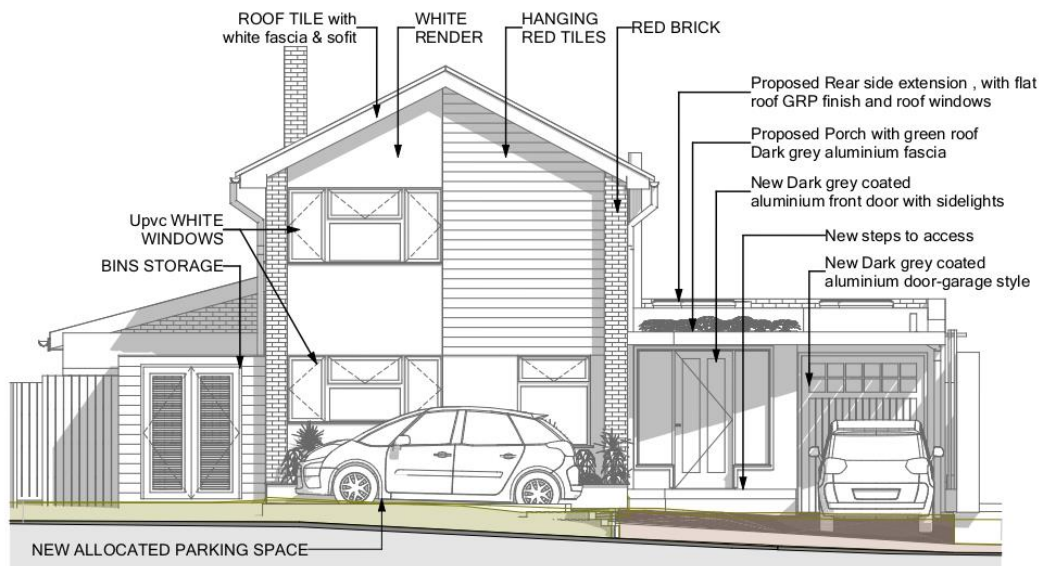
At the front elevation, half of the side extension will extend at the front from the existing garage wall by 2,500mm, creating the new entrance hallway and connecting with the existing one. The other half will only extend 1,100mm towards the front from the line of the current garage, allowing cycle storage and maintaining the existing allocated parking space. At the rear, the proposed extension will align with the existing rear elevation of the property.

The side extension with a flat roof is proposed to ensure minimal visual impact related to the context, avoiding interference with the existing side windows, and ensuring that the proposal is subservient to the current property.

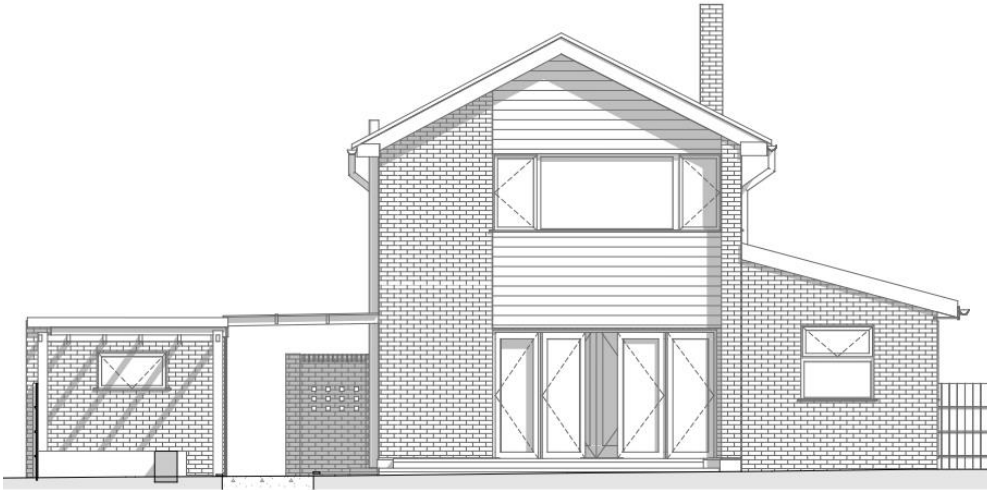
The new porch and entrance will improve the front elevation's look, giving the property a more appealing and dynamic look.



