

Design and Access Statement

Proposed First Storey Extension Above Existing Garage, Single Storey Extension to the Rear and Pitched Roof Canopy to Replace Existing Flat Roof to
3 The Firs, Eddeys Lane, Headley Down, Bordon, GU35 8HU

16th March 2016

Introduction

- This design and access statement accompanies a planning application to East Hampshire District Council that seeks approval for a proposed first storey extension above an existing attached garage, rear single storey extension and pitched roof canopy to replace existing flat roof canopy.

Location

- The application site is situated to the east side of Eddeys Lane (formerly known as Sandy Lane) and Grayshott Road (B3002) in Headley Down. It sits bordered to the north by the 1970's local authority housing estate known as 'Heatherlands', and to the south, by the former post office and shopping parade.
- The side-roads in Headley Down were laid out in a grid system as early as 1909. The streetscape of Eddeys Lane is generally detached residential properties with brick or rendered facades and profiled grey roof tiles.

The Existing Property

- 'The Firs' is one of three properties on the site, built in the early 1990's all in the same architectural style, multi-red facing brick, profiled grey roof tiles and mahogany coloured UPVC windows and doors. A flat roof canopy with angled steel supports was possibly added at a later date.
- There are a number of pitched roofs above windows to the front elevation, making them a key feature in the design of this property, and the line of the fascia's and soffits are consistent around its perimeter.
- The building is dominated by an expanse of grey roof tiles above the garage which has two garage doors, with insufficient width to accommodate a vehicle of today's proportions, making the garage inaccessible to cars.
- To the rear of the property is a UPVC mahogany coloured conservatory. This will be removed to allow for the new single storey extension.

Design & Scale

- The proposal is to extend at first floor level above the garage, to gain an additional bedroom and bathroom, and a single storey extension to the rear of the property, allowing for a larger kitchen/dining area.
- The flat roof entrance canopy will be removed to allow for a pitched roof, which maintains consistency with the style of the existing front elevation.
- The proposed first floor extension reflects the gable wall to the east of the building, allowing balance and symmetry to the facade.
- The ridge and fascia's line through with the existing roof for consistency and simplicity.
- A larger garage door has been added to provide balance and functionality.
- The materials and finish are sympathetic to the character and immediate architectural surroundings, matching existing form and colour to the streetscape.
- To the rear of the property a more contemporary approach is adopted, with high quality folding/sliding doors and windows opening up to draw the garden into the house, promoting open plan living for modern family life.
- The single storey extension has a flat roof so as not to obscure the first floor view over the expansive garden. A lantern style roof window allows light to project into the ground floor space.
- The simplicity and beauty of the brickwork will match the existing, with brick detailing above the windows.

Landscape and Access

- The perimeter of the site is a combination of Laurel Hedges and fence panels. There are several trees around the property, the larger being Silver Birch and Eucalyptus.
- The landscape and site boundaries will remain as existing, as will the pebbled driveway.
- A Lawson Cyprus Hedge stands alone to the rear of the property, approximately 1 metre away from the existing conservatory. This will be removed to allow for the new single storey extension.