

**DESIGN AND ACCESS
STATEMENT FOR
PROPOSED FIRST FLOOR
SIDE EXTENSION AND
SINGLE STOREY SIDE
EXTENSION
AT
20 SUMMERHILL ROAD,
WATERLOOVILLE, HANTS
FOR
MR AND MRS WALLACE-JONES**

This Design and Access Statement is to accompany the attached planning application for the proposed single storey side extension, following demolition of the existing sun room and the proposed first floor extension following the partial demolition of the existing first floor extension at 20 Summerhill Road, Waterlooville, Hants. The Design and Access Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick built property with partial render panels to the front elevation with a partial flat roof to the right hand side with a partial first floor element to the rear of the property on the right hand side with a cat slide roof over. The main house and the cat slide roof are tiled with slate. The property is a detached property fronting Summerhill Road.

The property accommodation comprises lounge, kitchen / dining room, office and utility area at ground floor with four bedrooms, one with en-suite and a bathroom at first floor level. The bathroom and en-suite are located under the existing cat-slide roof area which it is proposed to remove.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Demolition of existing timber framed sun room to the western side of the property.
- b) Removal of cat slide roof over first floor extension and partial demolition of first floor element to eastern side of dwelling.
- c) Erection of new first floor side extension to western side of dwelling
- d) Erection of new first floor extension to eastern side of dwelling over the existing flat roofed garage area.

These extensions and alterations will provide additional accommodation at both ground and first floor levels. At ground floor level there will be a new utility area with snug to the left hand side of the property and behind this new snug area will be an extension to the existing kitchen /dining area.

At first floor level there will be an enlarged on suite to the master bedroom together with a new family bathroom and an enlargement to the front bedroom. All the above accommodation will be provided over the existing flat roofed element and within the footprint of the existing first floor cat slide extension.

The single storey extension will finish 0.3m from the existing left hand boundary fence to enable foundations and roof overhang to be contained within existing boundary.

To the right hand side of the property the first floor extension will finish flush with that of the existing ground floor element of the property.

LAYOUT (paragraphs 84 – 87)

The proposed single storey side extension and first floor extension will be of traditional construction with brick to match the existing. The roof to both extensions will be of slates to match the existing. The roof line of the new roof linking the existing main roof and that of the extension extended in the same line with the new gable ended roof ridge line being set lower than that of the main roof and link roof to reduce the impact on the neighbouring property.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention*.

SCALE (paragraphs 88 – 90)

The footprint of the existing two storey property and the right hand single storey element will remain unaltered with the existing single storey element being built over to provide the additional accommodation at first floor level.

The new single storey extension to the left hand side of the property following the demolition of the existing sun room will extend toward the boundary by 2.4m wide externally leaving a 300 mm gap to the boundary.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected with the only exception being the relocation of the existing front access pathway to the new utility area which will be laid in accordance with Part M of the Building Regulations, with no part of the path laid at a greater gradient than 1 in 15.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction throughout with a rendered and timber gable end to the front elevation, with a cat slide roof of a differing angle to the existing first floor rear element of the building with an area of flat roof in front of this cat slide roof. All roofs are covered with slates.

The proposed single storey extension will be built of brick to match that of the existing property with the roof being covered with new slates to match the existing to the property. This single storey mono pitched roof will be fitted with three Velux roof lights as shown on the attached plans.

The first floor extension will be of traditional brickwork to match the existing with an alternative option of the east facing flank wall being finished in tile hanging. Again the brickwork will be to match existing with the existing ground floor window opening being remodeled to suit the new window opening. The front gable element of the new first floor extension will also be finished with timber and render to match that of the main gable end.

ACCESS

The existing property is accessed from the entrance driveway and the proposed extension will be accessed from the same driveway and front entrance doorway.

All new doorways within the extension will be in accordance with Part M of the Building regulations.

The re-routed path to the new side door of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.