

Proposed Extension & Alterations to

41 Rowan Road

Design & Access Statement



Introduction

This statement has been written in support of the planning application for an extension and alterations to no.41 Rowan Road, Havant PO9 2UX.

The application seeks permission for a single storey rear extension, weatherboard cladding, and rooflight to the front elevation.

The proposed works include:

1. Removal of the current porch and reinstatement of the original canopy and front door arrangements.
 2. Single storey rear extension with rooflights.
 3. Introduction of an additional half landing to the staircase creating a working from home mezzanine.
 4. Rooflight to provide daylight to the work from home space and provide summer time ventilation.
 5. Replacement of existing tile hanging with insulation and weatherboard cladding.
 6. Erection of a garden shed abutting the rear boundary wall.
 7. General landscaping and fences.
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Amount:

The plot size is:

159.4m²

The original building comprised:

102.3m² terraced house including integral garden shed.

(52.8m² Ground Floor, 49.9m² First Floor)

Alterations/ additions prior to current ownership include:

2.3m² porch.

11m² lean-to conservatory.

This gives an original footprint coverage of:

52.8m² or 33% and...

A current footprint coverage of:

66.1m² or 41%

The intention is to remove the previous poorly constructed lean-to conservatory and porch, along with the original integral garden shed; a total of: 16.1m²

The attached proposal includes:

17m² new build extension and...

5.8m² garden shed.

This gives a proposed footprint coverage of:

72.7m² or 45%

Layout:

The urban design of Rowan Road positions terraces of houses perpendicular to the road itself. Front doors face each other across gardens and a footpath access. The rear of the properties face on to a shared car park area.

Given the socioeconomic logistics of the modern world. The front doors are almost solely used by the postman and delivery drivers.

The dominance of the car means that the rear entrance is most frequently used by residents.

This factor has directly informed the layout.

Previously the home was entered through the back gate into the lean-to and kitchen.

The proposal creates a larger back gate facilitating vehicle access to the garden as found on other neighbouring properties.

The shed facilitates a home charging point for future electric vehicles.

The extension projects flush with the neighbors conservatory creating an entryway with coat and shoe storage.

The projecting entryway returns to the line of the current lean-to.

The remainder of the extension, the kitchen elevation, is opened up to the existing house internally allowing for a reconfigured kitchen/ dining/ family room. This utilises a modest slide/fold door to open up on to the garden.

At the front the original projecting canopy is reinstated creating a sheltered space at the front door.

The rooflight is positioned to facilitate natural lighting, stack ventilation to reduce summertime over heating.

In opening the loft space to the stairs and landing a further half landing can be incorporated as a micro mezzanine office to facilitate working from home.

Scale:

The extension is single storey with a flat roof to keep massing low and uniform.

The width is the width of the property to match the existing.

The entryway projects flush with the neighbors conservatory to provide suitable depth up to the existing wall for coat storage and a bench to put on shoes.

The kitchen elevation is flush with the step in the terrace to keep a simple construction junction on the party wall.

Landscaping:

The existing rear garden is virtually all concrete, the front a broken footpath between grassed areas with a planted boarder.

The proposal looks to provide a framework in which a domestic garden can be created with a large reduction in hard surface.

To the front a pickett fence will enclose the garden and the footpath will be rebuilt.

To the rear patio/ hardstanding will be limited to the area made for enabling a future electric vehicle to be charged, this also acts as the path between gate and back door and general patio.

Within the setback to the kitchen elevation a decked area level with the ground floor enables an alfresco dining space to be created.

Appearance of the development:

The existing building comprises:

- Concrete roof tiles.
- Buff brick.
- Clay tile hanging on the first floor.
- uPVC windows and doors.
- Flat roofing membrane.
- Polycarbonate roofing.

Within the terrace and surrounding terraces there are mixtures of living room window, porch arrangements, front door styles and cladding. Brick, which varies from terrace to terrace has been treated with a mixture of paint, cladding and render. Cladding ranges more widely with tiles, uPVC and more modern materials of fibre cement and recycled plastic weatherboarding.

There are a variety of rear extensions within the neighborhood from full two storey enlargements to single storey conservatories. Most common are extensions similar to the proposals all of which have a variety of flat or tiled roof all with or without rooflights.

The proposed materials comprise:

- Brick to match existing.
- Weatherboarding.
- Flat roofing membrane.
- Aluminium and uPVC windows.
- Composite doors.
- Flat and pitched rooflights.

The proposal seeks to match the existing brick and add contemporary weatherboarding at first floor.

The weather boarding allows the first floor external walls to be thermally upgraded from the original level of insulation which is none.

Aluminium will be used for the sliding folding doors for durability. uPVC for Windows and composite for the front and rear doors.

The roof will be laid flat with a membrane finish and projecting rooflights.

Note the flat roof membrane is to be of a kind suitable to receive a living roof overlay and the rooflights have been set up to accommodate this however, this is a measure that will only be incorporated in the future if sufficient funds can be found.

The alfresco dining will be timber decking which will complement internal floor finish enhancing the internal connection to the outside space.

The footpaths and patio/hardstanding will be paved.

Context:

The proposal takes influence from the variety and delight found in the area with what once was a uniform terrace now taking on the identities of the owners.

It looks to revitalise the opportunity found in the original architecture and enhance it with ways of living suited to the spirit of the age.

The proposal seeks to enable future technologies and lifestyles along with a greater connection to nature.

NPPF

Sustainable development.

8.a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

8.b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that

reflect current and future needs and support communities' health, social and cultural well-being; and

8.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Strong competitive economy.

81.d) "allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances."

Promoting sustainable transport.

110.e) "be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."

Use:

The existing use is a single domestic house, there is no proposed change to this.

Access (access to the development, not internal aspects of buildings):

Access to the property will remain unchanged, with the exception of the rear gate width increased allowing a vehicle to be rolled in from the shared car park.

Consideration may be made for mobility thresholds on the new doors.

Conclusion

We believe the above and illustrated on the accompanying drawings represents a positive application that borders on Development that would otherwise be permitted under PD Rights.

We believe the application should be recommended for approval on the basis of:

Providing sustainable development by reinvigorating existing housing stock, improving energy use through replacement cladding and natural ventilation in rooflights.

Providing flexibility to facilitate working from home giving a dedicated space that preserves work life balance aiding good mental health and well being.

Providing a secure location on the property to enable the owners to migrate to electric vehicle technology which is becoming rapidly accessible, thus facilitating sustainable transport.