

Design Statement

Double storey extension to front and rear of
32 Galaxie Road



32 Galaxie Road
Waterlooville
Hampshire
PO8 9AR

Prepared by Concept 55 Consulting Ltd on behalf of Mr and Mrs Lewis

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Site Location & Surroundings

The site is located to the west of Galaxie Road within a residential area in Waterloooville. The property is slightly set back from the road and is accessed via a short shared driveway leading to the properties' garages located to the front of the properties. The site is currently occupied and well maintained.

The topography of the site is generally level and sits slightly lower than Galaxie Road. The boundaries to the site are a mixture of close boarded fences and planting to the rear of the property.

Proposal

An infill double storey rear extension will accommodate additional living accommodation on the ground floor with a new double bedroom on the top floor. This new extension will be linked to the existing property with a glazed roof section allowing for natural daylight into the central part of the property. This glazed roof section will be partially obscured to prevent the risk of overlooking the neighbouring external area. The rear extension will match the scale and layout of rear extensions built to the majority of properties in this area.

A 1.8m deep double storey front extension is being proposed to extend the existing kitchen and bedroom and to accommodate a new study/guest room and to relocate the internal staircase. This front extension will align its principal elevation with the neighbouring property to the south while still being set back from the existing garage elevation. The proposed appearance will match the existing. This front elevation matches an extension already built by a further property in Galaxie Road and is in proportion to the main property in its scale and size.

The existing boundary treatment is to be retained and the existing levels along the boundary line are to be retained to minimise the impact on all surrounding properties.

Design

The appearance of the new double storey front elevation will match the existing and will blend well into its surrounding area. The dark brown timber cladding will be replaced with a lighter coloured timber cladding which together with the grey windows and doors will give the property a more contemporary feel and appearance. The open space in front of the property will be retained and no alterations to the driveway/access is proposed.

The finish of the infill rear double storey extension will match the existing and will follow suit in size and scale of many of the neighbouring extensions. A glazed roof section will link the new extension to the existing and will allow for natural daylight into the central part of the property as well as all the circulation areas. Large folding doors on the ground floor to the rear of the property will link the new living space to the rear garden area.



View from Galaxie Road



Front elevation



View from rear

Materials

The following materials are being proposed:

Timber Cladding



Brickwork (to match existing)



Conclusion

The proposed extensions will accommodate additional living and sleeping accommodation and will match the size and scale of extensions already built in the neighbourhood.

The majority of the proposed finishes will match the existing and where new materials are being proposed this will give the property a more contemporary appearance while still blending well into its surrounding area