

Design and Access Statement

Client: Lee and Cheryl Ware
Date: 07/02/2018
Re: 121 Stakes Hill Road, Waterlooville

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for the replacement of a previous low quality detached single garage for a new attached single port garage.

The format of the statement is derived from guidance issued by the Government's Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment

Planning Proposal

Under the planning application we are looking for the approval for a new single storey parapet roofed imperial brick garage.

Conservation Area.

The site is outside of any conservation area.

Location.

The site is residential and sits on the main Stakes Road.



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Existing Building

The existing building is a rare Victorian Bungalow. It has a beautiful symmetrical front elevation, with sandstone bay windows and existing Victorian features. The imperial multi-brick with an angled plinth detail adds a simple detail that adds that additional touch that makes this Victorian Bungalow a delight.



View of the main elevation.



View of the front and side.



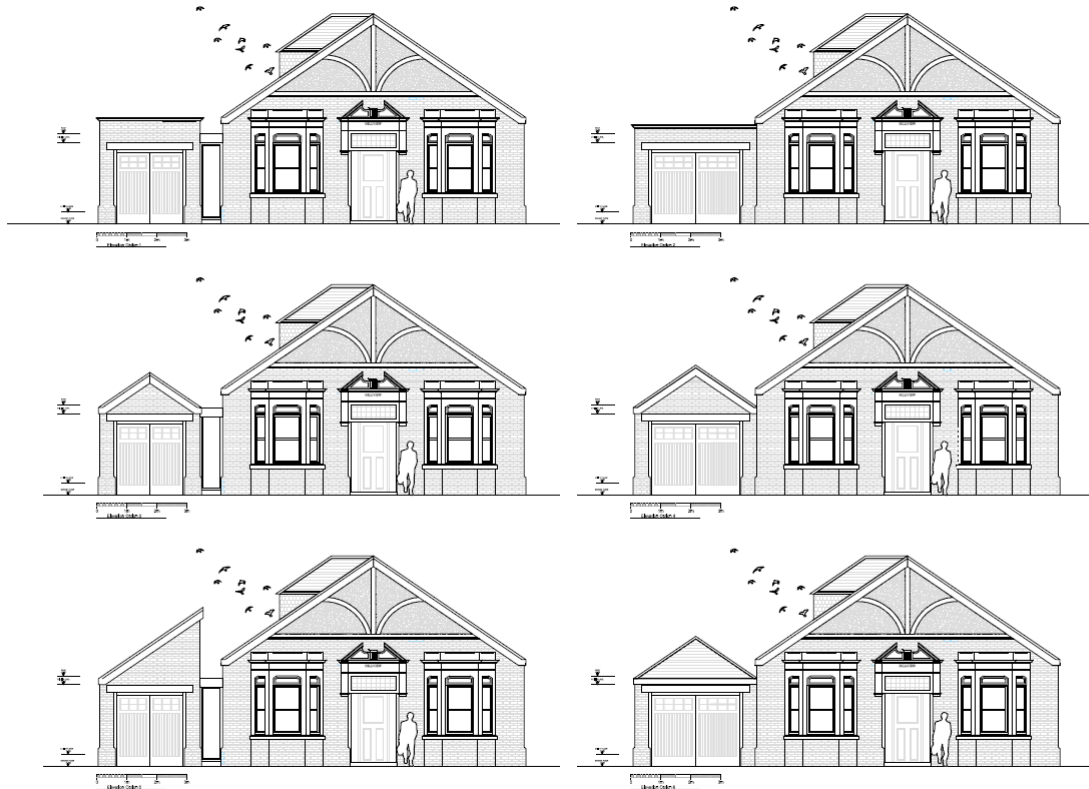
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Design

This garage has been carefully considered to be subservient to the existing Victorian building. We have explored a number of elevation options to best find the most appropriate solution. We have explored the scale, massing and shadowing effects. We feel the proposed solution has achieved the balance and creates a holistic approach. The following drawing shows our journey through the feasibility stage.



