

Design and Access Statement.

1270 – Design, Access Statement – 18
Padnell Rd, Waterloooville, PO8 8DZ– Rev 01

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for a small front and rear extension, as well as the conversion of the roof space to an existing detached property.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under this planning application, we are looking to extend to the front by 1.1m, to accommodate a lobby space. We are proposing to extend to the rear with a 3m long extension, to accommodate a family-friendly dining/living area. Finally, we are proposing to uplift the front part of the roof by 1300mm, to add a further bedroom in the roof space.

Conservation Area & Listed Building

The site is not within any conservation area and is not a listed building.

Background & Need

Our clients would like a more practical house, and one that can host the entire family during special events. This is why they need another bedroom, and a more generous kitchen/diner space, bathed in natural light. The clients would also like to increase the connection to the garden, to enjoy the views, and to better supervise the grandchildren. The garden needs a lot of maintenance and the couple enjoy gardening so they would also like a secondary entrance in the form of a mudroom, as well as other utilitarian spaces such as a more practical laundry room, and further storage.

The existing house suffers from leakages from the roof. This will require major refurbishment. The front part of the roof is in worst condition, so will need a complete replacement. The clients are taking this as an opportunity to create a high-quality bedroom space with more head height. Whilst making these changes they would also like to improve the thermal efficiency and airtightness of the building, as well as create a modernised building exterior which demands a complete overhaul of the property.

Location

The site sits in a road of other converted bungalows, which have also undergone numerous alterations and extensions, as you'll see in the next chapter of this document. As a result, our house sits very low compared to its direct neighbours.



Google satellite image – site with red boundary

Existing Photographs



View of house from the street. The mature hedges and the distance away from the street minimises into impact onto the public realm.



View of house from the driveway.



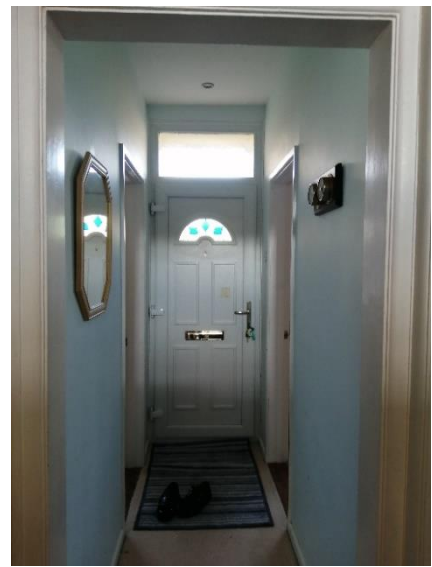
Side view of house, looking from the driveway (left), and from the garden (right).



View of rear of house.



(Left) View of bedroom with bay window (bedroom 1 & 2)



(Right) View of existing very narrow lobby.



View of garden where you can see rear extension of 16,18 (our site) and 20 Padnell Rd.



View from garden of 16 Padnell Rd. Here you can see multiple extensions, including a double storey one.



View of No. 20 and 18 Padnell Rd. As you can see our ridge height our property is very low compared to its direct neighbours.



View of No. 22 Padnell Rd. The first floor has been exploited by adding a dormer.



View of No. 24 Padnell Rd.



View of No. 5 to 9 Padnell Rd. The architecture is very mixed, and many properties down the road have exploited their loft space with the addition of dormers or are constructed as double storey homes.



View of No. 16 Padnell Rd. It is 2 storeys so much taller than our property.



View of No. 26 Padnell Rd. Again, this has been exploited with dormers thus increasing the useability of the roof space.



View of No. 34 Padnell Rd.



View of No. 36 Padnell Rd.



View of No. 9 Padnell Rd.



