



1a Castle Avenue, Warblington Proposal for Rear Extension

Design and Access Statement.P1

D84

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Application Summary

This Design and Access Statement has been prepared in support of a householder planning application to construct a ground floor rear extension to a detached house in Warblington.

The property benefits from an existing planning consent for two single storey structures - an extension and a replacement garage, however the applicant has decided not to pursue this option. This application aims to retain and improve the appearance of the existing garage and add an extension in a more modern style.

The impact of the proposals upon the surrounding housing and site context has been carefully considered and, while the extension proposed is significant, the particular circumstances of its location allows scope for an addition without undue harm to neighbouring amenity.



Location Plan

1a Castle Avenue, Warblington

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Existing Site and Context

The property is located at the corner of Castle Avenue and Castleway.

The original house is orientated South, but the proximity of the A27 has led to heavy screen planting on the South boundary and an aspiration to create a large extended room on the North side of the property.

An existing garage projects from the North elevation and extends along the West boundary with 2 Castleway. On the other side of this boundary, a large flat roof garage extension is similarly located.



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Existing East elevation of 1a Castle Avenue



Existing South elevation of 1a Castle Avenue.



The existing West boundary with 2 Castleway



The relationship between 1a and the neighbour to the West

1a Castle Avenue, Warblington

Site Photographs

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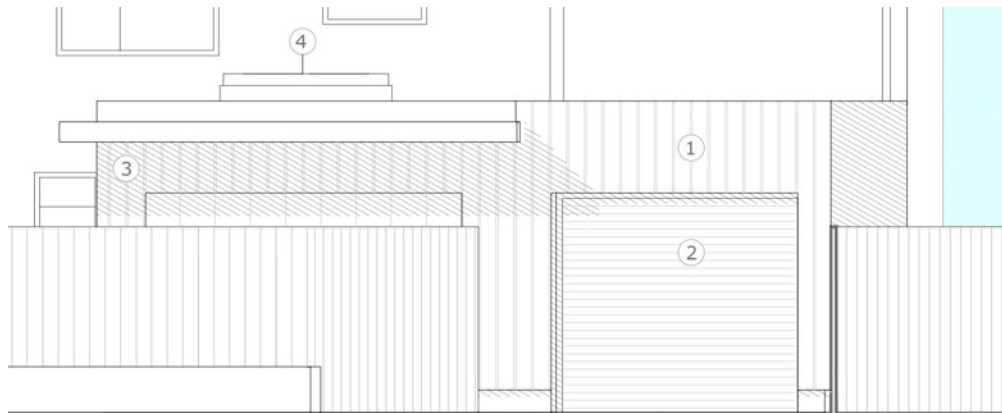
Design Proposals

The proposal is to retain the existing garage and construct a large family room on the eastern side. The new room is to benefit from a large roof light and full width bifolding doors addressing the terrace to the East.

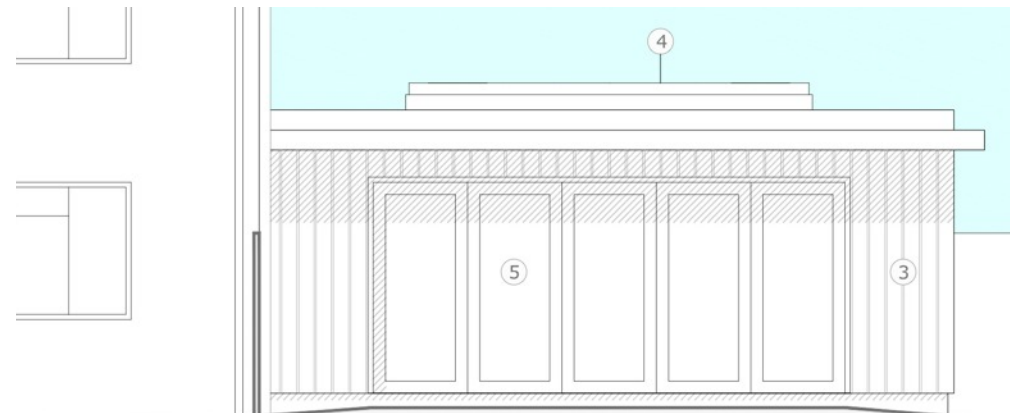
A scheme of this nature will provide an opportunity to improve the appearance of the garage projection. It is intended to overclad the structure with vertical timber cladding and to replace the roof and door.

