

Design and Access Statement

December 2017

Two storey side extension and loft conversion at 2 Farrington Road, Havant, PO9 2LR



Design and Access Statement

Two storey side extension and loft conversion at 2 Farrington Road, Havant, PO9 2LR

December 2017

Axis
ARCHITECTURE

INTRODUCTION

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

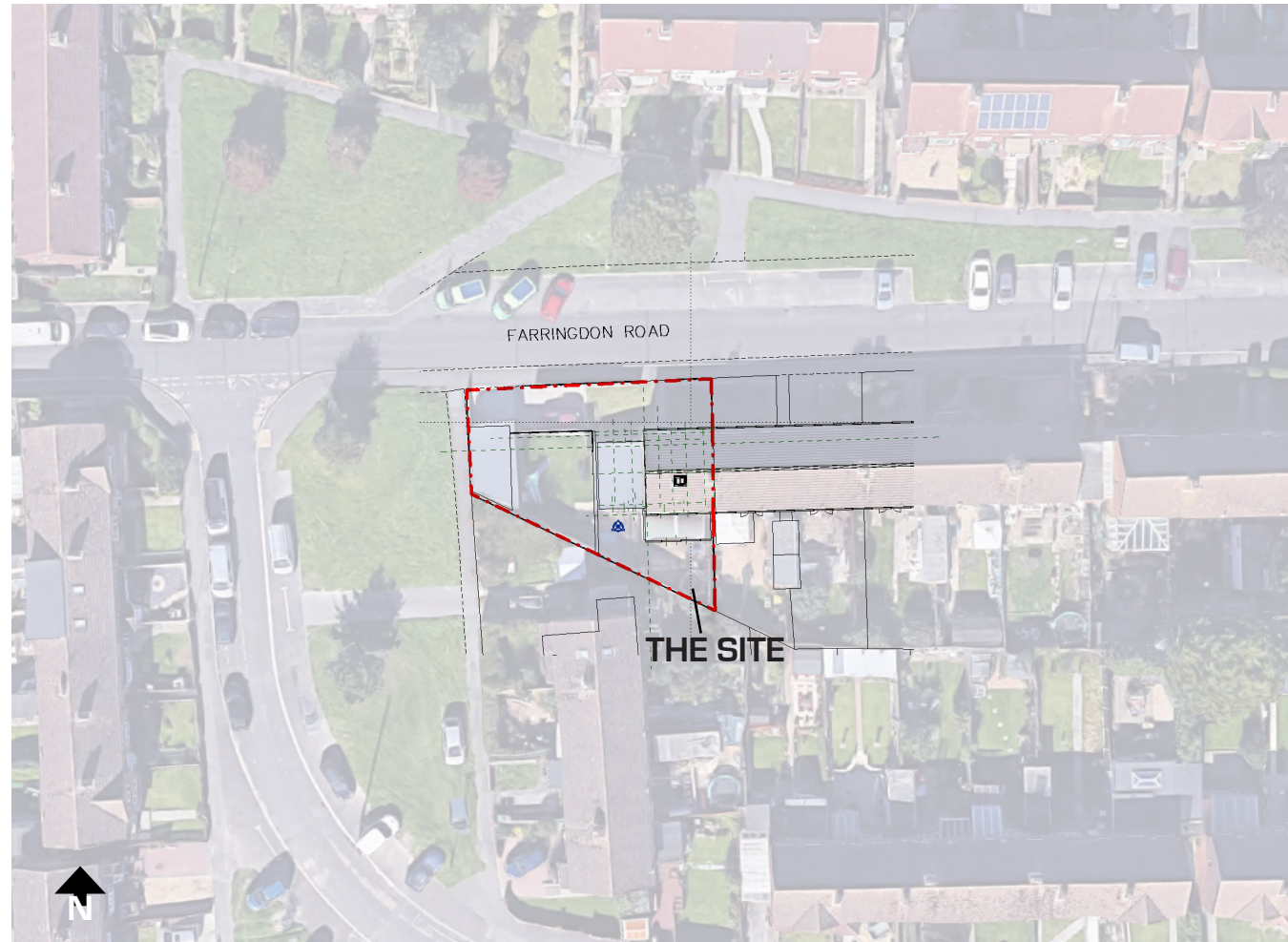
Two storey side extension and loft conversion at 2 Farrington Road, Havant.

