

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension after demolition of existing extension

At

28 Silvester Road
Waterlooville
PO8 8TL

For

Mr & Mrs S Hutchinson

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

8th October 2018

1 LOCATION

The site is located on the northern side of Silvester Road. It is a three bedroom semi-detached house with a shared driveway with number 30 Silvester Road leading to a detached single garage. The front garden is used for off road parking for two vehicles. It has a single storey rear extension constructed a number of years ago. Elevations are rendered with white pvc-u window and door units with concrete interlocking tiles to the main roof and a flat roof to rear extension.

2 SITE USE

The property is a family dwelling located in a residential area of WaterlooVille.

3 PLANNING HISTORY

We have conducted a search on your planning website and there is no planning history.

4 FLOOD RISK

We have conducted a search of the environmental agency website and the property is in Flood Zone 1 which has a low probability of flooding (less than 1 in 1,000 - 0.1%) from river, sea and surface water.

5 PROPOSALS

The existing single storey rear extension is in poor condition. It is of single leaf masonry construction, flat roof, poorly insulated and has reached the end of its useful life.

Our clients wish to demolish the structure and rebuild an extension on the same external footprint. During this process our clients would like to create an open plan kitchen/breakfast room with access to their well kept rear garden. In conjunction with this a small shower room/utility space will be introduced to the ground floor accommodation.

6 DESIGN

In terms of floor area, nothing will change, the proposed extension will occupy the same overall dimensions. Internally the rear space will be open plan. The existing internal partitions will be removed. The scheme will include a large set of patio doors to give view/access to the well tended rear garden. To provide additional natural daylight a roof lantern will be positioned to the rear of the proposed flat roof.

It is our clients intention to create a combined kitchen/breakfast area including new kitchen units with a central island.

The proposals include the removal of a large section of the rear cavity wall which will provide access into the dining room/access into the extension.

Internal alterations are completed with the insertion of a shower room/utility space.

Externally the materials will match the existing in all respects, that is rendered elevations, flat roof, white pvc-u patio doors.

Please note there will be a step in the junction of the proposed flat roof/flat roof to the adjacent neighbour at 26 Silvester Road.

7 ACCESS & CAR PARKING

Access and car parking will be unaffected by these proposals.

8 CONCLUSION

The proposals in our professional opinion will not affect the amenities of the adjacent neighbours. The scheme will enable the construction of an extension suitable for modern day living both in terms of design and to the current building standards.

We respectfully request Havant Borough Council to support these proposals.