

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey side and rear extension after demolition of detached garage with internal and external alterations.

At

12 Meadway
Waterlooville
PO7 7QJ

For

Mr R Small & Ms P Cooke

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

19th February 2021



1 LOCATION

The site is located to the southern side of Meadway and is one of a pair of semi-detached bungalows. It benefits from a driveway with a large block paved front garden to enable off road parking for a number of vehicles. The detached garage is located towards the rear of the bungalow with a long narrow driveway to the western side.

The bungalow is of masonry construction, facing brickwork elevations, hipped concrete interlocking tiled roof, gable projection to the front elevation and a recently constructed rear one-room extension. It also benefits from an entrance porch.

This area is predominately residential, with many semi-detached bungalows and houses many of which have been extended and refurbished. The area has a very pleasant 'open feel' with wide spacing between opposite properties all of which benefit from off road parking.

The site has access to adjacent A3 (M), A27 & A3 road connections. Waterlooville town centre is approximately 1.5 miles away with its shopping centres. Local bus connections are easily available.

2 SITE USE

This semi-detached bungalow is occupied as a family dwelling. There are two bedrooms, (master has ensuite) kitchen with dining room, bathroom and living area with large sliding doors giving access to the attractive rear garden. The garden is mostly laid to lawn with surrounding shrub borders providing a screened private space for family use.

There is a single detached facing brickwork garage which is in poor condition, the rear roof slopes are asbestos cement sheeting, front slopes concrete interlocking tiles.

The property has a recently constructed entrance porch and rear extension with anthracite coloured aluminium door / window units and a rendered elevation to the rear extension, see photograph below.



3 PLANNING HISTORY

We have conducted a search on your planning website and have found the following planning history:

Demolition of existing single storey rear extension and replacement with new single storey extension; new porch to front elevation. Ref: APP/17/00886 Permission granted on 04 October 2017. This consent has now been implemented.

4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a very low risk of surface water, rivers and sea of less than 0.1%.

5 PROPOSALS

Our clients would like to construct a further bedroom, enlarged kitchen and utility space to increase the floor area of their bungalow for today's modern living. Owing to the success of the 2017 proposals, which utilised a modern design solution, they would like to complement this with a similar extension and refurbishment proposal.

This would include a single storey side and rear extension adjacent the western boundary following the demolition of the detached single garage in their rear garden.



View of western boundary between 12 / 10 Meadway with garages in background

Proposed accommodation to provide a utility room with access off the enlarged kitchen with a third bedroom and ensuite facing east towards the enclosed rear garden.

The single storey pitched roof addition for the bedroom would be partly obscured from the adjacent neighbour, 10 Meadway, by their detached single garage. The

proposed utility room will have a flat roof which will marry into the flat roofed rear extension of the 2017 scheme. The small kitchen extension will have a hipped pitched roof to create a cohesive architectural appearance.

This solution will be complemented with rendering to the entire elevations of the bungalow with replacement anthracite coloured Aluminium window and door units. The street elevation will include sections of horizontal and vertical weatherboarding to the gable end detail. This would match the modern style created by the earlier scheme.

6 DESIGN

The side and rear extension will occupy the western side of the site located closely adjacent the boundary to 10 Meadway. This is where the current single detached garage is positioned. The dimensions of the proposed scheme are 14.985m length maximum x 3.478m width maximum. The entire length of the proposals do not completely 'hug' the boundary, this element is 11.240m with the kitchen extension located further away from the boundary to enable pedestrian access. The entire width varies as detailed on the drawings.

The final length of the scheme is not dissimilar to that occupied by the current garage. This enables part of the scheme to be shielded from view by the existing detached garage to 10 Meadway which reduces its impact to the neighbour. To limit its impact further a hipped roof will be employed on the pitched roof sections as detailed.

The utility room will have high level obscure glazed windows which will be sealed shut to prevent any overlooking / privacy issues. Extra natural light into this area will be provided by a roof lantern.

Internally the third bedroom will have a central cathedral style roof to create an open, modern high space. An area will be provided for a walk-in cupboard with an ensuite to the southern end. Drainage connections to be provided to the existing foul water manhole detailed by the kitchen.

7 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme can easily include two off road car spaces as per Local Authority requirements. (3-bedroom unit)

8 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours, in particular 10 Meadway. The scheme has been designed to limit the scale and bulkiness adjacent the western boundary. The modern use of materials will create a very attractive property.

In and around this location there has been much refurbishment / enlarging of similar style bungalows. This design will not be out of keeping with these properties. These proposals will enable a bungalow to be enlarged and refurbished for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.