



Design and Access Statement

For

Proposed Extension of,

13 Langstone Road, Havant, PO9 1RA

On behalf of,

Mr & Mrs Graham

Rev A

1.0 Introduction

VRR Design is submitting the householder planning application on behalf of the client, Mr & Mrs Graham, to gain permission for a two storey side extension to the match style of the existing house as well as the demolition of the existing garage with a replacement one and a half storey garage in a coach house style to better suit the area.

2.0 Context of Site and Surroundings

2.1 Location and Context

The proposed site at 13 Langstone Road is located to the South of Havant town centre and the A27. The site is North of Hayling Island and a 15 minute walk from the nearest train station.



Figure 1 Site Location in context

The existing architecture of the house is of the area as part of 1900s individual house plots. The materials used at ground floor are a red stock brick with a white render to the first floor. There is a feature bay window to the principle elevation, and there are two chimneys one internal and one to the external wall.

2.2 Site Images



Figure 2 Front Elevation from street



Figure 3 Aerial View 01



Figure 4 Aerial View 02

3.0 Use

The proposal suggests demolition of the existing garage, the replacement garage is to be in a coach house style to better match the existing dwelling's appearance, and the garage will be formed as one and a half storey with a staircase to the rear of the garage up to the first floor. The proposed extension to the main dwelling is to be two storey constructed in materials to match the existing materials on the dwelling, the extension will add a new downstairs toilet lounge and office, with a master bedroom with en-suite and dressing room at first floor level.

4.0 Amount & Layout

4.1 Amount

The existing house and garage floor area is currently 170m². The house with the proposed extension and coach house floor area will be 310m² providing an overall increase of 140m².

4.2 Layout

The extension will be constructed on the south side of the existing property leaving a 1.5m gap between the proposed external wall and the existing boundary with the neighbouring property. The proposed garage will create a space between the existing dwelling and the proposed allowing for an additional rear access route.

5.0 Appearance

5.1 Design

The proposed extension will be formed with a red stock brick to the ground floor, white render to the first floor and, the roof to be constructed in a red clay tile. All new materials are to be tied into the existing, where the existing and proposed meet.

The proposed garage is to be formed in red stock brickwork up to the roof eaves level, gables to be formed with exposed timber truss with white render between feature timbers.

6.0 Access

The extension is to one side of the property and the proposed garage is to be constructed with a gap between the main dwelling and the garage therefore the access to the site and property will not be affected.

7.0 Flood Risk

The property is located within very low flood risk zones for sea and surface water flooding as shown below.

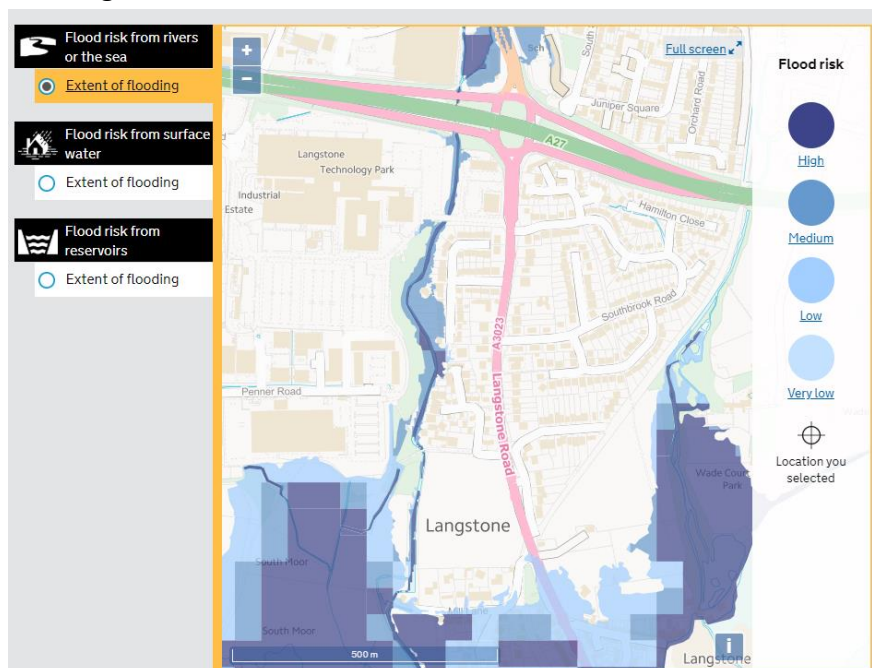


Figure 5 Sea Flood Risk Map

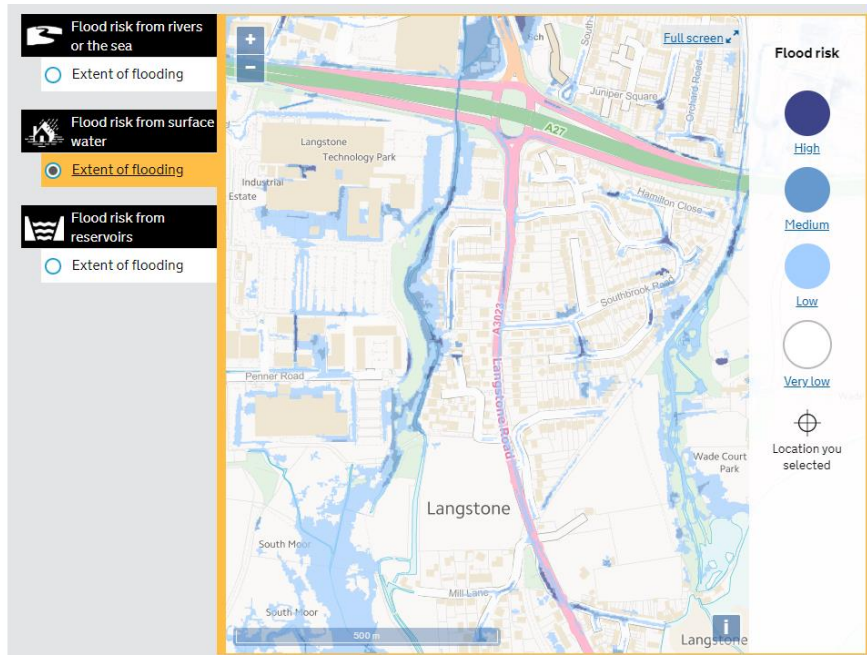


Figure 6 Surface Water Flood Risk Map

8.0 Conclusion

In summary, we feel our proposal conforms to planning policy and the proposed extension and coach house will not have a detrimental impact on the street scene. Our proposal will create a high quality addition to the existing property and is sympathetic to the surrounding context.