The new structure will also be timber clad, in order to provide a cohesive extension when combined with the garage. The overall aesthetic is to be modern and in contrast to the traditional details of the original house.

- ① Existing garage retained and overclad with timber rainscreen
- ② Replacement aluminium garage door with polyester powder coated finish
- ③ New masonry extension with timber rainscreen cladding and brick plinth
- ④ New aluminium framed rooflight - colour to match glazing bars and garage door
- ⑤ New aluminium bifold doors - colour to garage door and rooflight



North Elevation



East Elevation

1a Castle Avenue, Warblington

Design Proposals

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Planning Drawings

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This drawing must be read in conjunction with related D84 drawings as scheduled in the Drawing Register.
This drawing must also be read in conjunction with the relevant consultants, specialists & sub-contractor drawings.

revisions	date
P1 Issued for Planning	28.07.17



Block Plan Scale: 1:500@A3

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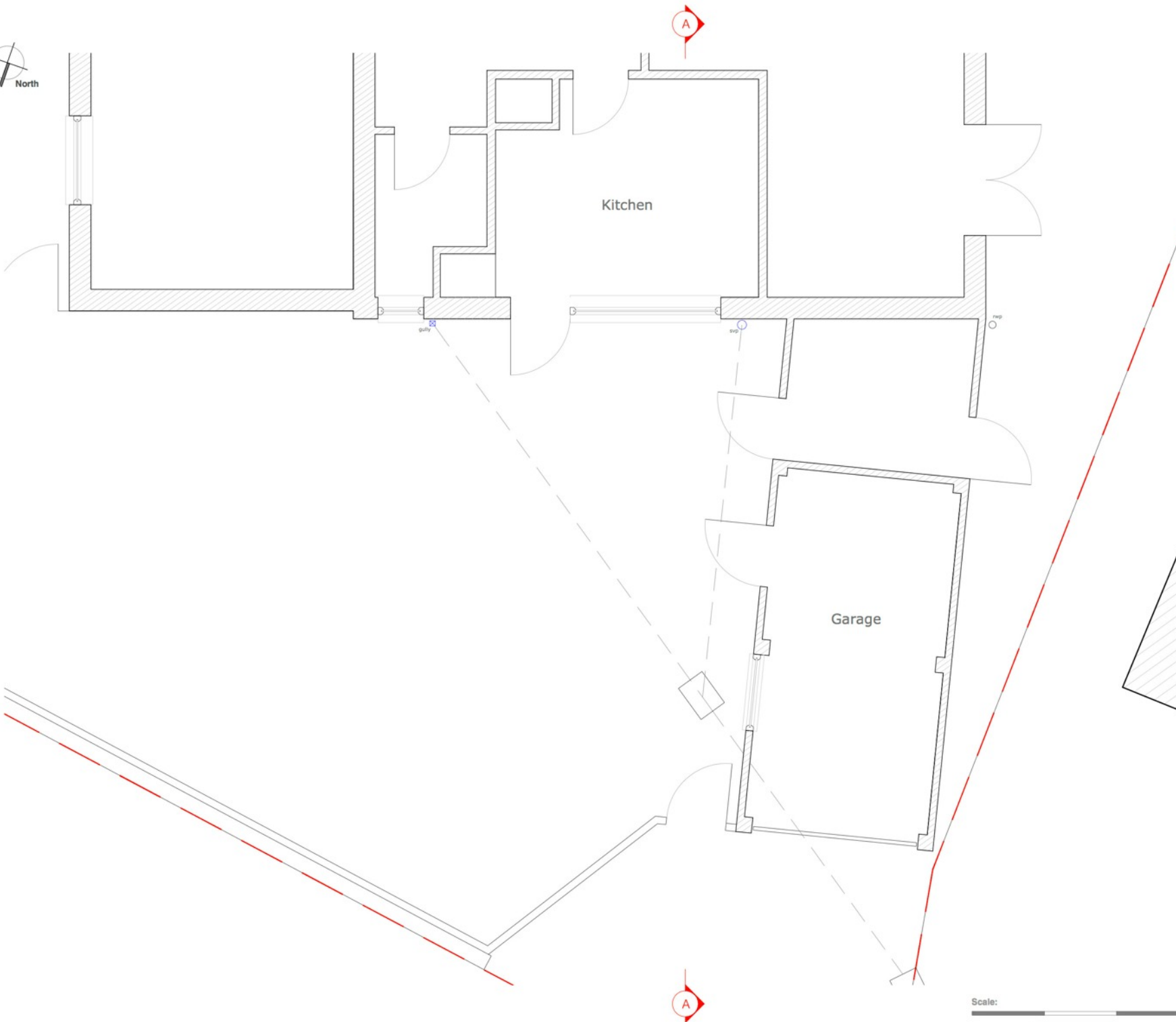
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Project
1a Castle Avenue,
Warblington

