

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS AND EXTENSION TO:-

THE WHITE HOUSE
2 LANGSTONE ROAD
LANGSTONE
HANTS, PO9 1RE



March 2017

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1 Introduction

The existing property is a 4 bedroom detached house with a swimming pool and recent guest room extension in a residential area of Langstone, Havant.

The Applicant wishes to improve the layout of the house and carry out works to reflect their life style. The proposal is to add an additional floor to the main house making it 3 storey and extending at ground level in two areas one to the front, the other to the rear, also including some other alterations to internal rooms at ground level.

2 Existing Site and Surrounding:

The house is located in a semi secluded walled garden on the A3023 main road through Langstone characterised by large mainly detached dwellings of various architectural styles and periods. There are two large trees positioned on the east property boundary on the road side which dominate the setting and provide extensive screening when in leaf. They also provide some screening during the winter months.



View of property boundary wall to the 'White House' obscuring the ground floor with the trees semi-screening the upper floor. When viewed from further north the garage roof substantially screens the upper floor of the main house in all seasons.



Significant screening during the growing season is provided by the 2 large existing mature trees on the east boundary

The property cannot be viewed by pedestrians or cars passing along the west side of the carriage way because of the 2.2m high boundary wall and with the main building being set back 13.5m into the plot. Only a glimpse of the house is viewed through the wrought iron entrance gates at the south east corner of the property or from the other side of the road some 31 m away.

On the south, north and west boundaries are 1.8m high close boarded fences and mature trees and hedges. The site and surroundings are generally flat and level.

This side of Langstone Road is distinctly characterised by high boundary walls and/or hedges, large trees and grassed road verges.

Large houses are located all along this stretch of the A3023 as well as a dominant three storey flat roofed block of flats, Langmead Court near the corner of Southbrook Road. No's 8 and 37 are respectively Edwardian and circa 1930 and fairly large and visible house.

Examples of large detached residential buildings of varying periods and forms and styles.



No 29 Langstone Road, Langmead Court, Large 3 storey block of Flats



No 37 Langstone Road, Large 3 storey traditional high roof ridge house.



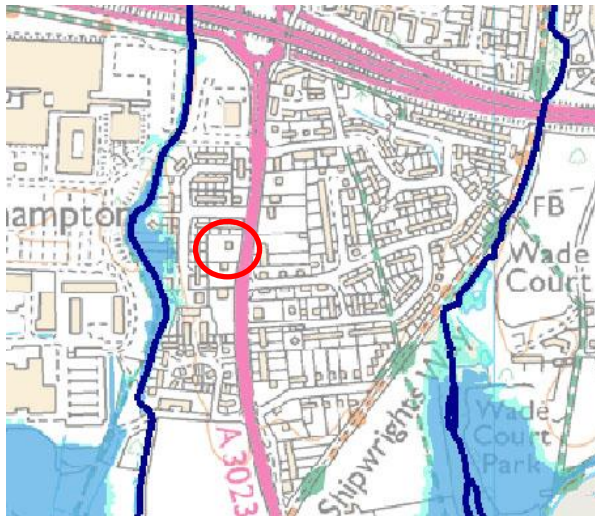
No 8 Langstone Road, tall storey large house, recently converted to flats



One of Two recently built large houses with wide frontages south of No 8 Langstone Road

3. Flood Risk Assessment

The site does not appear at risk on the Environment Agency Flood Risk Map, see below. The very minimal additional surface water run-off will utilise the existing on site surface water drain and soakaway system.



4. Planning Consultation and History

The two storey guest suite extension to the west of the swimming pool was granted planning permission in 2006, Application No 04/65221/001. Planning consent was also granted in 2012 to alter the dormer to the upper floor of the garage, guest accommodation, Application No 12/000955

The applicant has no previous records of planning matters before these, and has made no applications since.

No pre-application submission was made.

5 Access and Parking

Vehicle and pedestrian access to the property is via the secure controlled gates off Langstone Road. There is sufficient space to stop off road in front of the gates before going in without causing road obstruction.

The existing garage can accommodate 2 cars. The existing drive and parking area is extensive and can accommodate at least 6 cars and provide on-site turning allowing vehicles to exit the site in a forward direction.

It is not intended to increase the occupancy of the house and therefore additional car parking provision which is already above highway standards is not considered necessary.

Refuse bin storage and collection will remain as existing from the rear gate/door behind the garage.

6 Design and Form, Privacy and Overlooking

The original two storey form and elevation of the house and single storey extension to the rear appear to have been influenced by the 'modern movement' and as such the proposed seeks to further this concept with its proportions and massing.

The massing of the proposed extension is in three separate areas and reflects the additional requirements associated with that particular part of the house.



View from front drive showing, left, main entrance and above, Arches to original single storey, to rear.

a) Ground floor area to the drive side, east.

