

Design and Access Statement.

1093 – Design, Access Statement – 4 Warfeild
Avenue PO7 7JJ – Rev 01

Introduction

The Design, Heritage and Access Statement has been prepared on behalf of my client as part of the planning application.

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 the planning application, we are looking for a sympathetic two storey extension to the side of the property in place of an existing attached garage.

Conservation Area & Listed Building

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

Background & Need

The family have a three teenage children. The house currently does not fit the family needs. The existing family bathroom is a bottle neck at peak areas and the bedrooms are not adequate for the family needs. A more suitable first floor layout will allow each child to have their own space and a new ensuite to the master will reduce the burden on the family bathroom. The garage is never used for parking but a separate space for the children would allow a separate space for the adults. An open plan kitchen living diner will allow the family to use the space more suited to their needs.

Location

The house is detached and is within a well-established residential area. The house is within walking distance of Waterlooville high street.



Existing Photographs



Existing Rear elevation of property.



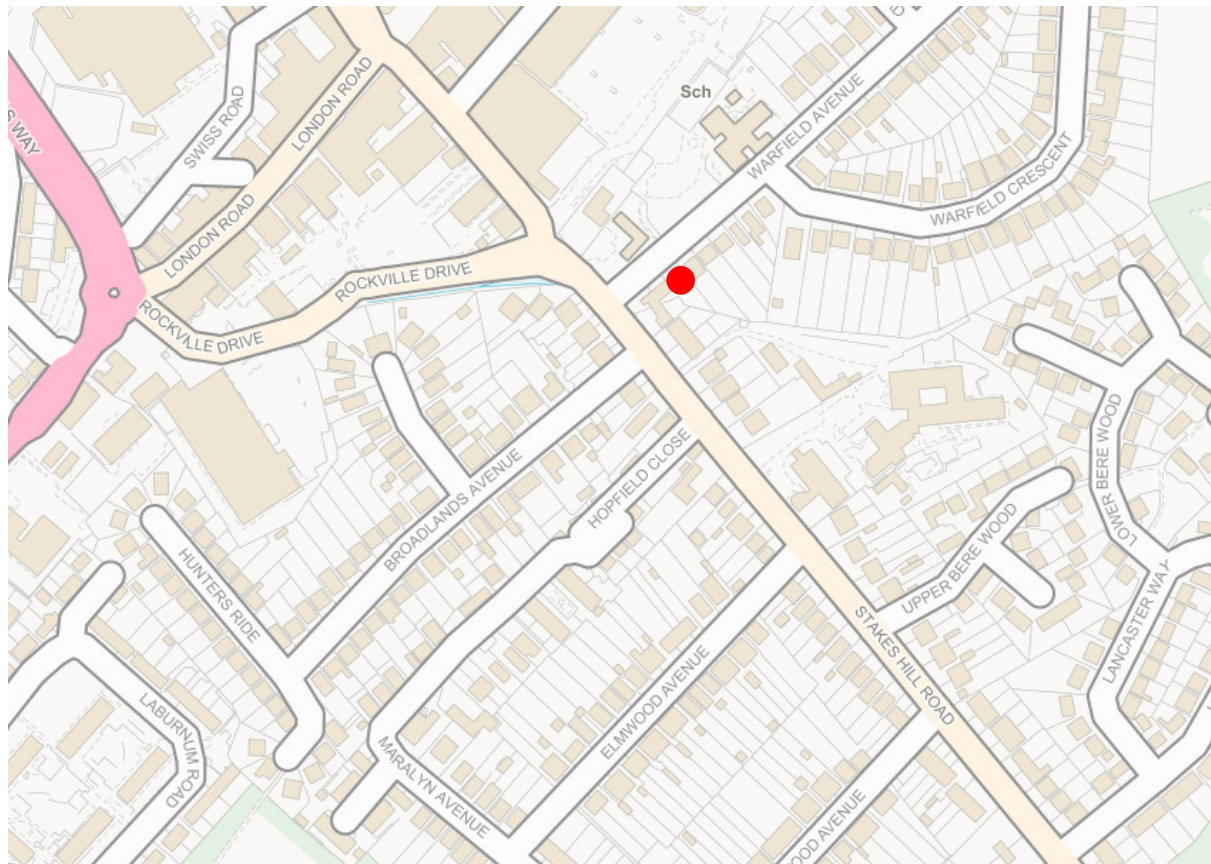
View of the front and side of the property viewed from the street.



View of the rear attached garage.

Flood Risk Assessment

The proposed development will not cause any adverse effect or increase flooding in the local area. This is because the extension replaces a like for like area of built up hard surface area. As seen in the map the site is outside the flood risk zone.



Scale, Massing and Materials.

The side extension will replace the existing attached garage. Although this increases the scale of the whole building, utilising a matching pitch roof and mirroring the position of window and door openings creates an in keeping symmetry to the street scene.

The neighbouring property, as seen in the following images, will not be effected by the increased massing due to the pitched roof and single storey nature of the building.

A matching brick finish will help to complete the design. Brick window cills, corbled brick and roof details and matching proportions of windows maintains the architectural language found in the area. This will ensure a more desirable appearance and will create a sympathetic design solution.

Overlooking and Rights to Light.

The new side extension has potential to effect number 2 Warfield Avenue only. There is a clear gap between the neighbouring properties approximately 1500mm wide; this in addition to minimal windows and doors on the neighbouring property near the proposed extension ensures there are no rights to light concerns. This can be seen in the attached.



Windows have been positioned to prevent looking over neighbouring properties, side windows have not been proposed for this reason.

The design actively seeks to prevent concerns of both overlooking and rights to light.

Conclusion

The proposal will create a more functional internal layout and provide the owners with a more suitable layout for the family.

The scale and massing is appropriate to the neighbouring properties and the materials used are appropriate to the local context and to the existing property.

