

Design and Access Statement

May 2018

Extension to 10 Bridefield Crescent, Waterlooville, PO8 8QY



INTRODUCTION

This Design & Access statement has been prepared to support the following proposal:

Front extension 10 Bridefield Crescent, Waterlooville.

The existing semi-detached dwelling is located along a secluded road with no means of access. (Cul-de-sac)

SITE CONTEXT

The property is in the residential area of Waterlooville, and is approximately 1.7 mile from the town centre.



DESIGN ISSUES

The property has a kitchen / dining area and lounge on the ground floor along with an external access garage.

On the first floor there are two double bedrooms and a third single bedroom along with a family bathroom. The third bedroom has inadequate space compared to the other two bedrooms. This design and access statement is to justify the front extension designed to fullfill the requirements.

To the North of Bridefield Crescent, number 27 Kingscote Road has already been extended to the front over the garage, in a similar manner to this proposal, see diagram oposite.

Bridefield Crescent (very similar to Kingscote road) contains a range of different house types that vary in design and materials, therefore the design will have minimal impact on the image of the streetscene. (see example images below showing the various house designs of the Crescent)



Front Extension 27 Kingscote Road

DESIGN SOLUTION

The aim of the design is to create a larger third bedroom with minimal impact on the existing streetscene. Considering similar properties in the immediate locality we feel the design is a suitable extension to the existing dwelling.

MATERIALS

It is proposed that the extension and refurbished works will be constructed with the following:

- External cavity wall - red / orange brickwork to match the existing.
- Front Elevation wall - Red tile Hanging to match existing
- Roof tiles - concrete interlocking tiles to match existing.
- Window - White UPVC to match existing



ENVIRONMENTAL ISSUES

ACCESS

This application will not require any additional vehicular access for the extension to the dwelling.

FLOOD

The property is not at risk of flooding. (see extract from Environment Agency website opposite)

ARBORICULTURAL

There are no trees on the proposed site.

BIODIVERSITY

There are no swift, swallow or similar birds nesting in the building. The additional footprint will not adversely affect the local biodiversity. The land around the building is not contaminated and will not be contaminated by the proposed additions to the building.



CONCLUSION

This proposal will provide a more suitable family home with the desired third bedroom floor space. The external facade of the extension has been designed to use matching materials in keeping with the existing building.

