

DECEMBER 2021

DESIGN AND ACCESS STATEMENT AND SUPPORTING INFORMATION

24 Maralyn Avenue - DFG



PROPERTY PROJECTS

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1.0 Location:

24 Maralyn Avenue
Waterlooville
Portsmouth
Hampshire
PO7 7LP

For additional location references please note drawings MA24-01 and MA24-02 submitted with this application.

2.0 Context:

The site contains a 2 storey, end of terrace house with adjoining outbuilding/sheds. The property is understood to have been built in 1951 and is currently used for social housing. The property comprises of 3 bedrooms and a bathroom located on the first floor with a lounge and kitchen/dining room located on the ground floor.

The property is accessed from the public footpath of Maralyn Avenue via a wheelchair accessible ramp leading to the property entrance.

The site is located in the residential area and is enclosed from both sides by neighbouring properties Nos 26 and 22 Maralyn Avenue.

The boundaries to the land are distinguished with a mixture of low-level timber fence and block work barrier at the front, 1.8m high timber panel fencing with concrete posts at the back. There is one existing outbuilding to the rear elevation.

The external walls of the house are understood to be of a traditional cavity construction including an outer leaf built from facing bricks with a masonry inner leaf. The floor construction is concrete at ground floor and suspended timber at first floor.

The outbuilding has a mono-pitched roof with concrete tile covering and single skin walls. 3nr sheds are located in the outbuilding.

The windows to the property are uPVC frame double glazing units. The foundation type is unknown. The front door is a composite design with a glazing panel.

From the front and the rear of the building there are concrete access ramps installed to the building.

3.0 Proposal:

The outbuilding and the concrete ramp to the rear are to be demolished to make way for a single storey extension which will include a downstairs wet room and a bedroom to the rear.

The new extension will include a flat roof covering, designed to facilitate future installation of ceiling hoist systems within both the bedroom and wet room.

The extension walls will be of a cavity construction with a masonry external leaf using facing bricks to match the existing masonry.

The new rainwater goods will be positioned at the side of the extension and connect to the existing combined drainage system.

A wheelchair ramp, new doorway and PIR led light are to be installed to the rear elevation providing wheelchair access to the rear garden.

For all proposed works please refer to the drawings accompanying this application.

4.0 Aim:

The overall purpose of the works is to provide ground floor sleeping accommodation, washing facilities and wheelchair access to the rear garden from the property.

5.0 Development

- The floor area of the property will be increased by approximately 28 m²
- The dimensions of the extension are 4.81m wide and 7m long.
- The roof covering will constitute approximately 29 m²
- The extension roof height is approximately 3.4 m from ground level to the top of the upstand abutment.
- The extension ceiling height from finished floor level is approximately 2.4 m

6.0 Parking, Highways and Access:

There are one parking spaces available in the front of the building. Parking Spaces won't be affected by the development.

7.0 Change of Use and Internal Arrangement:

The building will continue to function as a residential dwelling. There is no change of use.

8.0 Landscape:

Minor landscaping works will be undertaken, including the installation of a patio to the rear side of the building to enable wheelchair use of the garden.

9.0 Biodiversity

Biodiversity will not be affected by the proposal.

10.0 Foul Sewerage and Utilities

The newly formed extension will be connected into the existing sewerage and utilities.

New connections will need to be made to the foul sewerage and storm sewerage due to the extension and the addition of a wet room consisting of a toilet, basin and shower.

There will be no additional gas supply.

There will be no additional water supply.

There will be no additional electrical supply.

11.0 Flood Risk Assessment

Land and property in flood zone 1 have a low probability of flooding, no FloodRisk Assessment is required.

12.0 Contamination

The site is not a known historic landfill and therefore it is considered that the land is not contaminated.

13.0 Design and Appearance

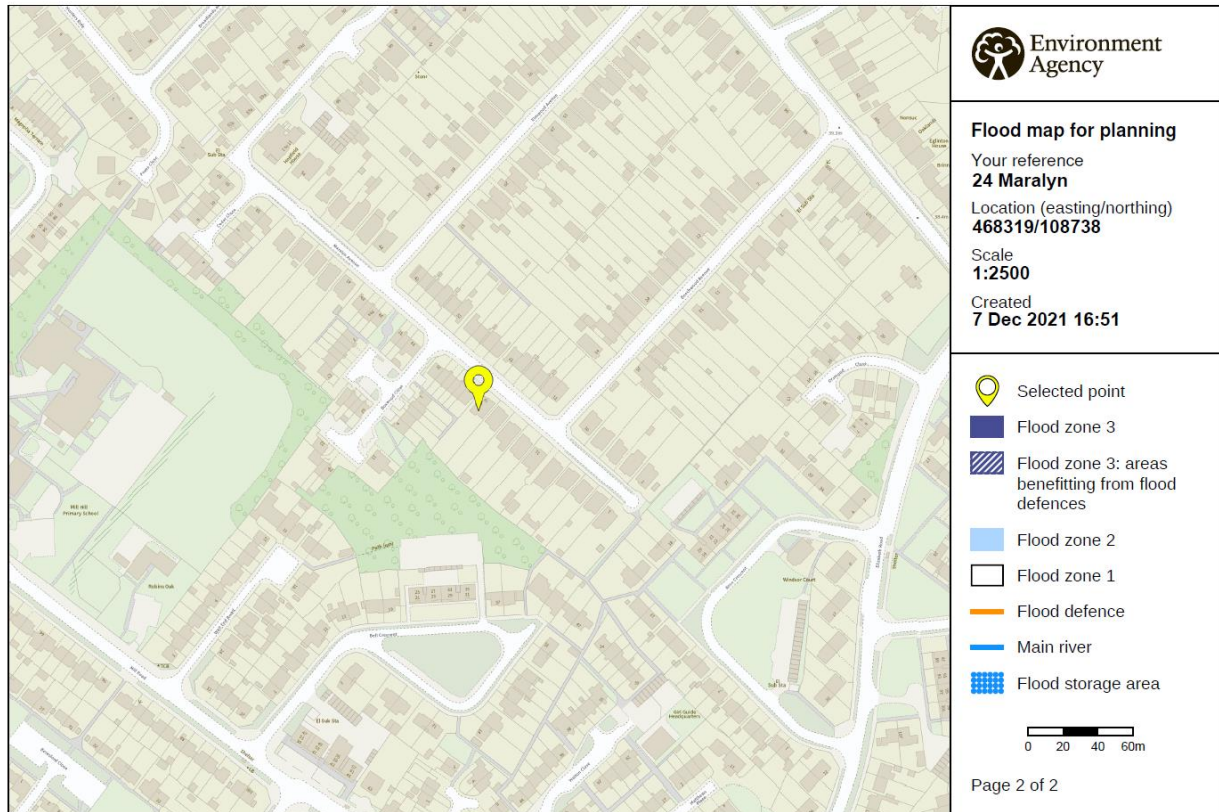
The works are considered to have some impact on the rear and side elevations appearance these won't be visible from the road. To limit the visual impact, the extension will be constructed of brick cavity walls to match the house as closely as possible. Bricks will be sought to match the physical properties of the existing building as best as possible.

All windows will be white PVCu double glazed units to match the existing property. There are two additional windows required to be installed within the extension, one to the bedroom and one to the wet room. The glass within the bedroom will be clear and the wetroom will have patterned opaque glass to provide privacy.

A flat roof is proposed for the extension to be constructed from an insulated timber deck with 3 layer system. The flat roof ensures that the 1st floor rooms do not have a reduction in light levels.

14.0 Appendices

14.1 Environment Agency Data (Flood Map)



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