

Design And Access Statement

10 Langstone Avenue

Sarah and Philip Atkinson.



Front of 10 Langstone Avenue.



Prepared By Helyer Davies Architects 2022

Context

10 Langstone Avenue is a detached house that was built circa 1970 between two older [interwar years] properties. It is of masonry construction with a simple form of a gable to front and rear. The front elevation has hanging tiles to the first floor. It does not follow the interwar year style of building and sits in its own context. To the rear there is a protruding single-storey area which is of poor construction.



Map 1885



Overlay of 1914 Map



Overlay of 1949 Map

Our client wish to modernise the house, improve the internal layout and the quality of the protruding single-storey area at the rear. We propose to do thus with the following works.

- Rendering to building.
- Remodelling single storey area at rear.
- Changes to Fenestration
- Relocation of side door
- Porch / canopy to front
- Increase width for drop kerb to allow 2 modern cars to park.
- Increase hard landscaping in front garden to allow for 2 car parking spaces.



Rear of 10 Langstone Avenue.

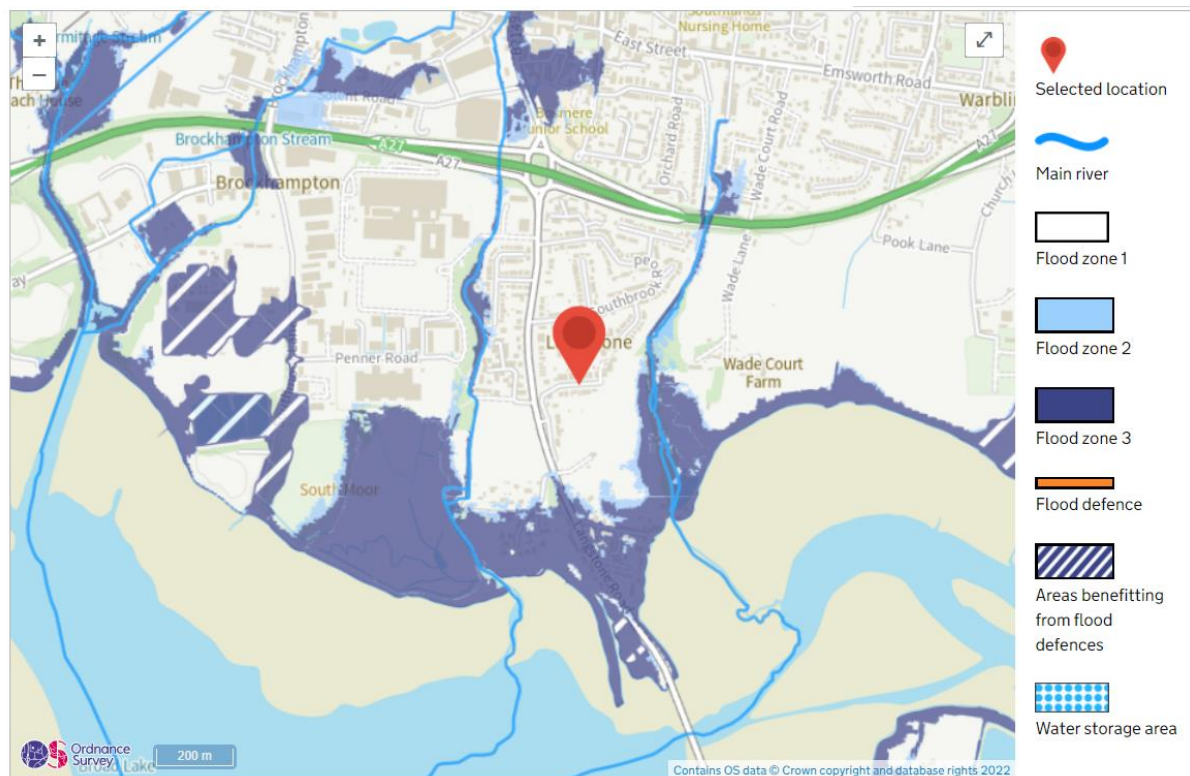
Amount

Ground Floor Area = 112.5 m.sq.

First Floor Area = 79.3 m.sq.

There will be no increase in the footprint or areas – therefore existing and proposed are the same.

The site is not in a **flood risk area**.



The building has been surveyed and the land / topography is from OS data.

Scale.

The scale of the building will be unchanged by the proposals.

Appearance.

The brick and hanging tiles will be replaced with a white render which will conceal insulation boards which will reduce the heating costs of the dwelling. The roof will remain the same. The windows will be replaced with new.

Heritage

There are no listed buildings in the vicinity and the site is not in or by a conservation area.

Access.

Access to the dwelling will be improve by virtue of the increased drop kerb. The internal layout will also be rationalised. All works will be in accordance with Part M of the building regulations.