

4 Sovereign Lane, Purbrook

Waterlooville, Hampshire

Proposed raising of ridge and loft conversion with dormer extension to one side

Design and Access Statement



Image source: Google Earth

This Design and Access Statement has been produced to provide further details on the context and design of the proposal. Other local loft conversions proposal to similar bungalows have been considered when developing the scheme along with changes to the existing character of the road.

The existing home has been owned by the applicant's Family since the property's initial sale and now accommodates three generations of the family, with an annex housing the applicants elderly mother. The applicants have a deep connection with the area, having lived here the majority of their lives and wish to continue their lives in the home for the definitive future. The alterations to the home will provide individual bedrooms for the applicants growing children a replacement family bathroom and a dedicated space for work from home. The proposed development aims to enhance the living space for the existing family with a characterful addition to the roof space.

Context and Site Analysis

The property is a 1950s brick bungalow located in a suburban residential area characterised by a mix of detached and semi-detached bungalows with similar architectural styles. The surrounding area features predominantly single-storey and two-storey houses, many of which have undergone alterations over the original designs. The proposed design of the roof extension respects the similar conversions that have been undertaken in the local area to add habitable space to the loft.

The building is set back from the street with a lawn, planters and driveway large enough for 3/cars to park. The site slopes gentle up towards the house and continues to raise towards the rear boundary which backs on to 67 St Johns Avenue.

The neighbouring property at number two has a rear extension which is visible from the street and a garage conversion. At the other end of Sovereign Lane the two corner properties have been extended to create larger homes.

In the local area the following similar properties have had the ridge heights raised in order to create a loft conversion;

- 42 St Johns Avenue,
- 43 St Johns Avenue,
- 57 St Johns Avenue,
- 69 St Johns Avenue,
- 1 Tanners Ridge,
- 11A Timber Lane.

These properties were all granted planning permission for the proposed developments and had a significant raise added to the ridge height.



View of the existing property



Neighbouring house at number 2 Sovereign Lane



Rear extension and garage conversion to number 2 Sovereign Lane



Extended property on the corner of Sovereign Lane and Tanners Ridge

42 St Johns Avenue, has a raised ridge with box dormer to the left hand side, the cladding has been continued up the new gable end to continue the original character of the building.



42 St Johns Avenue

43 St Johns Avenue, has a raised ridge with box dormer to the left hand side, again the cladding has been continued up the new gable end to continue the original character of the building. A window has been added to the front gable to add interest to the street scene



43 St Johns Avenue

57 St Johns Avenue, has an asymmetrical raised ridge with box dormer to the left hand side, again the cladding has been continued up the new gable end to continue the original character of the building. The asymmetrical ridge creates a more unique style character to the property which is still in keeping with the local character



57 St Johns Avenue

69 St Johns Avenue, has a raised ridge with a dormer window to the left hand side, the new gable end is constructed in brick with a window introduced to add interest to the street scene. The property is larger with an extension combining the garage into the main house to form a new entrance to the building.



69 St Johns Avenue

1 Tanners Ridge, was a small corner unit which has been extended to the rear and has a raised ridge to give a larger first floor footprint. The gable end was all brick originally so this has been continued up with a window to add interest to the corner plot.



1 Tanners Ridge

11A Timber Lane, is another example of the asymmetrical ridge raising with a box dormer to the steeper roof pitch. The property has been combined with the garages with an new front entrance. Additional detail has been added to the gable end with the decorative tile features in diamond pattern.



11A Timber Lane

Design Principles and Concepts

1 Use and Function

The building is a dwelling house and the function will be unaltered. The primary objective of the proposed development is to create additional living space within the loft area to meet the needs of the growing family.

The new layout will include two bedrooms and a family bathroom, providing much-needed space for the son and daughter who are currently having to share a bedroom space which is less than practical.

2 Scale and Massing

The proposed ridge raising will increase the overall height of the property but will retain proportion between ground and roof elements. Maintain subservience of the dormer with a set back from the front of the building and limiting the roof additions to one side only. The aesthetic will be retained with the neighbouring properties, through keeping the roof gable facing the street. The design ensures that the new structure is sympathetic to the existing roof line and overall street scape with a large area of the roof remaining unaltered.

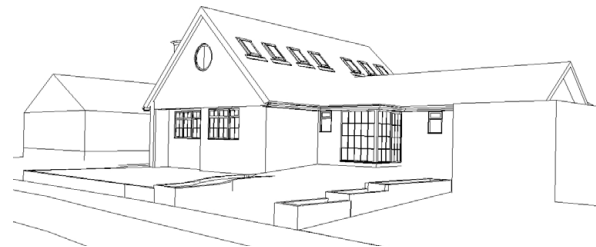
There is also a significant separation between buildings with number 6 Sovereign Lane being positioned over 6.5m away with a 1m separation to the boundary.

3 Appearance and Materials

The materials and finishes of the new construction will match the existing house to ensure a seamless integration. The new roof will reuse existing tiles where possible (for sustainable construction) and colour match the remaining so that the roof has the appearance of an existing feature of the building. Timber cladding elevates the quality of the material palette and echoes the original material that would have been used in construction. The dark brown window frames give a uniqueness to the property and a circular window in the gable gives additional interest to the street scene.



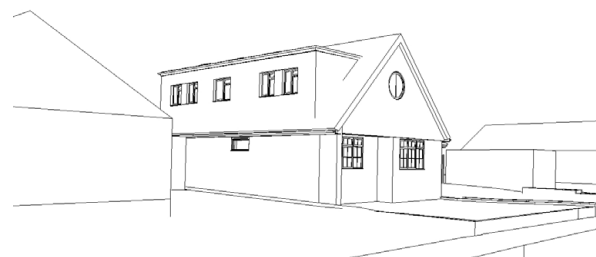
Existing



Proposed



Existing



Proposed

4 Layout and Accessibility

The internal layout has been designed to maximise the use of space efficiently. A new central staircase replaces the bathroom which was in need of modernising and lacked adequate ventilation.