Title
Proposed Block Plan

Status PRELIMINARY		
Drawn KR	Checked	Date Jul '17
Project No. DB417_22	Scale 1:500@A3	
Drawing No. DB417_22/01	Rev	P1



notes

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revisions	date
P1 Preliminary Issue	04.06.17

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Project

1a Castle Avenue,
Warblington

Title

Existing Ground Floor Plan
(In Area of Extension)

Status

PRELIMINARY

Drawn	Checked	Date
KR		Jul '17

Project No.	Scale
DB417_22	1:50@A3

Drawing No.	Rev
DB417_22/10	P1

Scale:
1m 2m 3m

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Project
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Title
Existing North Elevation

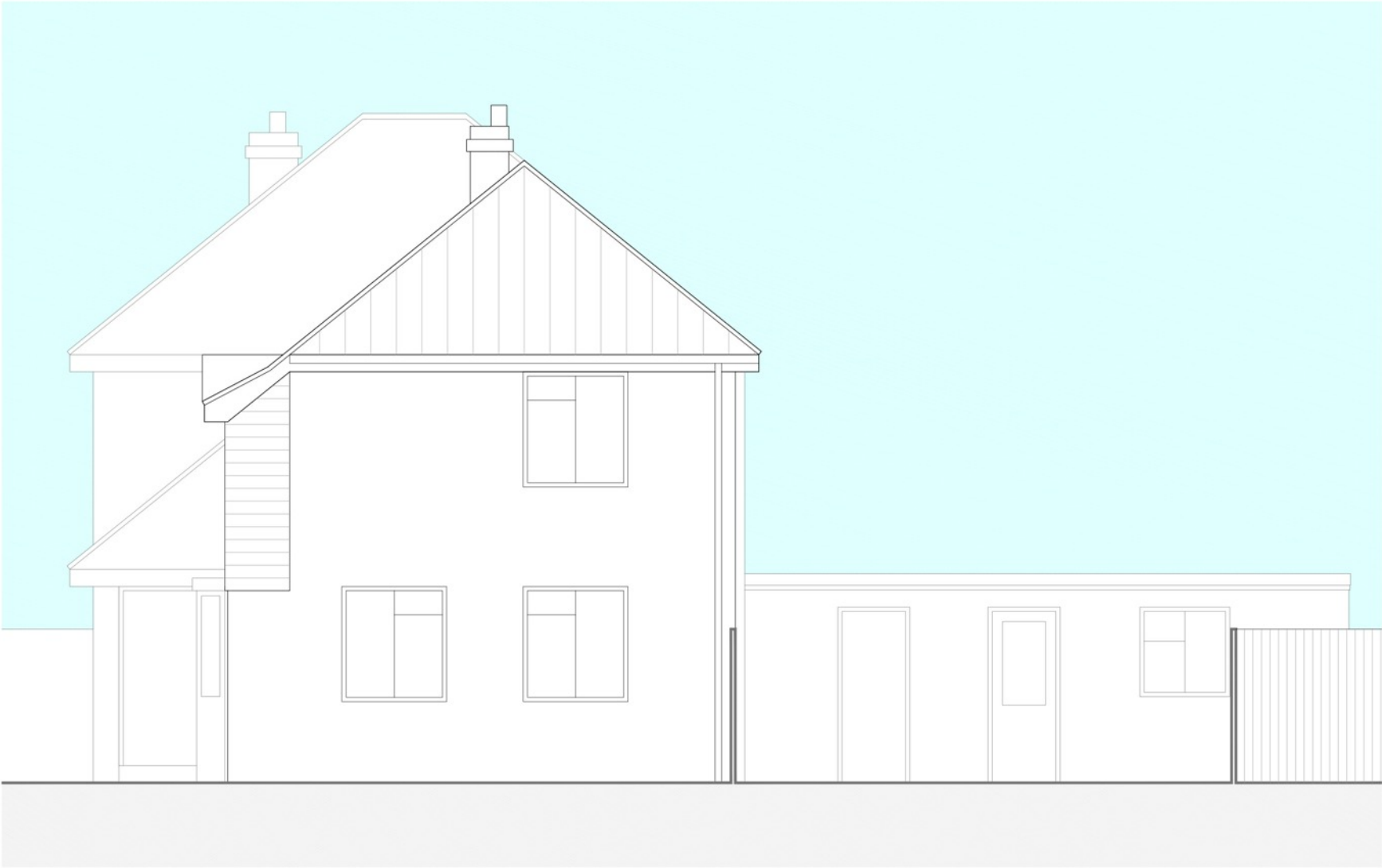
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Drawing No.	Rev		
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Title
Existing East Elevation

