

Spencer Yaso Designs

Design and Access Statement

Proposed single storey rear
extension , relocation of side gate
and enlargement of side window at:

16 Morley Cres,
Waterlooville,
PO8 8JG

August 2023

Introduction

This Design and Access Statement was prepared for the proposed single storey rear extension, relocation of side gate and enlargement of side window at 16 Morley Cres, Waterlooville, PO8 8JG. The extension is to create a much-needed dining room, an office space and a downstairs washroom.

Site

The site is in a built-up residential area of Waterlooville. It is not in a conservation area and there are no listed buildings within the vicinity of the site.

On the site is a semi-detached two storey 2 bed house with clay tiles on a pitched roof. The house has upvc windows and doors. The site has access from the Morley Cres, with off street and on street car parking spaces. There is a large-sized garden to the rear of the property.



Figure 1 - Site Plan (source: Google Maps)

Proposed single storey rear extension, relocation of side gate and enlargement of side window at 16 Morley Cres, Waterloooville, PO8 8JG.



Figure 2 – Images of house

Proposals

The proposal is for a one storey rear extension. The extension will infill the gap between the kitchen and the storage and it will extent to match the extension of the neighbouring property as number 15. The extension will accommodate a much-

needed dining room, an office space and a downstairs washroom. We are also proposing to relocate the side gate as the extension will cover where the existing side gate is. We are also proposing to enlarge the side window to the kitchen to allow more light into kitchen.

When carrying out the design for this project, the client's needs were to design a building that will maximise the potential use of the site as a residential area and enhance the functions that blends it in with the surrounding environment, whilst understanding the practicalities of each.

Scope of Work

The Proposed scheme will create the following benefits,

- A new dining room
- An office
- A downstairs toilet/washroom

Layout

The proposed layout makes efficient use of the existing site and respects the context within which it sits.

(Refer to architects' drawings for full understanding of proposal)

Amount

Existing - 73m²

Ground floor - 39 sqm

First floor - 34 sqm

Proposed - 91m²

Ground floor - 57 sqm

First floor - 34 sqm

Scale and Massing

The whole development has a scale which fits in with the surrounding area as the designs to the exterior of the building are in keeping with the rest of the properties on the street.

Landscaping

No landscaping changes to be made to the property.

Appearance

The proposal has been designed to be visually in keeping with the existing aesthetics of the 16 Morley Cres and the neighbouring houses. The scale and materials of the proposed scheme are to be similar to those of the existing.

The walls are to be rendered to match the existing walls at 16 Morley Cres.

The proposed windows and doors are to be UPVC.

Parking

No changes are being proposed.

Bike Store

No changes are being proposed.

Access

The development of the property will be in accordance with the regulations contained in Approved Documents Section M1 and M2 of the Building Regulations pertaining to residential use. This covers aspect of entrance, stairways and sanitary facilities.

Impact on neighbouring amenity

We believe the proposed development does not have a negative impact on neighbouring amenities as the external developments are minor.

Visual Impact

The proposal has limited visual impact on Morley Cres as the main proposed changes are not visible from the street scene. The extension to the rear will not have much of a visual impact as the materials that are being used match the existing and the scale of the proposed will also match the scale of the existing.

Refuse and recycling bin storage

No changes are being proposed

Sustainability/Energy Performance

The Local Context: The proposal uses existing house within the settlement area; and will contribute to the mix of houses in the area and has easy access to modes of transport other than private cars.

The Built Form: the building has been designed to take advantage of the sunlight movement during the day.

Energy: External lighting will be powered by a renewable energy system. A S.A.P. Certificate to meet the current Building Regulations requirements will record the energy efficiency of the houses. Other energy saving feature to be included: Energy-efficient Wall Mounted Electric Radiators, energy-efficient Electric Boiler, Heat-Recovery Ventilation Systems such as Mira Sport Max Airboost that injects air into the water coming out of the showerhead to add additional pressure therefore saves water; in addition to blinds designed to insulate, reducing heat loss by up to 46 per cent. All floors, roofs, walls, windows to give a U-value that make the Building meet the energy performance standards required.

Water: The proposal will include water saving devices such as Dual/low flush toilets (water saving); in addition to Eco shower heads and water butts (to collect rainwater for garden use).

Conclusion

It is hoped that this Design and Access Statement demonstrates that the proposed development will have no detrimental impact to the area, and is reasonable and acceptable; and that it respects and retains the character of the area.