The new bedrooms will be located on either side of the central family bathroom. Each bedroom will have its own en suite to give independence to the children as they grow with suitable storage areas so that the family is no longer sharing spaces unnecessarily. The staircase will become a feature that opens the house to allow more daylight in. Adequate headroom and natural light will be provided throughout the converted loft to provide a quality living space with well-positioned roof lights. Windows have been allocated to spaces that are less frequently used to minimise impact of overlooking in combination with existing features such as the neighbours garage and separation between buildings.

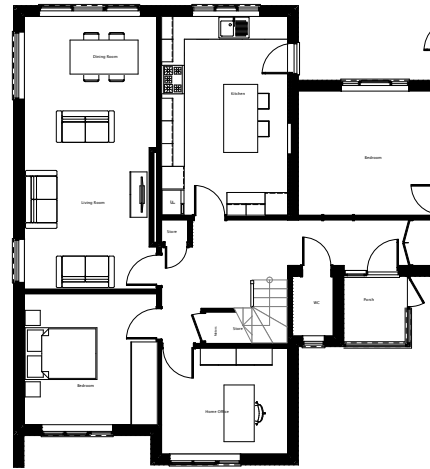
Access

1 Vehicular and Pedestrian Access

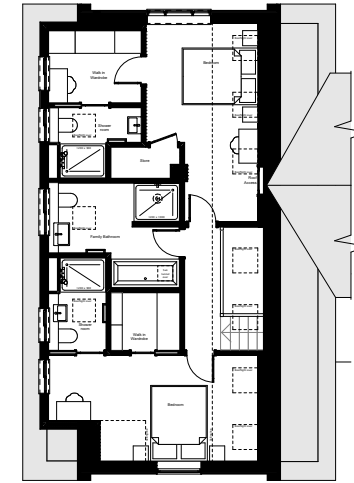
The proposal will not alter the existing vehicular or pedestrian access to the property. The current arrangements for parking and entry will remain unchanged.

2 Internal Access

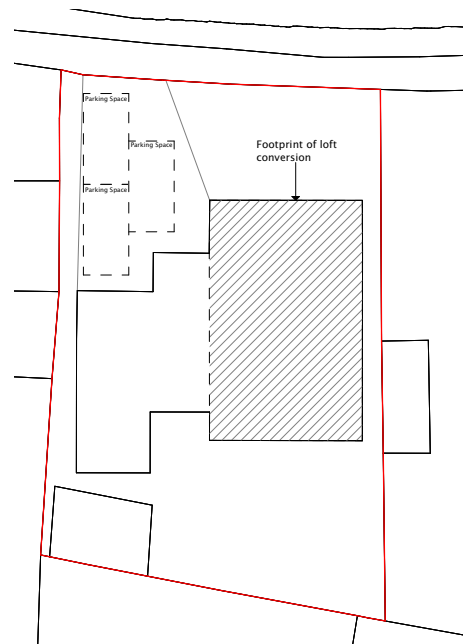
A new internal staircase is required for access to the new loft area. This will be designed in accordance with Building Regulations to ensure safety and ease of use. The central position of the staircase and roof lights over will also help encourage daylight into the centre of the plan to increase the quality of the living space a circulation corridor.



Proposed Ground Floor
NTS



Proposed First Floor
NTS



Block Plan
NTS

Impact and Sustainability

1 Neighbour Impact

The proposed ridge raising is designed to have minimal impact on neighbouring properties. The dormer extension has been limited to one side of the roof so that it is not overbearing visually. There is a 6.5m separation to the neighbouring building and uses adjacent to the windows are intended for bathrooms and dressing areas so that there is not an extend use requirement. The dormer is also stepped back from the front elevation to make it subservient to the rest of the roof and less apparent as you move along the street.

Roof lights have been used on the opposite side of the roof to allow daylight into the spaces without added mass to the roof where it would be more apparent. Maintaining the pitch of a large section of the existing roof also retains the existing character of the building and echoes the two different roof pitches that are evident in the local area.

2 Environmental Sustainability

The replacement roof will enhance the thermal efficiency of the property and increase the overall living quality of the house. The design will incorporate energy-efficient features such as improved insulation and high-performance windows to enhance the thermal efficiency of the house. Daylight will be encouraged into the centre of the plan to reduce dependency on artificial light and improve the over quality and health of the space. Sustainable building practices and materials will be prioritised to minimize the environmental impact of the construction and waste.



Image source: Google Earth

Compliance with Planning Policies

The design aligns with Havant Borough Council's planning policies, particularly CS16 High Quality Design and AL1 Presumption in Favour of Sustainable Development.

The design looks to establish quality design features, with use of quality materials, creating bright and healthy spaces and design features such as the gable end window to create interest in the street scape.

The home will accommodate three generations of a family who have lived in the property since its construction and allow the continued assisted living of an elderly family member. A purpose built office space gives a more functional area for working from home, reducing the need for commuting. With the future of the housing market continual pushing up the age that children have to live at home, creating independent spaces now reduces the need for making future alterations to the property. The proposal is a more sustainable development for now and the future requirements of the family.

Conclusion

The proposed raised ridge and loft conversion with dormer extension to one side will provide essential additional living space for the family, enhancing their quality of life while respecting the architectural character of the property and the surrounding area. We believe that the design is both appropriate and beneficial, meeting the needs of the family and the community re-establishing a quality way to adapt these homes to growing modern family needs.