Status
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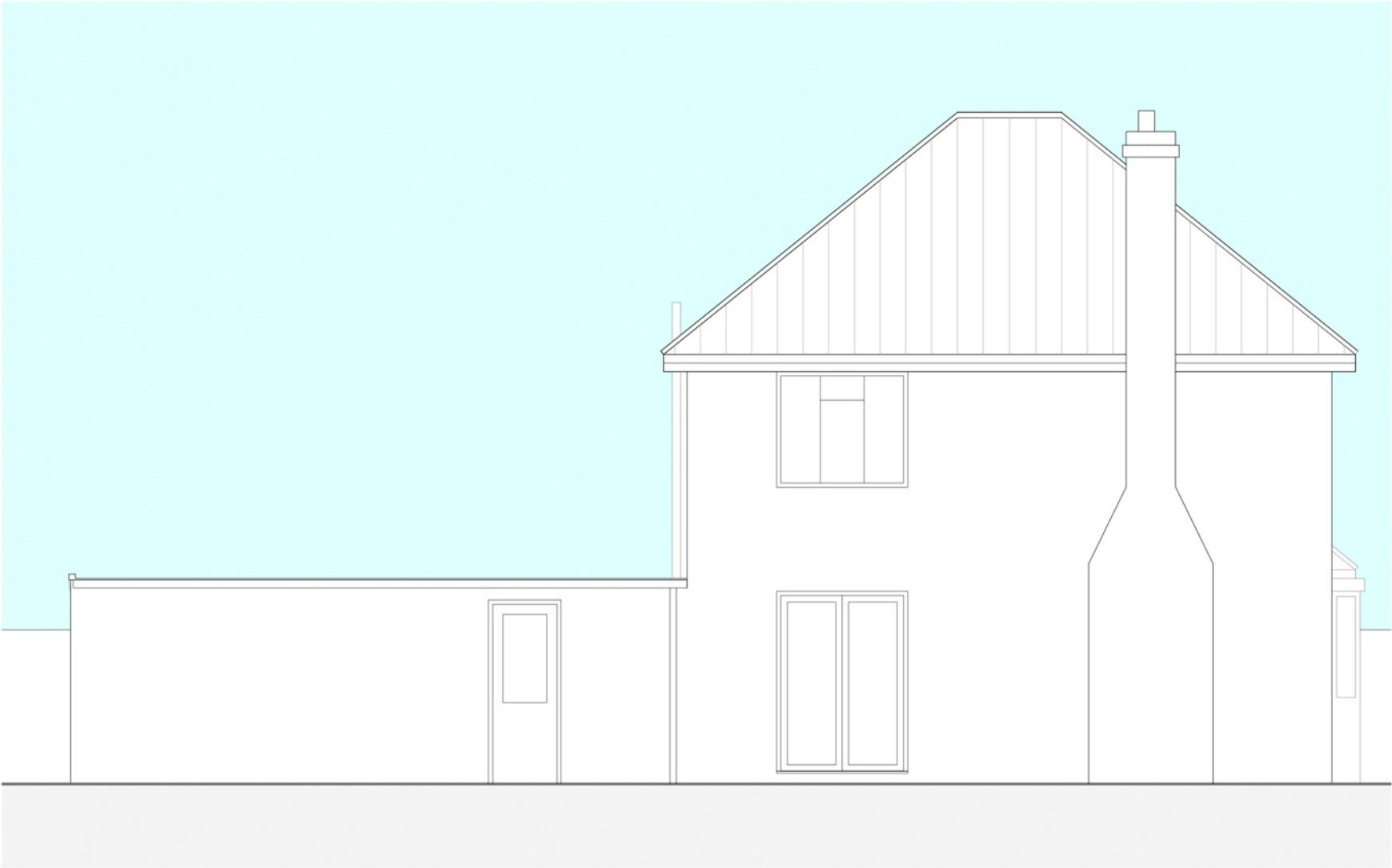
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Title
Existing West Elevation