This will extend the house at ground floor level and allow utility access to the house, internal access to the guest suite, and a study/library area in a secluded part of the grounds.



View of proposed second floor bedroom and single storey extension to rear from entrance drive

b) Second floor addition, on existing roof.

A new master bedroom with en-suite bathroom will be created at this level with its own secluded and private terrace. It will be accessed via the extended and reconfigured main staircase. A new skylight will be located over the stairwell which will bring daylight down through the centre of the house. The main bedroom external walls will be set back some 3m on this elevation and the facing material and colour (as used in the 2006 extension) will help subdue the perceived view of the new floor and unify the general appearance of the various elements of the house.

The proposed windows at this level are strictly orientated not to overlook neighbours windows or amenity spaces. The proposed bedroom windows and terrace face south and west. Gardens boundaries on these sides have high fences and mature trees and hedges screening the views. The bathroom and wardrobe windows facing north will be obscure glazed. See later for distances.



Existing flat roof has a collection of redundant chimney stacks, vents and a water tower



View of proposed second floor bedroom and terrace balustrade from southwest in garden

c) Ground floor area to the garden side, west.

The single storey extension adjacent to the existing kitchen and family area opens up the outlook to the garden and sunny private side. The existing outlook is severely restricted by small utility rooms denying views of the garden and ingress of mid-day and evening sunshine. The extension provides a breakfast and lounge area and a gym area accessible from the swimming pool.



2006 extension guest suite attached to swimming pool, viewed from south in garden, utilising light grey and white facing materials.



View of terrace from west in garden showing small window at end to kitchen/family room – proposal to open this up and extend the breakfast area onto altered terrace.

Privacy distances, from proposed second floor extension wall or windows to:-

- No 4 Langstone road boundary – 24m; building – 28m.
- No 1 Langbrook Close building – 23m (no facing clear windows)
- No 3 Langbrook Close building – 25m (no facing clear windows)
- No 3 Brookmead Way buildings – approximately - 45m.

Privacy from the proposed ground floor extension to the kitchen to:-

- No 3 Brookmead Way buildings – approximately - 40m.
- No 4 Langstone road boundary – 32m; building – 36m.

Privacy from the proposed ground floor study extension to:-

- No 1 Langbrook Close building – 11.5m (no facing windows)
- Note; existing window at first floor garage – 10.3m

Daylight: The proposed extension to the ground floor area contains substantial full height windows. This allows views and appreciation on the mature garden. The daylighting is enhanced by the inclusion of skylights to bring more natural light to central areas of rooms and spaces.

7 Amount and Mass

The following is the existing and proposed areas:

- Existing total GIA ground level footprint of the building (excluding the swimming pool and garage) is 238 m²
- Existing total GIA ground level footprint of the building (including the swimming pool and garage) is 481 m²
- Proposed GIA ground level extensions 73m² = 15% increase in footprint
- Existing total GIA floor area GF and FF (excluding the swimming pool and garage) is 424m².
- Proposed total GIA floor area GF, FF and SF (excluding the swimming pool and garage) is 541m² = 27% increase in total area.
- Existing total GIA floor area GF and FF (including the swimming pool and garage) is 567m².
- Proposed total GIA floor area GF, FF and SF (including the swimming pool and garage) is 684m² = 20% increase in total existing GIA floor area.

The proposed second floor addition of 44m² GIA is approximately 15% increase in the original house.

8 Materials

It is proposed to match the existing external materials in order to visually unify the whole site in the following locations

- a) Ground floor frontage extension – white render, light grey window frames
- b) Ground floor rear garden extension – mainly glazing with light grey window and door frames to match the 2006 extension.
- c) Second floor extension – light grey sheet and seam cladding to walls to match 2006 roof covering, light grey window and door frames, balcony balustrading in glass.

9 Landscaping and trees

The existing garden is mature and has extensive boundary tree, shrub and hedge planting providing privacy between properties. The north boundary adjacent to the proposed study will require the removal of some of the trees as shown on the plans. These will be replaced by evergreen hedge species maintained at an appropriate height to replace the existing screening. By replacing trees with a hedge this will improve the ingress of direct sunlight into the garden of No. 1 Langbrook Close.



Southeast

Views from the proposed second floor terrace indicating minimal overlooking



South



Southwest



West

10 Conclusion

The existing 'White House' has a very distinctive appearance and of its period. The proposed modest extensions of about 20% overall floor area are located in various positions and thus minimise the apparent extent of the enlargement. The most significant extension although modest in size is at second floor level but is designed to sit back from the edge of the existing roof when viewed from the public road side and be subtly coloured and clad to minimise any perceived mass. The proposal is designed to maximise the enjoyment of the house with its relationship with the private garden which faces south and west and with enhanced accommodation to meet its' owners contemporary needs.