



DESIGN AND ACCESS STATEMENT
Rev -
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J20051w
21 Park Avenue, Waterloooville

CFW

Architects Designers Visualisers

SECTION 1- Design and Access Statement

1.0 Location

21 Park Avenue, Waterlooville, PO7 5DN

1.1 Details

New build pair of semi-detached properties

Not Listed

Not within a conservation area

2.0 Background to the Report

This report has been prepared in support of the planning application submitted by Chaplin Farrant Wiltshire Architects in conjunction with the owner of the above property. This application is for the demolition of an existing bungalow and construction of a new build pair of semi-detached houses.

3.0 Location, Setting and Context

The subject of this application is 21 Park Avenue which is a bungalow located in the Purbrook area of Waterlooville, Hampshire. The site is approximately 250m from London Road, which hosts a variety of local shops, pubs and other amenities, and sits in close proximity to Purbrook Park School. The area is well connected by local public transport routes with a bus stop located near the junction with Park Avenue.



Figure 1. Block plan (NTS)



Park Avenue is predominantly residential and is characterised by rows of semi-detached two and three storey houses, and detached bungalows. The local material palette is mixed with both brick and rendered facades (Fig. 2), white UPVC windows and slate and clay tile roofs. Both single and double storey bay windows are characteristic of the area, the majority of which are clad in tile hanging. A large portion of the properties on the street have had loft conversions with rooflights installed on the front elevations.

The number of dwellings on single plots has been doubled or tripled through new developments in the Purbrook area, some in close proximity to Park Avenue.



Figure 2. Properties across the road from number 21.



Figure 3. Numbers 17 & 19, which neighbour number 21.

4.0 Existing Building

Number 21 is a bungalow typical of the road, set back from the pavement by a small garden and driveway with a masonry wall on the front elevation. The façade of the building is rendered and has a pair for square bay windows (Fig. 4). Above this sits a tiled roof with two brick chimney stacks. The rear elevation is of a similar style with a mixture of different sized windows set into a rendered façade.



Figure 4. Front elevation of number 21.

There is an existing brick outbuilding at the rear of the property which serves as a shed. The rear garden, which is covered in dense vegetation and made up of rough ground, is accessed via an external footpath adjacent to the boundary with number 23, or via a single storey enclosure which sits on the boundary with number 19.

The current footprint of the bungalow amounts to 105m². The property has fallen into general disrepair and is in need of modernisation or replacement.

5.0 Design Principles

It is proposed to demolish the existing bungalow and to replace it with a pair of semi-detached houses. The footprint of the proposed building would be slightly larger than that of the bungalow - it will sit on the same line to the east and it will be approx. 400mm wider to the west (see blue line on Fig. 5). As opposed to the existing building, the new properties will be located away from the neighbouring boundaries to allow side access for both properties. The new south elevation will sit in



front of the line of the principal elevation of number 23 but will not go beyond the line of number 19, thus following the pattern of the local fine urban grain.



Figure 5. Proposed site plan (NTS). The outline of the existing bungalow is indicated in blue.

Each of the proposed properties consists of a 4-bedroom house. The front door opens up onto a hallway from which the garage and utility space can be accessed. There is also an accessible WC and a small storage area under the stairs. A large kitchen/dining/living space is located at the rear of the house, which opens up onto the rear garden via a set of bifold doors. The room is lit from the top by a glazed lantern.

At first floor, the master bedroom sits at the front of the house and has access to a family bathroom. A smaller bedroom with an en-suite faces the rear.

At the second floor, bedroom 4 is located at the front of the dwelling and has access to an en-suite. The room is lit by a rooflight located on the front elevation. Bedroom 3 is situated at the back and benefits from a dormer window glazed from floor to ceiling, offering views towards the rear garden.

The volume of the building with the extruded garage and master bedroom mimics the form of the neighbouring bays in the street. The new ridge height will sit approx. 850mm below that of number 19, making the proposed building subservient to its neighbour, and slightly below that of number 23, following the slope of the street (Fig. 6).



Figure 6. Proposed front elevation (NTS).

Taking precedent from the neighbouring property at number 23 which has windows on the side elevation, windows have also been added to the side elevations of the proposed properties. These serve service spaces such as the garage/utility, WC, stair and kitchen.

6.0 Appearance and Materials

It is proposed for the elevations to be built in red brick and for the pitched roofs to be covered in anthracite concrete tiles. The doors and windows will be white UPVC and the rainwater goods will be black. The choice of materials will correspond with the palette currently found on the street.

New 1.8m high timber fencing will be installed on the property boundaries.



Figure 7. Proposed rear elevation (NTS).

7.0 Access

A new dropped kerb will be introduced in front of the house neighbouring number 23. The property neighbouring number 19 will be able to utilise the existing vehicular access. Both properties will have their own garages and driveways, which will be separated by a 1.2m high timber fence.

8.0 Environment and Sustainability

Materials will be sustainably and locally sourced where possible. Energy efficient windows, doors and wall fabric will be used to improve the thermal efficiency of the property.

9.0 Conclusion

The proposed design will:

- Replace the existing dilapidated bungalow with a new pair of houses;
- Provide increased accommodation which is much needed in the local area;
- Maintain the privacy between neighbouring properties;
- Provide an appropriate internal layout;
- Offer an attractive modern development;
- Be sympathetic to neighbouring properties and be integrated within the street scene.

The works proposed here will revive the plot at number 21 Park Avenue whilst providing the much-required residential accommodation in the area. The new semi-detached houses will be in keeping with the character of the street and will simultaneously offer an attractive and contemporary development. The proposal has been considered in terms of its design and relationship to the surrounding buildings and measures have been taken to maintain privacy between neighbouring properties.