The existing dwelling is located on the end of a set of terrace houses. Currently there is a single storey side extension which is used as an open space family area.

SITE CONTEXT

The property is in the residential area of Havant, the site isn't too far from the train station and main retail park of Havant.

The site is also in the area of the local school, St Alban's Primary School. The clients children have just been accepted into this school, therefore there is a need to expand the existing dwelling.



DESIGN ISSUES

The property has a kitchen and living area on the ground floor with a family room in the current single storey extension.

On the first floor there are two bedrooms with a third bedroom in the loft area, however the access to this is inadequate. The access to the third bedroom is through the second bedroom, hence the clients desire to change the design of the property.

Around the surrounding area of Farrington Road a handful of people have already extended their properties into the loft space using a dormer method filling the width of the property, see circled properties in image below. This enables the creation of a more suitable space in this area, as the ridge height of the terrace of houses is fairly low.

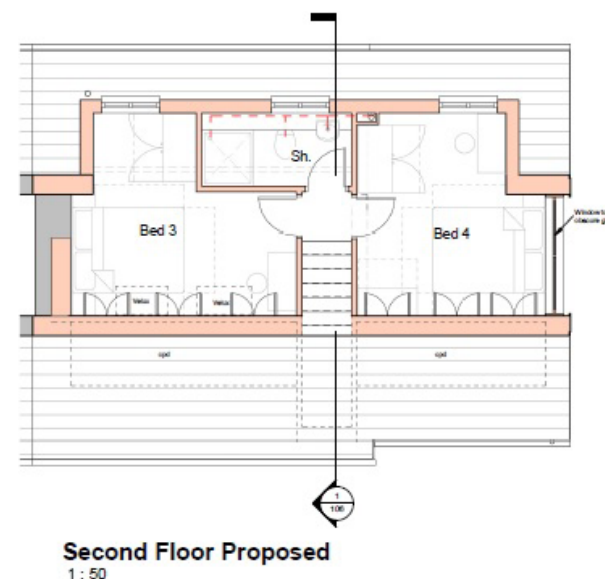
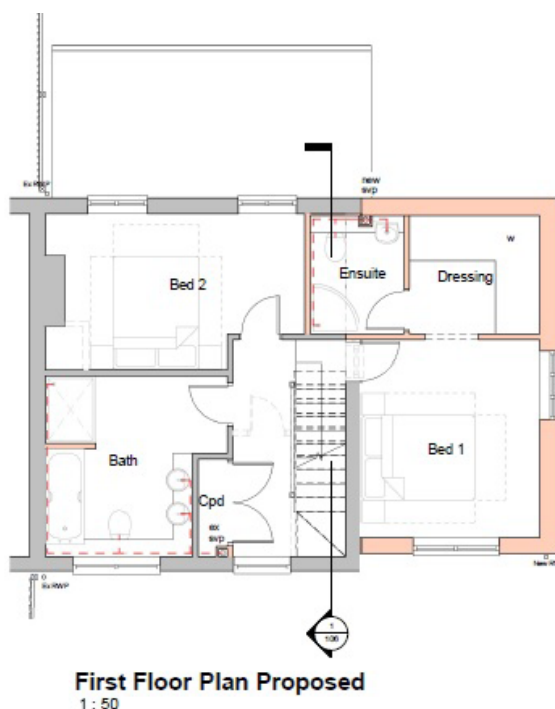
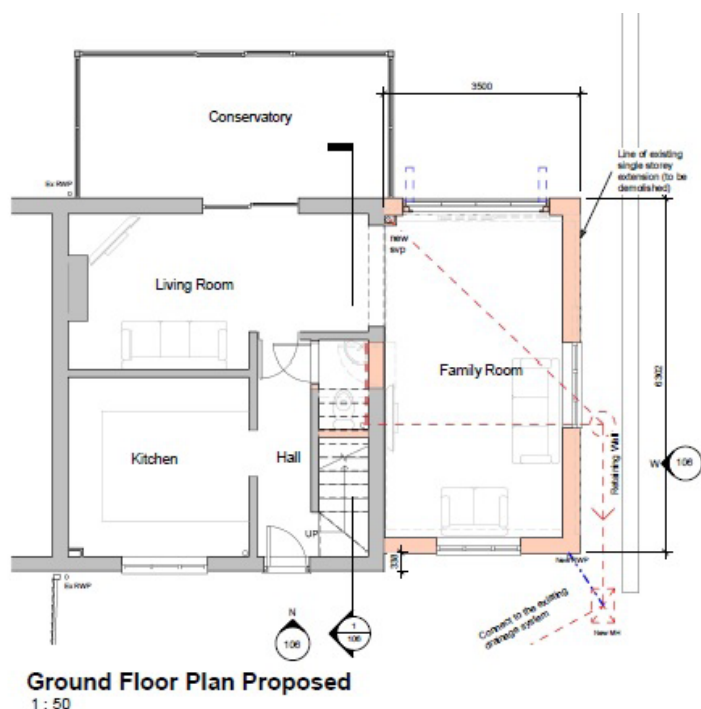


