

**Design and Access Statement:
Proposed Two Storey Side Extension
9 Barn Fold, Waterloooville, PO7 8RA**

14th September 2016

1.0 Introduction

- 1.1 This document is written in support of a submission made to Havant Borough Council for Householder Planning Permission to alter an existing semi-detached property in Waterloooville. The application is made by Plum Architects Ltd on behalf of the property owner, Mr Joel, and is lodged via the Planning Portal.
- 1.2 Besides this statement the application consists of the following:
- Drawing No. PA16-154:01 Plans and elevations as existing
 - Drawing No. PA16-154:02(A) Plans and elevations as proposed
 - Biodiversity Checklist
 - Completed application documentation
- A cheque for the planning fee in the sum of £172.00 is submitted under separate cover.

2.0 Site and Surrounding Area

- 2.1 The site comprises a broadly rectangular, level plot of land 170m² in size in a quiet, residential cul-de-sac to the east of Waterloooville.
- 2.2 The area was developed in the late C20 and comprises a characteristically irregular street pattern with many small branch roads and cul-de-sacs. Houses do not tend to follow a regular building line.
- 2.3 Property types differ in size and finish but are drawn from a limited palette of materials and forms. These tend to be simple pitched roofs with interlocking profiled tiles. Elevations are either fully red brick or brick ground floors with rendered first floors.
- 2.4 The majority of houses show signs of modification which in turn has led to a variation in forms and materials. Side and rear extension are commonplace and a number of integral garages have been converted into living accommodation. Barn Fold is typical of this trend.



Aerial photo

3.0 Existing Building

- 3.1 Number 9 is a modest, 2 storey, 2 bedroom, semi-detached dwelling set at the end of the cul-de-sac. The plot facets at the front in response to the turning head. Barn Fold rises at it runs from south to north.
- 3.2 Ground floor accommodation is limited to a narrow kitchen at the front and a single living space to the rear which incorporates the staircase.
- 3.3 A vehicular driveway runs to the north and fans out to include a fillet of hardstanding to the front.
- 3.4 The closest property to the north is actually sited on Grassmere Road. It is a much modified structure set at a higher level in response to the topography



Rear elevation



Front elevation

4.0 Brief

- 4.1 The brief called for additional living accommodation at both ground and first floor to make the property more suitable as a family dwelling.
- 4.2 The ability to provide a dedicated garage for a motorcycle and garden equipment was also sought.

5.0 Proposals

- 5.1 **Layout.** The proposed extension is a straight forward extrusion north of the two storey, pitched roof form to encompass the current side driveway. Internally this allows a small garage to the front and a much needed dining space to the rear. At first floor a second double bedroom is formed to the rear and the single bedroom to the front is realigned.
- 5.2 **Architectural Style.** The styling reflects the existing forms. Fenestration to the front and rear is repeated along an identical module although a new bi-fold door to the living space is inserted which creates better interaction with the private rear garden.
- 5.3 **Scale and bulk.** The extension is located where the land starts to rise appreciably to the north. Consequently, the forms are lower than the adjacent property on Grassmere and subservient in relationship.
- 5.4 **Materials.** It is proposed to clad over the first floor render which is in poor decorative condition with maintenance-free horizontal planks. This is then continued over the new extension to both disguise the point of extension and remove the need for future decoration of the boundary façade.
- 5.5 **Amenity.** Much care has been taken to ensure that the amenity of the neighbouring properties has been maintained. No windows are located in the side elevation at either ground or first floor levels and the relationship of neighbouring properties means that their privacy is not reduced.
- 5.6 **Landscaping.** No changes to the external landscaping are proposed under this application.
- 5.7 **Visual impact.** The existing site configuration at the end of a cul-de-sac and the rising topography ensures that public views are limited and there will be no negative impact to the streetscene.

6.0 Highways

- 6.1 No direct changes to the vehicular accesses are proposed although the addition of a small garage enables the resident to store a motorcycle inside. The splayed end of the site enables two cars to continue to be parked off of the highway.
- 6.2 Pedestrian access from the street will remain unaltered.

7.0 Sustainability

- 7.1 Fabric improvements to the windows, roof and walls will enable a significant improvement in the overall thermal efficiency of the property. The currently thermally poor elements will be replaced with elements of better performance. This is particularly significant as they occur on the northern side of the property where heat loss is more of an issue. It is proposed to offer a 44% improvement on 2006 Building Regulation thermal standards with the following element U-values: roof 0.13W/m2K, walls 0.20W/m2K, floors 0.20W/m2K.
- 7.2 New lighting will be by means of mains voltage, low energy, led units.

8.0 Accessibility

- 8.1 As the existing primary access is unaltered the accessibility of the property is already compromised. However, by creating additional ground floor living accommodation the flexibility of, and manoeuvrability within, this level is improved.
- 8.2 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M.

9.0 Conclusion

- 9.1 These changes will enable an existing, semi-detached property to be upgraded into a meaningful, adaptable, residence able to accommodate the requirements of a growing family.
- 9.2 The forms are chosen to work with the styling of the main house and have no detrimental impact on the local area.
- 9.3 The fabric changes will result in an energy efficient enclosure whilst the internal spaces are flexible.
- 9.4 It is designed so as not to create any loss of amenity - privacy or light – to neighbouring properties.