Design and Access Statement for:

Woodlands, 128a Park Avenue, Waterlooville, PO7 5DS.

PP-07356446

Demolition of existing two storey dwelling and erection of part two and part three storey dwelling, balcony and associated works.

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ASSOCIATES

1.0 Introduction

This application seeks the demolition of existing two storey dwellings and erection of part two and part three storey dwelling, balcony and associated works. and is supported by this Design and Access Statement. Paragraph 29 of NPPG advises such statements should be proportionate to the complexity of the application.

The application has been submitted through the planning portal, reference PP-07042633

The following plans have been submitted for consideration:

- 18061-PL-001 Block and location plan
- 18061-PL-002 Existing Floor Plans
- 18061-PL-003 Existing Elevations
- 18061-PL-004 Proposed Ground Floor Plan
- 18061-PL-005 Proposed First Floor Plan
- 18061-PL-006 Proposed Second Floor Plan
- 18061-PL-007 Proposed Elevations 1
- 18061-PL-008 Proposed Elevations 2
- 18061-PL-009 Front 3D Visual
- 18061-PL-101 Parking Plan

2.0 Site

The application site forms generous plot accessed directly off Park Avenue and comprises a detached dwelling sited at the north east corner. There is also a detached outbuilding at the south east corner.

To the north are dwellings set a significant distance away. To the east is number 1 The Limes which forms a two storey detached dwelling with its flank elevation facing the application site, within this election are 2 no. small first floor windows. Beyond mature trees to the west is a detached two storey dwelling some stance from at at the application site.

To the south is Purbrook Park School which is an access area which appears to be for access only to the ancillary areas of the school. There are no classrooms opposite the proposed dwelling.

The site, save for the first element of the drive cannot be seen from the streetscene.

3.0 Proposal

This application seeks the demolition of existing two storey dwellings and erection of part two and part three storey dwelling, balcony and associated works. The existing access will be retained.

4.0 Design principle and concepts

The proposal has been informed from client instructions to take this opportunity to provide a large family home with the design emphasis on a contemporary appearance taking into account the surrounding land uses.

It was proposed for the existent dwelling on the site to be extensively remodelled but the alternative of a completely new dwelling was explored as a better design solution which would make best use of the plot.

Careful consideration was given to the window positions and balcony to the surrounding properties with the proposed design facing most windows to the east and west, away from neighbouring dwellings. In addition, limited windows were used within the south elevation given the adjoining use and potential future relationships. The proposed balcony is pulled into the body of the building which provides significant screening and shadow to this element.

The rationale to the more industrial south element which is aluminium clad is to respond to the scale, mass and material of the adjacent school building whilst the form and and materials of the northern element of the dwelling is more traditional in nature,

The proposed materials are contemporary, adding to the envisaged style of the building. In addition, the scale, mass and use-ability of the building has been considered in the choice of materials as well as delivering a high quality finish.

5.0 Access

The site will remain as a C3 dwellinghouse and the existing access will be retained.

6.0 Conclusion

The proposal would be a significant improvement over the existing property on site in both visual amenity and living conditions. The proposal would not have a harmful impact on the surrounding dwellings nor on the character of visual amenities of the locality.