The internal layout has been reconfigured, to create a fit for purpose living, dining, kitchen area. The refurbishment has been carefully considered to retain and match the aesthetics of the main elevation whilst reducing the garages overall impression of the main house. We have worked hard at developing a solution that maintains the impression of the main house.

The materials have been chosen to be in keeping with the existing property and we are looking to replicate some of the details including the brick plinth, sandstone coping and the imperial multi and yellow bricks.

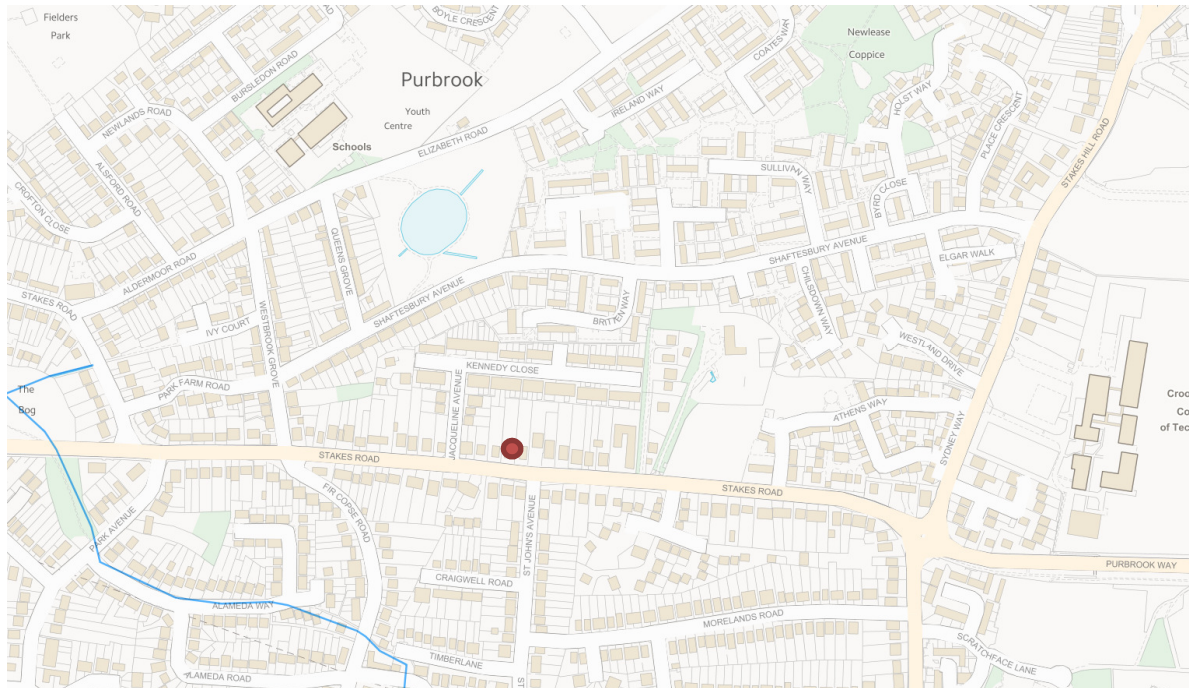
Neighbouring Properties, Extensions and Background.

The property is unique and although the neighbouring properties are similar style and massing, they all are unique. Similar extensions have been undertaken in terms of scale and massing throughout the area and we feel that this is a well-balanced and considered approach for this property.

This extension sits on the boundary, the decision to go for a flat roof with parapet wall ensures that the massing is far lower than the comparable pitched roof, therefore limiting any impact to the neighbour that might otherwise would be affected.

Flood Risk Assessment

The site is outside of any flood risk zones and there are no known history of flooding. The proposed development will not cause any adverse effect or increase flooding in the local area.



Conclusion

The proposal will create the ability to extend the home and create an in keeping attached garage that is subservient to the main house. The proposals use in keeping materials and is appropriate in scale and massing and hope that the proposal is seen as being acceptable.



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