

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with roof accommodation and flat roofed dormers, conversion of integral double garage into habitable accommodation with external alterations.

At

Rosebud Cottage
Stakes Hill Road
Waterlooville
PO7 5UB

For

Mr & Mrs S Brewer

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

7th April 2020



1 LOCATION

Rosebud Cottage is located to the eastern side of Stakes Hill Road in Waterlooville. This location is mostly residential with a mixture of detached chalet bungalows, two storey semi-detached dwellings and bungalows within the close vicinity of both Oaklands Catholic School to the north and Crookhorn College to the south.

This dwelling is currently for sale and our clients are in the process of purchasing this detached chalet style bungalow. The property consists of three bedrooms within the roof space, ground floor includes kitchen with linked utility room, living, dining / bedroom 4 and integral double garage. There is a large driveway with off road parking for a number of vehicles with direct access onto Stakes Hill Road.

It has the advantage of a large secluded south-easterly garden, mostly laid to lawn with rising ground levels, mature trees and shrubbery. Crookhorn College playing fields are to the rear of the site.

The property is single storey, pitched roof with dormer windows providing accommodation (chalet style). Dormers are similarly pitched to the main elevations apart from a large flat roofed dormer facing the rear garden, see photograph below.



External elevations are white rendered walls with exposed timber framing for 'mock Tudor' effect to the main elevations facing Stakes Hill Road, dark stained pvc windows and doors with lead light details, vertical tiled gable ends and dormer

cheeks.

2 PLANNING HISTORY

We have carried out a planning search on your website which has revealed no history.

3 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the following;

Rivers and the sea/surface water flooding – very low risk of flooding less than 0.1% at this area.

4 SITE USE

This property is a 3/4 bedroom dwelling, chalet bungalow style with an integral double garage. There is direct access onto Stakes Hill Road with the off-road car parking for a number of vehicles. The total internal floor area of the property, including the integral double garage, is 196m².

The site area is 1,202m² (using ordnance location plan) This is 0.12 hectare or 0.3 acre.

5 THE PROPOSALS

Our clients wish to refurbish and extend the current property to suit their growing family. The scheme includes the conversion of the existing double garage into habitable accommodation and a proposed single storey rear extension with additional bedrooms within the roof space. The proposals are as follows:

Conversion of double garage into habitable accommodation

Remove the existing garage door and replace with bespoke window/infill with masonry as required. Upgrade internal fabric with dry lining/insulation/raising of floor level to create a double bedroom with ensuite/dressing area. Floor levels to be continuous with the existing.

NB We understand this work can usually be carried out under Permitted Development but have included this just in case there are planning restrictions.

Proposed single storey rear extension with roof accommodation.

Construct a single storey rear extension, dimensions 9,050mm width x 5,850mm depth, pitched roof design to match existing. Accommodation to provide at ground level a games room and garden room spaces which can be linked together if required. Sections of the original external cavity walls to be removed to allow access into the existing dwelling. First floor level to include two number additional bedrooms with ensuite facility. Internal rearrangement to allow access from existing first floor level.

Floor space for the roof accommodation to be supplemented by the insertion of a flat roofed dormer facing the rear garden. Additionally, a link dormer will be constructed into the existing roof construction to maximise the habitable area.

External alterations

Additional window to be added into the existing rear living room to the north east elevation. Alterations to the elevations where garage door omitted/window added as described previously. A stainless-steel flue will be fitted to the south west elevation to serve a log burner located in the extension, see design section below.

6 DESIGN

Our main priority is to create a suitable architectural solution which will complement the vernacular style of the existing chalet bungalow. The rear section of the property is a gable end/pitched roof design with a flat roofed dormer facing the garden. The design concept for the proposed extension is to copy the gable end/pitched roof/flat roofed dormer feature and insert this replica towards the south east (towards the rear garden).

The result will be two matching pitched roof gable structures with a linking flat roofed dormer. This will enable the first-floor area to be maximised to create the two bedrooms as detailed on the drawings.

Elevations will match the existing in all respects, that is white rendered walls with dark pvc-u window and door units, vertical tile hanging to gable ends and dormer cheeks, flat roof dormers with plain roof tiling to the pitched roof sections. To allow additional natural light to the linking dormer section, three number rooflights have been introduced to the bathroom, ensuite & bedroom.

The double garage will be converted into a bedroom with ensuite and dressing room facilities. Externally the garage door will be removed and a new pvc-u window inserted to match the existing style. Masonry infill will be required under the window finished with rendering to match the existing in all respects. A pvc-u window will be inserted to the garage on the south west elevation to provide natural light/ventilation to the ensuite.

An additional window has been added to the north east elevation in the living room, style as per existing, to give a unified external appearance.

A log burner feature to be included in the proposed garden room. This will be located on the south west elevation facing the adjacent property known as Priory Barn. See photograph below which illustrates the relationship between Rosebud Cottage/Priory Barn, in particular the lower levels of our application site. It can be seen that the levels of the adjacent site of Priory barn are somewhat higher so the scale of the proposals, including a flue from the proposed log burner, in our professional opinion will have a reduced impact.



An external stainless-steel flue will be fitted which will terminate at least 600mm above the ridge of Rosebud Cottage. Final flue termination height to be in accordance with the Building Regulations, in particular the relationship to the dormer window of Priory Barn.

7 FINANCIAL CONTRIBUTIONS

Our clients will provide the necessary financial contributions required by this planning application.

We understand that as the gross internal area for the proposed extension, including roof accommodation, is a total of 99.4m² and is under the CIL threshold of 100m² for extensions, so no payment will be necessary.

8 ACCESS & CAR PARKING

The proposals include the conversion of the double garage into habitable accommodation, therefore, two car spaces will be lost. It can be seen the site has the ability to allow off road car parking for a number of vehicles. This property will now be six bedrooms and in accordance with Havant Borough Council Parking SPD a total of 3 car spaces need to be provided on site for a 4+ dwelling. This has been illustrated on the planning drawings.

Access onto Stakes Hill Road to remain as existing.

9 CONCLUSION

In our opinion these proposals enable the creation of an extended, refurbished chalet bungalow suitable for modern family living standards. The scheme has been sympathetically designed to limit impact on the surrounding dwellings and to respect the architectural vernacular of the property.

The amenities of the local residents in our professional opinion will not be affected. Adequate car parking can be provided on the site.

We respectfully request Havant Borough Council to support these proposals.