York Associates

Design and Access Statement

For a proposed new single storey detached study

at

7 Trafalgar Way, Stockbridge, Hampshire

For Mr and Mrs G Zanchi

View of the west elevation, including boundary and highway

Location

7 Trafalgar Way is situated just to the south of the High Street in Stockbridge, as identified on the accompanying location plan which falls within Stockbridge Conservation Area. The Conservation Area was originally designated by HCC in 1971. In common with other earlier Conservation Areas in Test Valley, the boundary was very tightly drawn along the backs of the properties in the High Street. In 1991 the Borough Council considered that the Conservation Area should be extended to include additional buildings to the edge of the Town and in Longstock Parish, together with the open fields, watercourses and woodland which form its setting, Following publication of a draft leaflet and after a period consultation the wider areas have now been included.

Existing property

The existing property is a detached dwelling, with garage and gardens, situated on a corner plot. The roof and first floor elevations have slate coverings, with brick elevations to the ground floor. It has a variety of windows and doors and a replacement porch extension to the north elevation.

Client's Brief

Our Clients wish to provide a detached study to the west of their house, which would be used for a home workers study providing a quiet area away from the dwelling.

Design Considerations and materials

The study is to 'Suppliers Design' and includes sliding/folding doors to the south and east to provide natural light and ventilation and is within easy access of the dwelling. The design of the study is simple in nature providing a rectangular shape with mono-pitch roof. Proposed materials will be metal clad elevations to the colour shown on the image included in the application, with single ply membrane grey roof coverings and powder coated aluminium doors.

Impact on the Conservation Area

Although the application site lies within the Conservation Area, Trafalgar Way and Nelson Close are set well away from the High Street and were built in circa 1980's and reflect the style at the time, which is to modern construction, with no historic interest. The site is not close to any Listed Buildings and is enclosed to north and west by a high level hedge, with close boarded fence facing the highway. Due to its position and screening the proposals do not detrimentally impact the Conservation Area.

Amenity

The outlook of the new study faces the garden and dwelling and there is a detached garage, garden fencing and high level hedges, mentioned above, which divide and screen the new study from view, so there will be no overlooking, or impact on the local amenity.

Flood Risk Assessment

The proposed new study lies within 'Flood Risk Zone' 2 and a Flood Risk Assessment has been prepared and included in the application, including the Environment Agency's Flood Risk Map.

Bats

The proposed study is a new detached outbuilding and does not replace any existing structures, so a bat survey and report is not relevant to this application.

Hedge

Due to the close proximity of a leylandii hedge along part of the boundary line, we consulted our Arboriculturist, who confirmed that an 'Arboricultural Impact Statement' would not be necessary. Due to ground conditions in this area the study will be set on 'screw' type piles, which will also ensure that there is no root damage to the hedge.

Summary

The proposals set out to provide a pleasant looking detached outbuilding which will be used as a study for home working. Due to its proposed position, it does not affect local amenity or have a detrimental impact on the Conservation Area. We consider that the proposals submitted meet the demands of our client's brief, as well as the demand of local planning design guidelines and we therefore recommend that the Local Planning Authority support the planning application.

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York Associates
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