



54 The Dale Rear Extension

18th Sept 2016

DESIGN AND ACCESS STATEMENT

(INCORPORATING HERITAGE STATEMENT AND BIODIVERSITY SURVEY AND REPORT)

1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement which incorporates Heritage and Biodiversity has been prepared by Parker Torrington Ltd, on behalf of Mr & Mrs White. It accompanies a planning application for the demolition of a former rear extension and conservatory and construction of a new extension to the lounge and kitchen.

2. The Site and Surrounding Area

2.1 The Location: The application site is situated within the Borough of Havant. The location of the site is to the Southern side of The Dale at the central section of the road and It is located between the two junctions forming the crescent road named The Brow.

2.2. The site: is very well located for public transport with the London Road (A3) bus stop approximately 0.75Km away from the property. The Dale is one of two cut through roads linking the A3 to Stakes Road in this vicinity (the other being Park Avenue), and the road has on street parking, and thus is not on a bus route itself.

2.3. The area: comprises a high quality of residential properties. This section of Waterloooville is not in a conservation area typically contains two and three storey post war Style Semi Detached properties constructed with a variety of frontages usually with a frontage area of hardstanding and double rounded bay with a pitched roof. The forecourts of many properties have been converted to permit parking off street for one or more vehicles in the main, and this property in particular. The site falls within the area of development identified by Havant Borough Council as Waterloooville1 within the urban areas CS17-AL2.

2.4. The adjacent property: 52 the Dale is the mirror of 54, and forms the westernmost property of the semidetached pair, with both properties facing the road, and with the entrances to the rear gardens along a side alley to each. Nr 56 The Dale (neighbouring property to the east) has been extended to the rear [residential class C4] in a style which it is proposed will be reflected within this application

2.5 The site use. The site is currently used as a C3 residential use with the ground floor covering 20% of the entire site leaving a large garden to the rear. The house is largely original but with a loft conversion and former rear extension of a former scullery and kitchen area in the third quarter of the 20th C. A conservatory was installed.

2.6. The building does have some architectural merit as existing and all the existing features to the front and side elevations are being kept.

2.7. There is a gradient across the site, falling from South to North approximately 1250 mm.

3. Planning Policy and Justification for Scheme

Pre-Planning Discussions

3.1. The proposed scheme has not been the subject of a pre-planning application and meeting.

4. Use

4.1. Justification for Proposed Uses:

The scheme does not require any amendment from C3 residential and will remain in use by one family.

5. Amount

5.1. The site is 630 sq m in area. (.06Ha)

5.2. The front access and driveway and hardstanding provide 73 sqm of amenity space in the form of a paved area. .

The Schedule of Accommodation is as follows:

Type C1	Residential	Floor	(Ground)	96 m2	no change (measured GFA)
		Ditto	(First)	75m2	no change

6. Layout

6.1. The residential space is accessed directly from The Dale. There is no change to the access.

6.2. The alleyway to the side of the site provides egress from the fire escape to the rear of the property as well as access to the garden and the residential bin and cycle stores.

6.3. At upper levels the residential is to be unaltered with no loss of direct accommodation.

7. Scale

7.1. The form of the scheme reflects the density and character of the surrounding area and is suitable in scale. The height of the eaves and ridge of the new single storey extension building and the new roof lights within when viewed from the rear and is of similar match to the adjacent buildings.

8. Landscaping and Biodiversity

8.1. There is no scope for new landscaping to the building frontage. The existing shrubs and trees to the rear are retained. There is no wildlife directly affected by the proposal at the immediate rear of the property, and thus this proposal will have no impact on wildlife and the ecology.

9. Design and Heritage

9.1. The building is traditional in design and draws inspiration from the surrounding architecture and features of the surrounding area. The location is a mix of styles each providing an interesting but coordinated element to the architecture of the streetscape.

9.2. The roof tiling removed from the original extension to be demolished will be used to form the colour pallet template for the replacement pitched element of the new extension roofing as will the brickwork.

9.3. The extension will have good outlook and plenty of natural light to ensure a high quality living environment but will not look out onto existing properties to the rear elevation fenestration as the distances of the neighbouring rear gardens and properties are in excess of 100 m apart.

9.4. The part of the roof installed with a sunken flat roof area to conceal the roof lights that are proposed to provide daylight into the existing building where the former windows have been removed.

9.5. Brickwork and roof tiles are to match the colour and appearance of the existing properties.

10. Access

10.1. Access to the property is exactly as originally provided some 80 years past and is unchanged by these proposals

10.2. The scheme parking arrangements are as existing with no change proposed.

10.3. The existing development includes secure covered storage for 2/3 bicycles for use by residents.

10.4. Access to the bin and cycle stores is directly from the road through the alleyway to the side of the building.

10.6. The existing doorways within the building are unaltered. Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B and with two sets of sliding and folding doors to the rear where a new patio is to be provided built to new levels to suit the extension,

10.7 - Door widths and openings: not altered.

11. Conclusions

11.1. The proposed extension to this development makes best use of the existing site, causing no loss of amenity, but allows for a greater level of accommodation to suite 1 growing family in a highly desirable and prestigious part of Gosport, and thus secures the ongoing use of this building commensurate with modern living, whilst retaining the traditional aesthetic of the location of Widley.

The building sits comfortably in the street-scene, and respects the adjacent properties in terms of design and protection of amenity, and creates a high quality living space for future occupiers.