DESIGN SOLUTION

The aim of the design is to create a larger family area on the ground floor to give space for the clients children to play. The wall through the existing living room into the family room is to be demolished, this now creates a space under the stairs to incorporate a downstairs toilet which there wasn't the capacity for before.

The design of the first floor converts one of the existing bedrooms into a large bathroom. The existing bathroom of the property was very cramped and small for the clients needs. The first floor of the extension now becomes the main bedroom with a walk-in dressing room and new ensuite.

The second floor of the proposal creates two new double bedrooms with a shared bathroom. The dormers in the roof provide the space needed because of the pitch of the existing roof.



Design and Access Statement

Two storey side extension and loft conversion at 2 Farrington Road, Havant, PO9 2LR

December 2017

Axis
ARCHITECTURE

ENVIRONMENTAL ISSUES

ACCESS

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

FLOOD

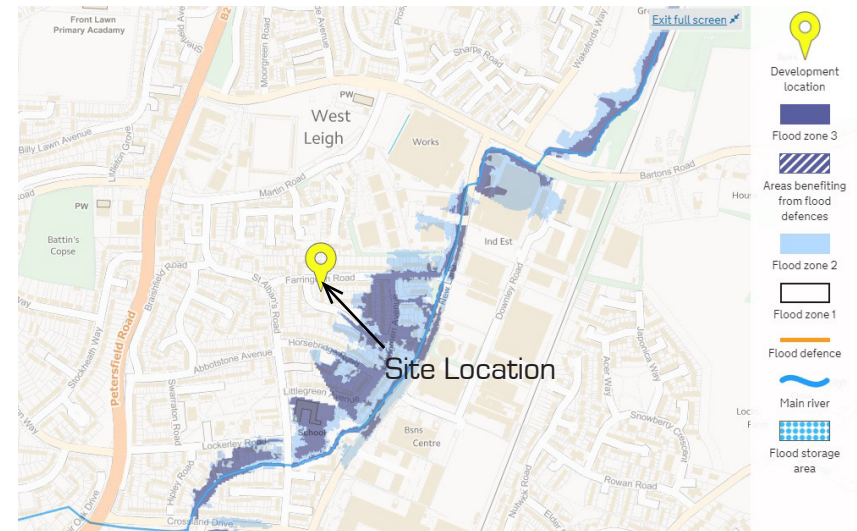
The property is not at risk of flooding. (see extract from Environment Agency website opposite)

ARBORICULTURAL

None of the trees on the site will be affected by these proposed works.

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.



MATERIALS

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

- External cavity wall to be an orange/yellow brickwork to match the existing.
- Roof tiles to be concrete tiles to match existing.
- All doors and windows to be double glazed PVC to match existing

CONCLUSION

This application will provide the client with a more suitable family home with the desired space they require. The external facade of the extension has been designed to use matching materials in keeping with the existing building blending in well with the surrounding buildings.

