

DESIGN & ACCESS STATEMENT

for
WORKS

to

8 Wisteria Gardens
Havant
Hampshire
PO9 2FJ



Figure 1: Front elevation

March 2015

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1.0 INTRODUCTION

This document is to support the planning application at 8 Wisteria Gardens, Havant, for an extension to the rear of the existing 4 bedroom residential dwelling.

The application is for an extension to the rear of the property to provide a larger kitchen and living room on the ground floor and extend the existing third bedroom (see first floor plan – Existing).

The proposal removes the existing bay conservatory to the rear of the property.

The following documents accompany the Application:

- Design and Access Statement
- Drawings - A - Existing
 B - Proposed

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

2.0 LOCATION



Figure 2: Location Map

The existing property is located on the eastern perimeter of Havant (circled above).

2.1 Location area

The site is surrounded by residential properties which are of clay brick and tiled roofs.



Figure 3: Neighbouring property [on Wisteria Gardens]



Figure 4: Neighbouring properties [on Wisteria Gardens]



Figure 5: Neighbouring properties [on Wisteria Gardens]

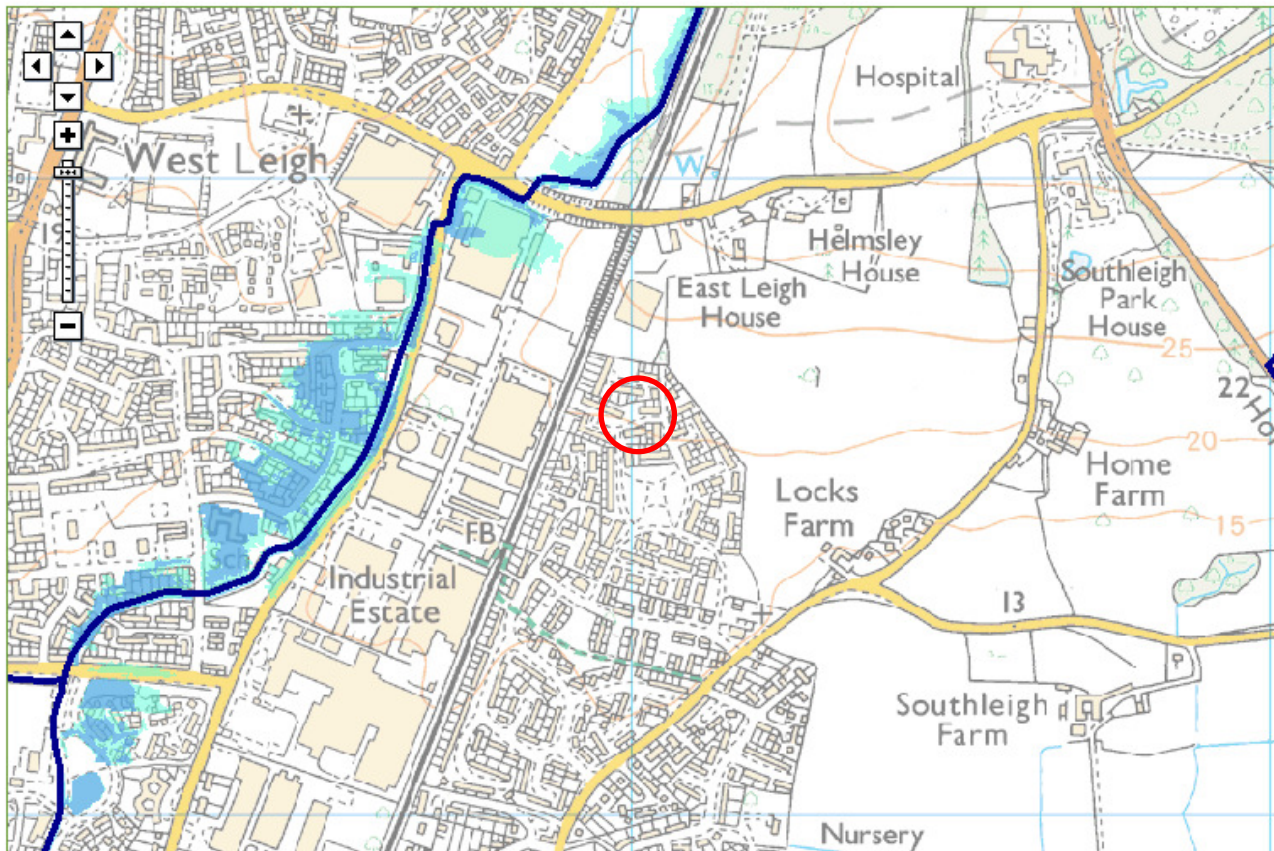
All properties in this area are two storey brick built dwellings with tiled roofs.