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P1 Preliminary Issue	17.07.17
P2 Issued for Planning	28.07.17

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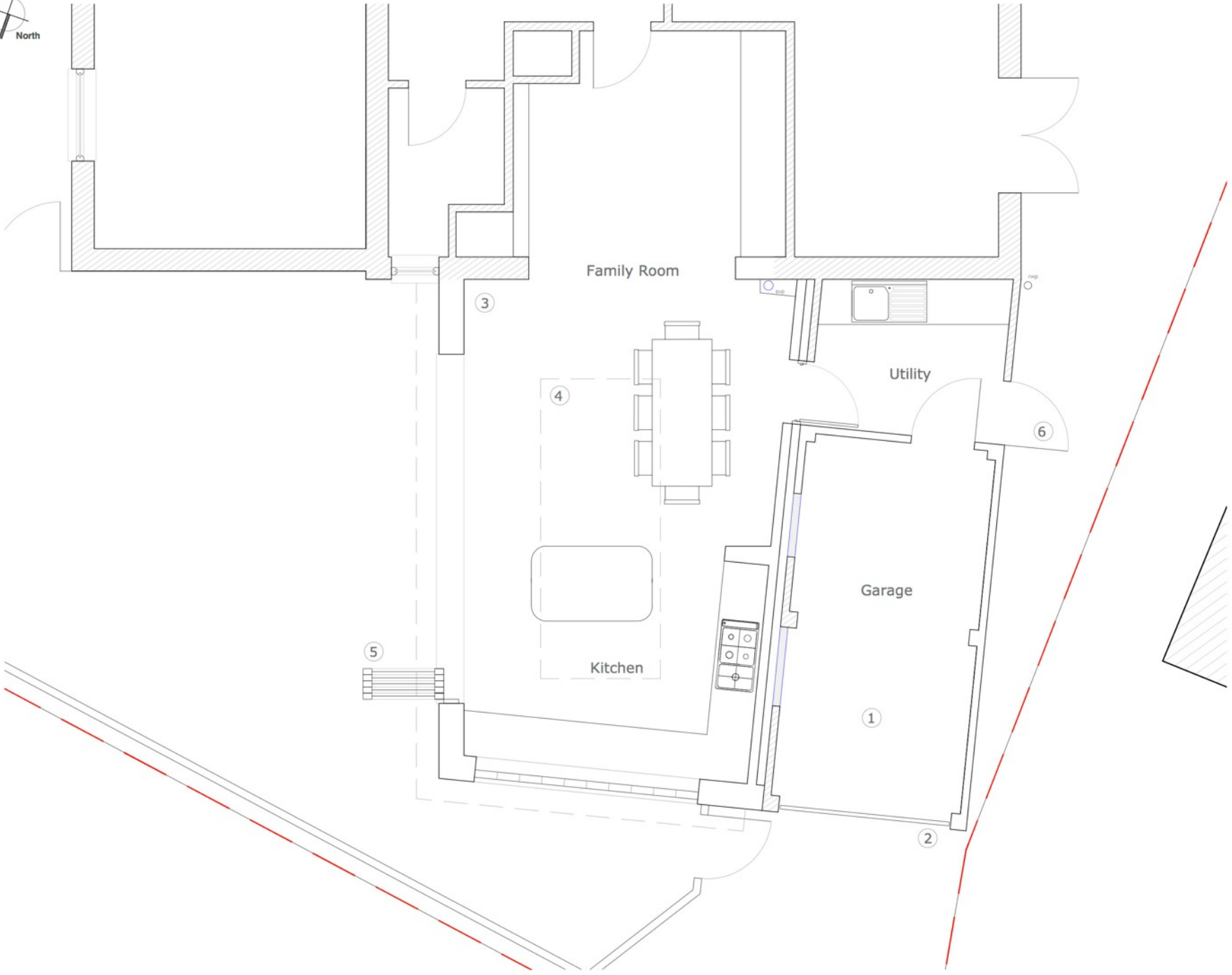
Title
Proposed Ground Floor Plan

