

16067_12 Glenleigh Park

Design & Access Statement

12 Glenleigh Park
Havant
Hampshire
PO9 2PH

June 2016



Fig 1, 12 Glenleigh Park.

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1.0 Introduction

Helyer Davies Architects have been appointed by a private client to extend the gable of their existing property and convert their attic into a habitable space. The client wishes to add an additional bedroom and bathroom which will allow for a more private living arrangement.

1.1 Site Survey

A survey of the existing building has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only.

2.0 Site Context Appraisal

The site is situated in Havant along the street of Glenleigh Park. The architecture primarily consists of detached bungalows finished with brick (stretcher bond) and white/creme render. The roofs along the street are generally hipped with a number of properties erecting flat dormers along their front elevation. The driveways share both soft and hard landscaping with low boundary walls along the front. The site is not situated within the boundary of a conservation area.

2.1 Evaluation

The proposal seeks to improve and provide a more private living arrangement for our client. The material finishes aim to be consistent with what already resides within the local area.

2.2 Surrounding Context



Fig 2, 18 Glenleigh Park.



Fig 3, 10 Glenleigh Park.

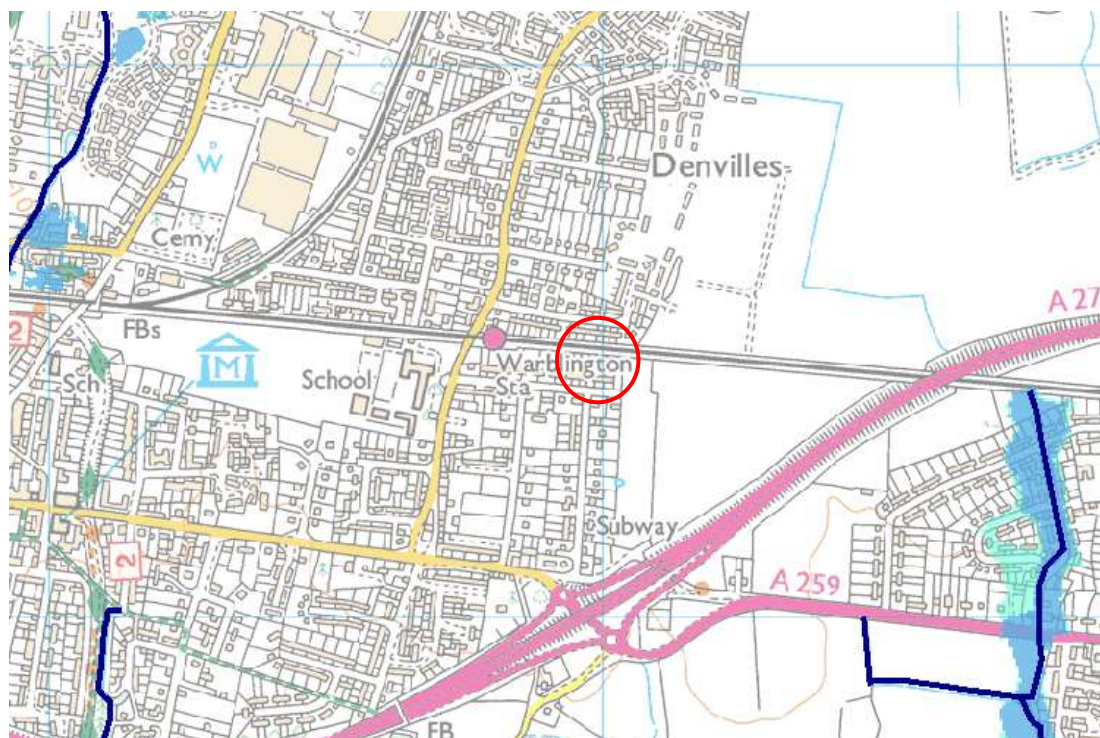


Fig 4, 11 Glenleigh Park.



Fig 5, 20 Glenleigh Park.

2.3 Flood Risk Assessment



Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;

or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Our site is **not** near the boundary for flood from rivers/sea, and is **not** within this area. Risk is considered extremely low.

3.0 Use

The proposed new bedroom and bathroom is for residential purposes only.

4.0 Amount

Existing and Proposed **habitable** space:

Existing Ground Floor = 133.4 sqm

First Floor = 0 sqm

Total = 133.4 sqm

Proposed Ground Floor = Unchanged

Proposed First Floor = 24.7 sqm

Total = 24.7 sqm

An overall increase of 24.7 sqm in total.

5.0 Layout

5.1 **Proposed**

The attic space above the main house will be converted into a bedroom with a separate bathroom. This is achieved through extending the hip to form a gable end, allowing for a tall gable window in the south elevation. A new stair will be constructed in the main hallway to allow access to the first floor. The existing sun tunnel illustrated on the East elevation will be enlarged for a roof light, illuminating the new stair. A roof light will also be proposed in the front elevation which serves the new bathroom.

6.0 Scale

The habitable floor area is being increased by 24.7 sqm and would be considered a small scale development. The ridge of the existing house will not be raised and will remain current height.

7.0 Appearance



Fig 6, Existing South Elevation.



Fig 7, Existing North Elevation.



Fig 8, 12 Glenleigh Existing North East.

Proposed material finishes are to match existing unless otherwise stated within the application.

8.0 Landscape

There are no trees within falling distance of proposed work.

9.0 Access & Sustainability

9.1 Access within the dwelling and to site

The internal floor finishes and access shall be further designed in accordance with all applicable accessibility standards and regulations. The access to the site will be unchanged.

9.2 Access for the disabled

The design will comply with the requirements of Part M of the Building Regulations.

10.0 Conclusion

The proposed work for 12 Glenleigh Park aims to improve the existing layout/function of the home. The extension at the rear will provide the occupants with a more secluded sleeping arrangement. The repurposed sun tunnel and proposed roof lights provide a sympathetic solution to allow natural light to enter the property. Material finishes will be consistent with what already exists within the local vicinity. We ask that Havant Borough Council look upon this application favourably.