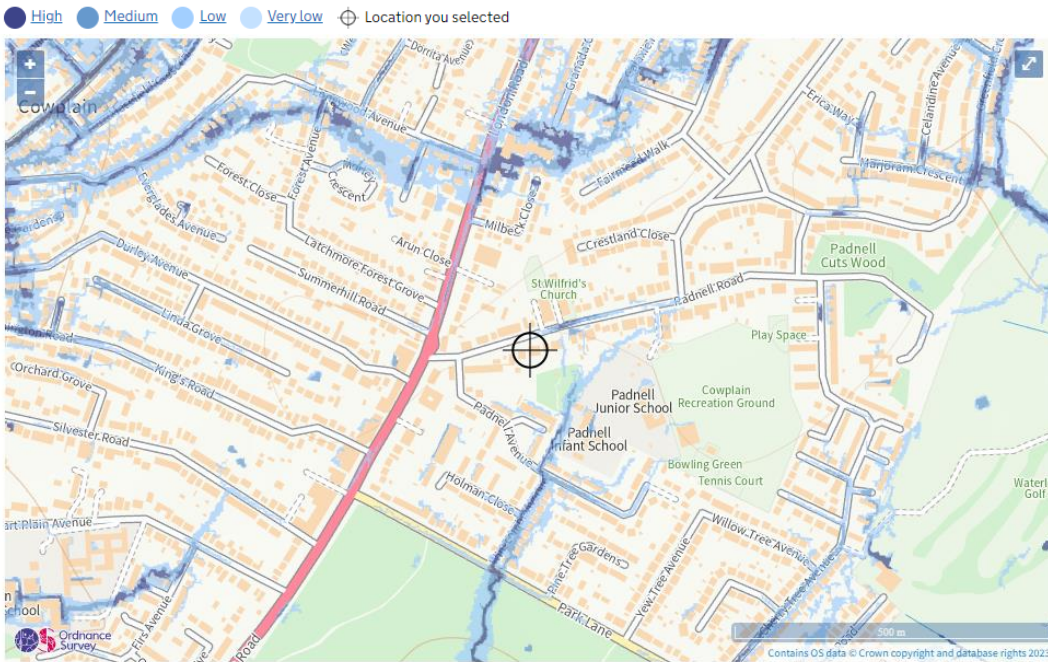
View of No. 11 Padnell Rd.

Flood Risk Assessment

The site is sat within a zone of very low flooding risk from both the sea, rivers, and surface water. As a result, the proposed development will not cause any adverse effect or increase flooding in the local area.



Extent of flooding from rivers or the sea



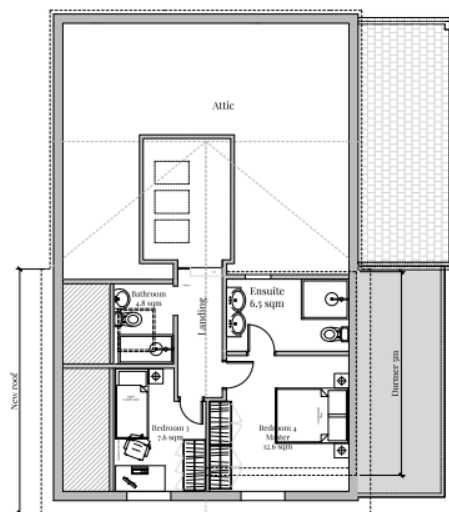
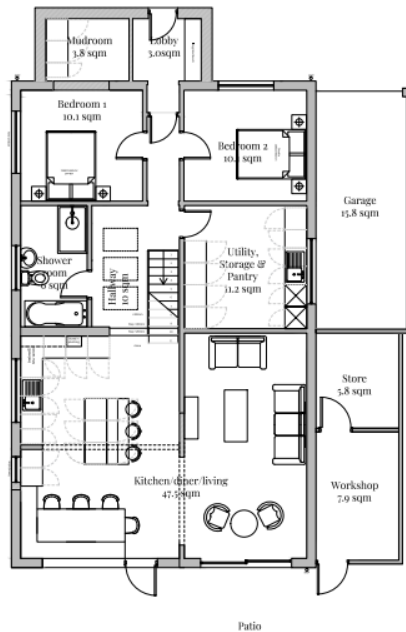
Extent of flooding from surface water

Ordnance survey. Source: <https://check-long-term-flood-risk.service.gov.uk/risk>

Scale, Massing and Material.

Scale & Massing

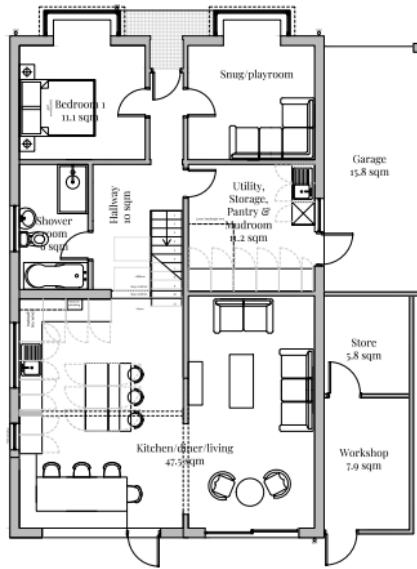
We have explored several options to hit the brief, starting with utilizing the existing footprint. However, it was decided that to meet the brief and to achieve the desired long-term home, further space would need to be created. As a result, we decided to minimally extend to the front, and more impactfully extend to the rear, as shown by some of the conceptual options below.