3.0 FLOOD RISK AND ASSESSMENT

The site does not sit within a flood risk zone.

PO9 2FJ at scale 1:10,000

Other maps [Data search](#) [Text only version](#)



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Figure 6: Flood risk map – Environment agency.

4.0 DESIGN

4.1 The Proposed

The application is for an extension to the rear of the property [8 Wisteria Gardens] to provide a larger kitchen and living room on the ground floor and extend the existing third bedroom.

4.2 Use

The existing property is a residential dwelling and will remain as a residential dwelling.

4.3 Layout

The extension has been designed to respect the view from and of the existing property so that it is in keeping with the existing property. The extension stretches 2290mm into the rear garden compared to the existing conservatory which is 4000mm deep, and in doing so provides the property with additional space in the kitchen and living room. On the first floor it is proposed to extend the third bedroom over the living room (as shown on proposed drawings) which gives the property 4 good sized bedrooms.

It is proposed to retain the windows in the kitchen and third bedroom so that in the rear elevation they appear as existing. There are new bi-fold doors proposed in the living room providing access into the garden.

All of the proposed additions are unnoticeable from the public highway Wisteria Gardens and modify the rear of the property only.

4.4 Amount

Existing habitable space -	Ground floor – 73.6m ²
	First floor – 56.3m ²
	Total – 129.9m ²
Habitable space in proposed extension -	Ground floor – 16.7m ²
	First floor – 6.3m ²
	Total – 23m ²
Combined habitable space -	Ground floor – 90.3m ²
	First floor – 62.6m ²
	Total – 152.9m ²

The extension increases the existing habitable floor space by 23m²

4.5 Scale

The scale of the proposed extension is in keeping with the existing property. The existing eaves heights and pitch of roof will be retained so that the new extension is well proportioned to the existing property.

The extension is single storey to the west and two storeys to the east.

4.6 Landscaping

No major works are proposed to the surrounding landscaping. The only works will tidy the land reclaimed from the demolition of the conservatory.

4.7 Appearance

The proposed extension has been design to ensure that the materials used to construct the extension match that of the existing house.

The proposed materials to be used in the extension of 8 Wisteria Gardens exchange are as follows:

Roof : Tiled to match existing

[The pitch of the roof on the proposed extension has been designed to match the existing roof pitch of the existing building which is 35 degrees. This provides a well-proportioned scale to the elevations]

Walls : Brick to match existing.

Windows: UPVC double glazed windows to match existing.

The accompanying drawings illustrate the proposed renovations and materials used throughout.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The existing floor and walls will be insulated to levels way in excess of that required by current building regulations.

4.8 Supporting photographs



Figure 7: Rear elevation



Figure 7: The neighbouring property [6Wisteria Gardens] is set back into its garden more than 8 Wisteria Gardens. The proposed extension will align with the rear of the 6 wisteria gardens (as shown on the proposed block plan – B Proposed extension).

5.0 ACCESS

5.1 Access to the Site

Access will remain the same as the existing and will not be altered as part of the proposed works. Access to the site is off Wisteria Gardens.

5.2 Parking Plan

The two parking spaces will be retained.

6.0 CONCLUSION

The proposed extension will make a positive asset to the property 8 Wisteria Gardens and provide additional living space on the ground floor and a larger third bedroom on the first floor.

It is proposed to ensure that the extension does not stretch further than the rear of the neighbouring property - 6 Wisteria Gardens.

The proposed works looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.