Status
PRELIMINARY

Drawn	Checked	Date
KR		Jul '17

Project No.	Scale
D8417_22	1:50@A3

Drawing No.	Rev
D8417_22/30	P1



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Drawing No.	Rev
DB417_22/31	P1

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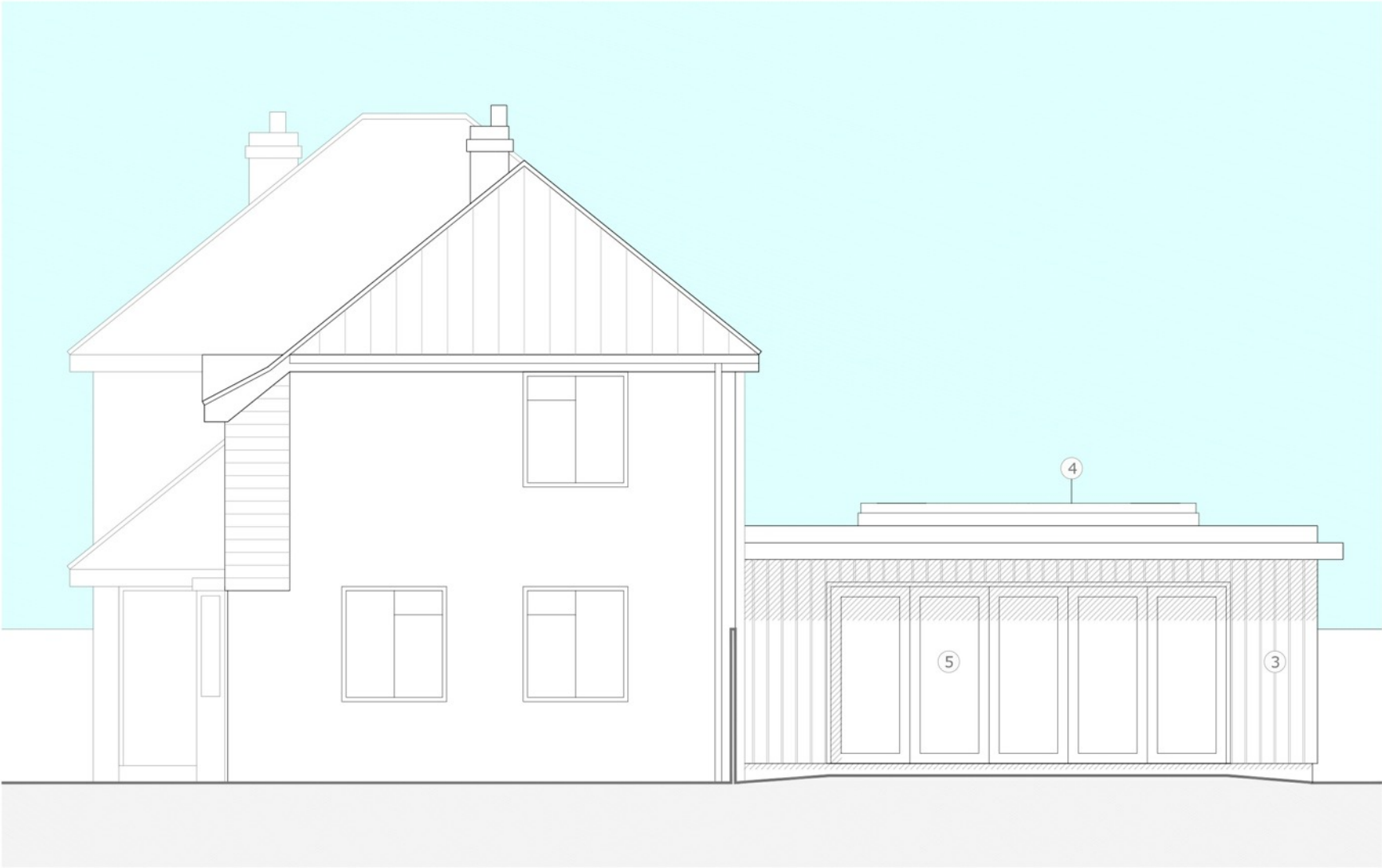
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