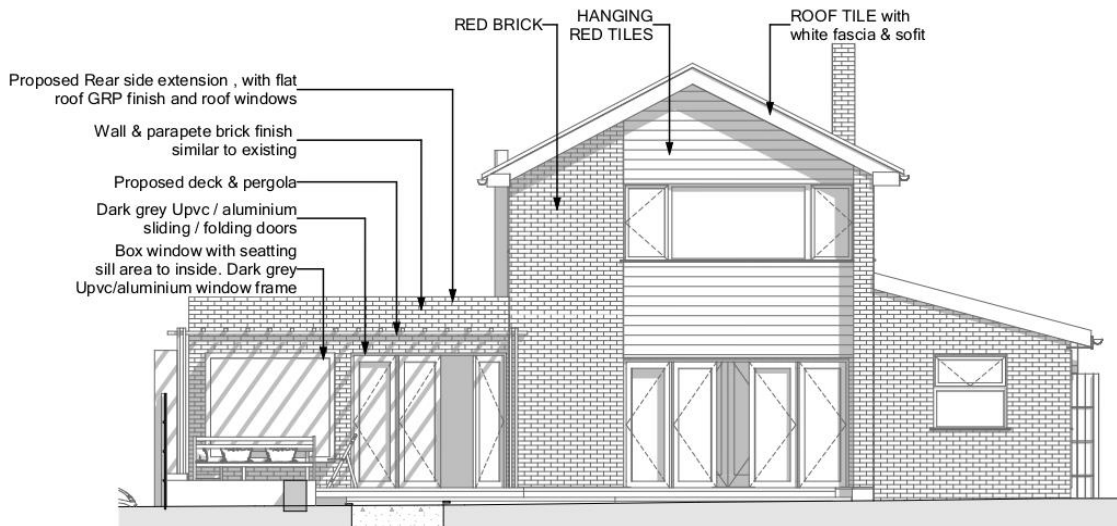
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

6.0 APPEARANCE

All materials will be chosen to match or complement the existing property as closely as possible.

The proposed side extension at the front elevation will be finished in white render, the new windows and door glazed with black/grey framing.

The use of render ensures balance and a pattern on the front elevation where render and cladding are the two predominant materials in this elevation; the side extension in a render finish perfectly complements the appearance of the existing building in scale and finishes.

The proposed side extension at the rear will be finished in brick to match the existing. The new window and door will also be glazed with black/grey framing. A parapet will finish the elevation, hiding the flat roof and the roof windows structure, giving the elevation a clean and modern look. The rear elevation with a large seat picture window and folding door complements the existing property. By using brick for the new extension, it ensures a subservient appearance to the existing building in scale and finishes.

The general flat roof will be GRP finish with roof windows in coated aluminum dark grey.
The front porch will be covered with a green roof.



3D VIEW OF EXISTING FRONT ELEVATION



3D VIEW OF PROPOSED FRONT ELEVATION



3D VIEW OF EXISTING REAR ELEVATION



3D VIEW OF PROPOSED REAR ELEVATION



3D VIEW OF THE EXISTING



3D VIEW OF THE PROPOSAL

7.0 LANDSCAPING

There is not much landscape area to develop the existing area in front of the house will continue as a grass area, a planting area for flower bed is proposed to separate the new allocated parking space to the house, existing landscaping, trees, or shrubs at the rear garden and boundaries will not be affected by the proposal.

8.0 SUSTAINABILITY

All elements have been designed to meet current regulations in terms of efficiency, i.e., walls, roof, and floor slabs will meet fabric U value requirements.

The new roof light is to comprise double glazed insulated glass units to meet current regulations.

The contractor will be encouraged to source local materials and use energy-efficient lighting responsibly. He will also be advised to employ the best practice and site management principles.

9.0 ACCESS

Currently, two designated parking spaces are in the driveway located within the property boundary in front of the house. Additionally, one parking spot is available off the road, which is not assigned to any specific resident. Beaufort Road is a cul-de-sac, and there are no restrictions on parking in the area. Due to the extended front for creating a new porch and entrance door, the driveway has been extended to the side, and one of the allocated parking spaces has been relocated.

10.0 CONCLUSIONS

My clients wish to improve their house create additional spaces and more convenient access. Changing the front elevation will enhance the building's appearance, giving it a more contemporary look, particularly from the street, and will also increase its value.

In summary, the proposed changes have been designed to update the existing layout to meet modern living standards and to complement the current appearance of the house. It is important to note that these changes will not have a negative impact on any surrounding properties or the neighborhoods.
