

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with rear dormer, front dormer with entrance canopy, hip to gable enlargement with external alterations after demolition of rear extension and garage

At

169 Silverdale Drive
Waterlooville
PO7 6DX

For

Mr & Mrs P Fountain

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

29th August 2018

1 LOCATION

The site is located to the northern side of Silverdale Drive and is one of a pair of semi-detached bungalows. It benefits from a driveway with the large front garden used as car parking with a gravel finish.

The bungalow is of facing brickwork construction with front and rear dormers, concrete interlocking tiled roof and a rear extension. It also benefits from a detached single garage.

This area is predominately residential, with many semi-detached bungalows, most of which have been extended and refurbished.

2 SITE USE

This 'chalet style' bungalow is occupied as a family dwelling. There are two very small bedrooms in the roof space. These are both poorly insulated and in need of reconstruction/refurbishment.

The ground floor accommodation includes a further bedroom, kitchen, shower room with living/dining space into a rear extension. The rear addition again is poorly constructed and insulated and is past its useful life.

3 PLANNING HISTORY

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

4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a low risk of surface water flooding, between 0.1% and 1.0%.

5 PROPOSALS

Our clients have a growing family and wish to create an extended and refurbished modern chalet bungalow. To enable these requirements the existing rear extension and detached single garage will be demolished.

The current roof space accommodation is very small and to facilitate increased accommodation the existing hip end will be removed and extended with a hip to gable end proposal. The current poorly insulated/constructed front and rear dormers will be removed and replaced with larger structures.

We have carried out a volumetric calculation, the total increase for the rear dormer/hip to gable extension will be approximately 52m³ which is over the 50m³ permitted allowances.

The proposals will be complemented with an entrance canopy for weather protection and other minor alterations to include a new main entrance and utility room doors.

The chalet bungalow will have a change of appearance with k-render finish to the entire structure including the extension, replacement pvc-u windows/door units/replacement concrete interlocking tiles to the roof.

6 DESIGN

The proposed single storey rear extension is of similar depth to the existing structure which will be demolished. This addition will extend the full width of the property. Accommodation to include a relocated kitchen with garden room complete with bi-folding doors to access the garden. Sections of the cavity wall will be removed to create an open plan living space with direct access into the extension. The proposal will have a flat roof to limit impact to the adjacent neighbour at 171 Silverdale Drive. To increase natural light into the plan a roof lantern will be introduced to create a pleasing space.

Bedroom floor area in the roof space will be increased with a hip to gable end enlargement. This will enable two double bedrooms to be formed with the insertion of flat roofed dormers to both front and rear elevations. The front dormer has been carefully limited in its width not to dominate the street scene and to create a sensible internal space respecting the adjacent neighbours party wall. This will allow sections of the front roof slopes to be visible and not compromised by a rather large dormer window.

The main entrance to the property has been relocated to the front elevation which is a better design solution than the existing side access. It will be complemented by a roof canopy to provide weather protection.

The materials for these proposals include complete k-rendering of the bungalow/extension, dark pvc-u window/door units, including replacement units to the bungalow. The concrete roof tiling to be replaced with a darker tile, weatherboarding to be dark fibre cement composite cladding.

7 ACCESS AND 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. In and around this location there has been much refurbishment/enlarging of similar chalet style bungalows. This design will not be out of keeping with these properties. These proposals will enable a chalet bungalow to be enlarged and modernised for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.