All areas under 1.5m

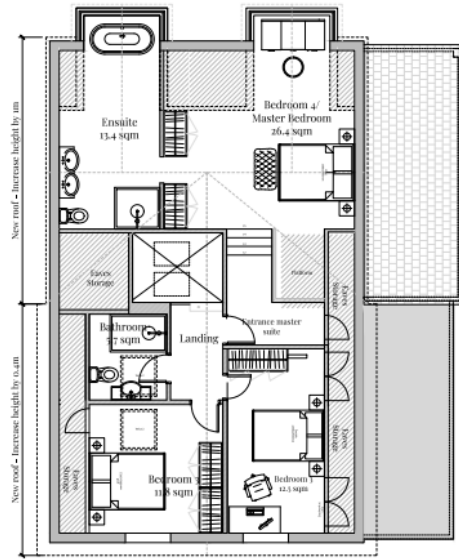
Driveway

4



Patio

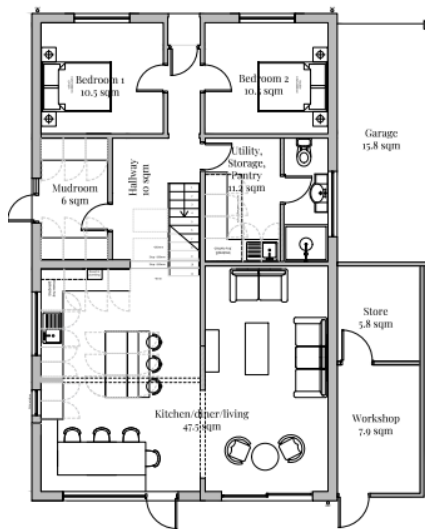
Proposed Ground Floor Plan



Proposed First Floor Plan

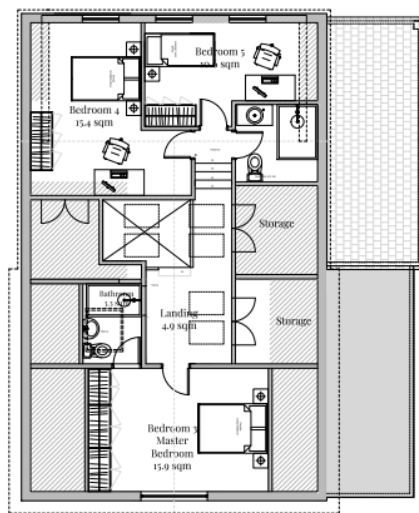
All areas under 1.5m

5



Patio

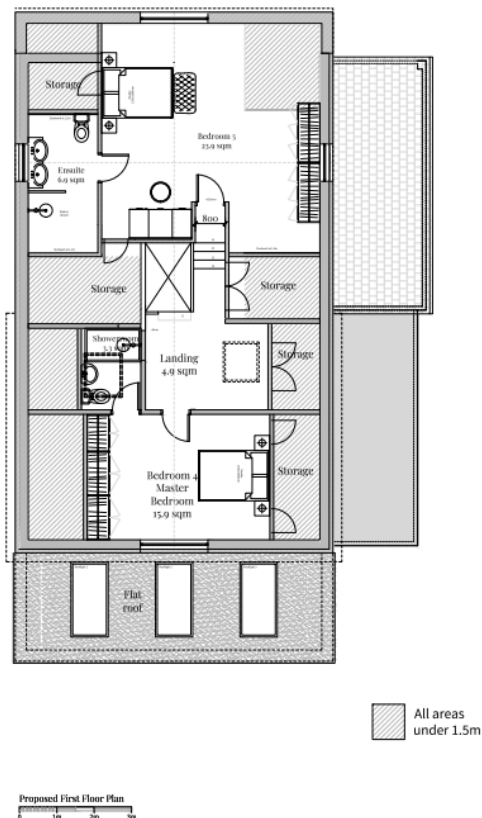
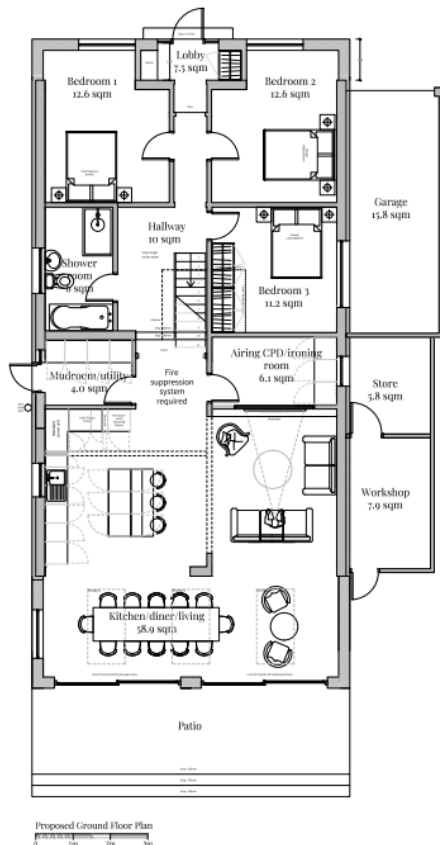
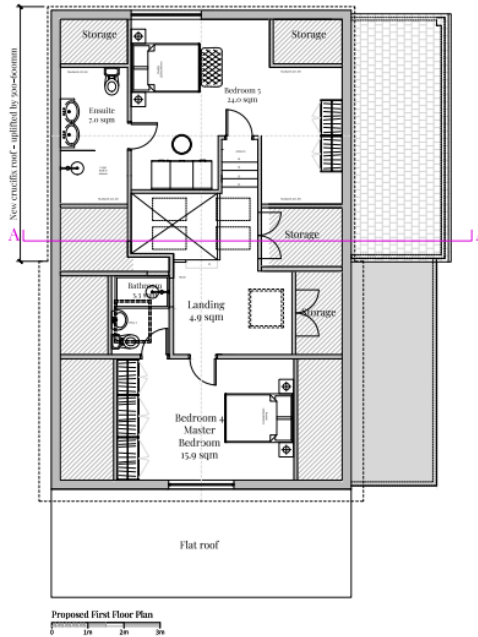
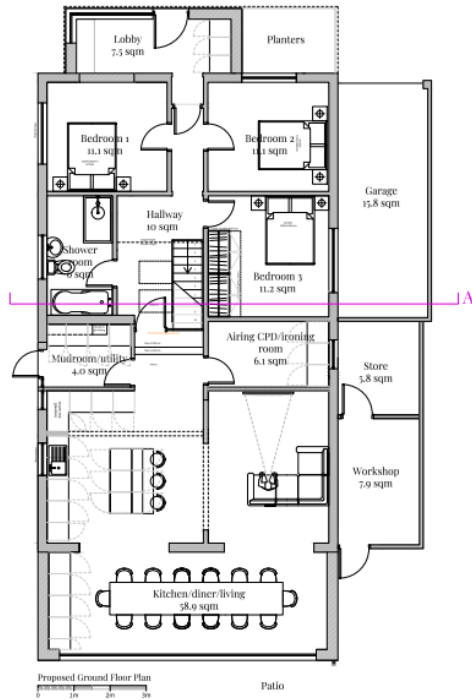
Proposed Ground Floor Plan



Existing First Floor Plan

Proposed First Floor Plan

All areas under 1.5m



Conceptual options to decipher the winning solution for this house.

The winning plan provides all of the desired places and are all bathed in light with big expanses of glass on the southern side, which also provides wide panoramas on the garden.

The floor of the new kitchen/lounge/dining space should carry through onto the new landscaped steps, with level thresholds. This will draw the eyes outdoors, connecting you with the garden.

Upstairs, we have increased the ridge height to accommodate a high-quality bedroom and ensuite. This means the ridge height will match that of its neighbours, and the rest of the street, who have also exploited their roof-space, or been built as double storey homes. Moreover, the house benefits from mature hedges and is placed quite a distance away from the road, so this increase in ridge height does not affect the public realm.

Materials

The materiality will be a sharp contrast between white render and dark grey windows and doors, a feature grey wall section to the front, along with dark grey aluminium or UPVC fascia's, soffits. The rainwater goods will be black. The roof will be a flat, smooth dark grey slate-effect interlocking tile, similar to Marley Edgemere. There will be a grey masonry base to ground the existing home. The whole will be a clean, modern aesthetic.

Overlooking and Rights to Light.

There is no one that directly overlooks the new extension, and the extension does not impede on anyone's views. The new windows that are on the west and eastern side on the first floor will be opaque.

Conclusion

The proposal will create a family-friendly home for my clients to enjoy for many years to come. The overall aesthetic is contemporary but fits in within the eclectic vernacular of the street. The scale and massing are appropriate for the area. There are no privacy or overlooking concerns.

We hope the Council see the merits of the scheme and approve with earnest.

