

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed side dormer with external alterations to first floor accommodation to shop

At

144 Park Avenue
Widley
Waterlooville
PO7 5HF

For

Mr & Mrs M Dyer

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

18th August 2015

1 LOCATION

The site is located to the eastern side of Park Avenue and has a vehicular access leading to the detached two storey property. Park Avenue is a street of residential character properties with a mixture of bungalows and two storey dwellings, a school and a shop.

This property was built circa 1908 and has a foot print of 154m² (1,660ft²) and is located on a plot of approximately 480m² (0.12 acre). The site has an open frontage, slightly elevated position between detached bungalows to the north and south. The property has facing brickwork/rendered elevations with a slate tiled pitched roof, pvc-u windows and doors. This area of Widley is residential with Purbrook Park School located a short distance to the south.

2 SITE USE

The application site is a convenience store selling a variety of produce including newspapers, magazines, foodstuffs, bread, pastries, lottery etc. The shop is located on the ground floor with separate owner's accommodation to the rear and at first floor. This accommodation has a link off the shop but also has the benefit of its own entrance.

We understand this property has been used in this manner since its construction in 1908. Our clients, Mr & Mrs Dyer, have owned the property for the last ten years and have expanded the business during their occupancy. This shop has become a community facility and is the last small retail unit for a considerable distance.

Our clients own the detached bungalow to the north, 146 Park Avenue.

3 PLANNING HISTORY

We have conducted a planning search on your website and have found the following history:

- a) Single storey front extension and access ramp Ref: APP/13/01200 granted on 27.02.14. Works implemented.
- b) Single storey rear extension Ref: APP/11/00128 granted on 04.04.11. Works implemented.

4 FLOOD RISK

We have conducted a search on the Environment Agency website and the property is at very low risk of flooding (less than 1 in 1,000 – 0.1%).

5 PROPOSALS

It is our clients intention to convert the existing loft space into further habitable accommodation. This will involve the redesign of the first floor to include a new timber staircase for access purposes. To provide much needed additional headheight to the roof, a side dormer will be constructed on the southern roof slope. Also included are velux rooflights to the northern roof slope and a small gable window

facing Park Avenue. A communicating door to the ground floor lobby will improve circulation to the owner's accommodation to the rear.

6 DESIGN

The proposals include the construction of a side dormer to the southern roof slope. Dimensions of the dormer will be 6,700mm long x 2,800mm deep. The main issues of the proposals are the effect and appearance of the area and effect on neighbouring properties, especially the property to the south, 142 Park Avenue.

Effect and appearance of the area – the dormer window will have a crown roof to its entire length to create a pitched roof appearance in sympathy with the existing pitched roof of the property. The existing slate tiling on the property will be removed and replaced with concrete interlocking tiles. The materials of the side dormer will be vertical concrete tiling to match the replacement tiles.

We have noted other roof dormers/development in the locality and would therefore conclude this proposal is of a sympathetic design to the area.

Effect on neighbouring property, 142 Park Avenue – the property to the south is a detached bungalow, there are no windows or rooflights on the northern side of this dwelling facing the proposed side dormer. In our professional opinion the proposed windows to this scheme will not affect the amenities of the neighbour as they view only the roof slope of the bungalow at 142. We also confirm the wc window to the proposed dormer will be obscure glazed.

7 ACCESS & CAR PARKING

Access and car parking will be unaffected by these proposals.

8 CONCLUSION

These proposals will allow increased owners accommodation for our clients and their family, all of which are employed by this local business (Debbens). This convenience store is very much part of the local community.

The proposals in our opinion are sympathetic to the architecture of the area and will not affect the amenities of the neighbours.

We respectfully request Havant Borough Council to support these proposals.