

**DESIGN AND ACCESS
STATEMENT FOR
PROPOSED FIRST FLOOR
SIDE EXTENSION
AT
20 SUMMERHILL ROAD,
WATERLOOVILLE, HANTS
FOR
MR AND MRS WALLACE-JONES**

This Design and Access Statement is to accompany the attached planning application for the proposed first floor extension following the partial demolition of the existing first floor extension at 20 Summerhill Road, Waterlooville, Hants. The Design and Access Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick built property with partial render panels to the front elevation with a partial flat roof to the right hand side with a partial first floor element to the rear of the property on the right hand side with a cat slide roof over. The main house and the cat slide roof are tiled with slate. The property is a detached property fronting Summerhill Road.

The property accommodation comprises lounge, kitchen / dining room, office and utility area at ground floor with four bedrooms, one with en-suite and a bathroom at first floor level. The bathroom and en-suite are located under the existing cat-slide roof area which it is proposed to remove. The existing bathroom and en-suite do not have a level threshold into them, but have a 200mm step from both the master bedroom into the ensuite and a 200mm step from the landing area into the main bathroom. These steps are becoming an issue with the ambulant disabled members of the family living within the premises.

AMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Removal of cat slide roof over first floor extension and partial demolition of first floor element to eastern side of dwelling.
- b) Erection of new first floor extension to eastern side of dwelling over the existing flat roofed garage area.

This extension and alterations will provide additional accommodation at first floor level only.

At first floor level there will be an enlarged en-suite to the master bedroom together with a new family bathroom and an enlargement to the front bedroom. All the above accommodation will be provided over the existing flat roofed element and within the footprint of the existing first floor cat slide extension. The remodelled en-suite and the new family bathroom are to be provided with a level threshold to enable easy access for ambulant disabled relatives that live within the existing family home, and provide sufficient space around the baths and toilets to allow for future use by the ambulant disabled relatives, should their condition deteriorate further.

The first floor extension will finish flush with that of the existing ground floor element of the property.

LAYOUT (paragraphs 84 – 87)

The proposed first floor extension will be of traditional construction with brick quoins to the side returns of the main wall to match the existing brickwork. The remainder of the new flank wall will be rendered with coloured render in an off white colour to break up the elevational treatment. The roof will be of slates to match the existing. The roof line of the new roof linking the existing main roof and that of the extension will have a new gable end with the ridge line being set lower than that of the main roof and link roof to reduce the impact on the neighbouring property.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention*.

SCALE (paragraphs 88 – 90)

The footprint of the existing two storey property and the right hand single storey element will remain unaltered with the existing single storey element being built over to provide the additional accommodation at first floor level.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain unaffected by these proposals.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction throughout with a rendered and timber gable end to the front elevation, with a cat slide roof of a differing angle to the existing first floor rear element of the building with an area of flat roof in front of this cat slide roof. All roofs are covered with slates.

The first floor extension will be of traditional brickwork to the front and rear elevations with quoins to the side flank wall from brickwork to match the existing. The main element of the flank wall will be of coloured render.

ACCESS

The existing property is accessed from the entrance driveway and the proposed extension will be accessed from the same driveway and front entrance doorway.

All new doorways within the extension will be in accordance with Part M of the Building regulations.