

Design & Access Statement

1A Hartwood Gardens, Waterlooville
15126

Rev	Amendments
-	First Issue

By	Date
JE	21/07/17



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Jul 17
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JE

Hartwood Gardens is a cul de sac off Hart Plain Avenue to the north of the Hart Plain and Cowplain Schools, and as part of this planning application it is proposed to improve number 1A with an extension to replicate the existing single garage but also create an additional master bedroom and family room.

Use

Number 1A is a two storey detached family home on the western side of the road which has parking outside around a single detached garage.

The owner occupiers are a family of six and have been reviewing their existing accommodation with a view to creating additional space, now the children are all at High School, or older. The proposed extension provides an additional master bedroom to enable all occupiers to have their own sleeping space, and the additional family room provides a second living area.

Amount

The existing dwelling is a 4 bedroom property with main entrance facing east, leading to entrance hall which provides access to separate living, dining, study and kitchen rooms.

Access to the private rear garden from the house is through the Living or Utility, and external access is also provided via a side gate to the south.

A detached garage is located within the driveway area, off a shared access and there is space for 3no cars, albeit with one space occasionally inaccessible due to the back to back arrangement.

At first floor there are four bedrooms and family bathroom, with an en-suite off the largest room. Due to the design of the original house, two of the bedrooms are particularly small and/or limited by the ceiling that follows the roof pitch

Extension of the property to the east, at ground floor only, will increase the number of bedrooms to five and provide a second room for family life, whilst also maintaining the garage and parking provision. However, it will also improve the accessibility to parking.

A new front door will face north.

Layout

Located in the existing driveway area, there is minimal effect on the existing layout, with access to the home via a new front door, which leads into an extended entrance hall, which in turn uses the existing undercroft area as a fully glazed screen providing daylight into the hall.

The family room is immediately accessed from the entrance and has a single window facing south with rooflight above to make the full use of the vaulted ceiling in this room, enabling cross ventilation and good daylight. Stepped back from the southern boundary, this also provides a discrete area for parking cycles externally.

Now on ground level, the master bedroom has a large window facing north for good daylight, again to make use of the vaulted ceiling, with a smaller window facing south to lead users past the dressing area to the en-suite.

Relocated further east the garage is now attached to the home with the 3no parking bays facing the new extension, without affecting pedestrian access to the dwelling, whilst also identifying a dedicated area for refuse and recycling, hidden behind a low level fence.

Scale

Although the existing dwelling has a steeper pitch, the new extension borrows from adjacent houses with lower pitches and directly relates to the nearby bungalow and cat slide roof.



Extension will relate to context and resolve accessibility issues related to current parking

From Hart Plain Avenue, the extension will be visible but with low level close boarded fence, step back to low level eaves and higher close boarded fence along the southern boundary; the extension will not detract from the overall aspect of Hartwood Avenue.

Landscaping

Existing shrubbery around the house will not be affected and the addition of a new shrubbery on the east of the plot will provide improved visual appearance of the home.

Paviours to the existing driveway will be reinstated in the new configuration to ensure the overall appearance of the shared access is maintained.

Appearance

Designed to complement the existing house and neighbouring areas, the predominant material will be brickwork to best match the existing but with a slight projecting gable to the master bedroom highlighted in a contrasting lighter brick colour, to best match that of no. 1B.

As previously mentioned a low level pitched roof (22.5 degrees) is used but is still possible to be clad in a profiled pantile to best match the existing, and doors will be solid in appearance to reflect those in the vicinity



Pitched roof elements and fairface brickwork used will blend harmoniously with the context

Access

The proposed extension will not affect existing access arrangements to the site or house but the dwelling will have the benefit of 'Lifetime Home' use by placement of a bedroom and washroom at ground level.

Private rear garden access is maintained, front door is more visible and parking arrangements are clear.