



DESIGN AND ACCESS STATEMENT

FOR PROPOSED WORKS AT

20 GROVE ROAD, HAVANT, PO9 1AR



Introduction:

This statement is prepared in support of a planning application for the proposed single storey side extension at 20 Grove Road, Havant, PO9 1AR

Context:

The applicants live at the application site as they have for many years after growing up in the local area.

A growing family along with working from home has led to our clients (*applicants*) wishing to extend rather than leave an area that they have been settled in and are surrounded by family and friends.

The property lies within the St Faiths Conservation area, built circa. 1915. The property is an Edwardian three-bedroom detached property with stone bay to the front elevation (*north facing*).

The property is positioned in the centre of the plot which measures approx. 461msq and is served by three parking spaces and a garage (*only one of which is currently functional*).

The existing parking arrangements only allow parking for one vehicle onsite due to being too narrow for modern day vehicles. The existing garage structure has been unused for many years and the existing driveway / dropped kerb does not allow for two number vehicles to be parked side by side (*unable to gain access of open doors*).

Amount:

The proposals as outlined in this application is for the following works:

- i) Continue line of existing side single storey structure along existing west elevation allowing for proposed utility and WC structures to be formed.
- ii) Creation of garage structure along west elevation allowing for storage of modern-day vehicle.
- iii) Installation of eight number rooflights throughout the proposals allowing for greater natural light to enter both existing and proposed areas of the property.
- iv) To extend existing dropped kerb access along the front elevation (*north*) allowing for easier access across entire revised driveway area.

Eight number rooflights are to be installed throughout the proposals allowing for greater amount of natural light to enter the existing property:

- i) Two rooflights are to be installed into existing pitched roof construction over revised kitchen area.
- ii) Large rooflight is to be installed into existing pitched roof construction over dining area allowing for greater amounts of light to enter playroom area adjoining the dining area.
- iii) One rooflight to be installed over utility area.
- iv) Two rooflights to be installed within WC area one of which is to be boxed in over shower and be used as a lightwell for high level window within existing playroom.
- v) Two rooflights to be installed within existing attic area allowing for additional light to enter the attic area.

The application site is currently served by a dropped kerb to the existing driveway along the north elevation.

In order to allow for greater amount of off-street parking it is proposed that the existing dropped kerb is extended by 1.9m allowing for easier access from Grove Road onto revised driveway.

This will in turn allow for greater amount of off-street parking along a busy / partially double yellow lined residential street and a safer area for children to gain access to family vehicles.

Please refer to images below which show the existing dropped kerb and off-street parking along Grove Road.



Figure 1, existing dropped kerb to 20 Grove Road.



Figure 2, existing dropped kerb to 20 Grove Road.



Figure 3, existing parking along Grove Road.



Figure 4, existing parking along Grove Road.

Materials:

It is proposed that the existing slate roof finish and external face brickwork is to be replicated allowing proposals to blend in with surrounding properties.

Landscaping:

Landscaping to the proposals is to remain as existing with the addition of the amended dropped kerb and boundary wall area.

Parking:

Parking is to remain as existing (*space for three vehicles to be parked off Grove Road*) with the addition of the amended dropped kerb and driveway area for modern vehicles.

Sustainability:

It is the applicant's intention to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution.

More so the applicant's will encourage the specification of a building and building services that can easily be maintained during their life cycle.

Flood Risk:

The Environment Agency flood map indicates that the site does not lie within a flood zone.

