

DESIGN & ACCESS STATEMENT

for
WORKS
to

7 Avondale Road
Waterlooville
Hampshire
PO7 7ST



Figure 1: View of property

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1.0 INTRODUCTION

Our client, Mr A Cook, seeks to extend the existing property – 7 Avondale Road, Waterlooville, Hampshire, PO7 7ST. The existing property is a detached residential dwelling. This application is for extensions to include:

- A new large open plan kitchen/dining area opening out onto a larger terrace.
- New double bedroom.
- New en-suite for the proposed new master bedroom. (Previously bedroom 2.)
- An extension to the existing garage providing further storage space.

The above would seem to positively improve the property whilst maintaining the existing scale and architecture style to ensure that the proposed is both in-keeping with the existing and neighbouring properties.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 14008_01 (Existing)
14008_02 (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

The site is located in Waterlooville, approximately 8 miles north of Portsmouth in the borough of Havant.

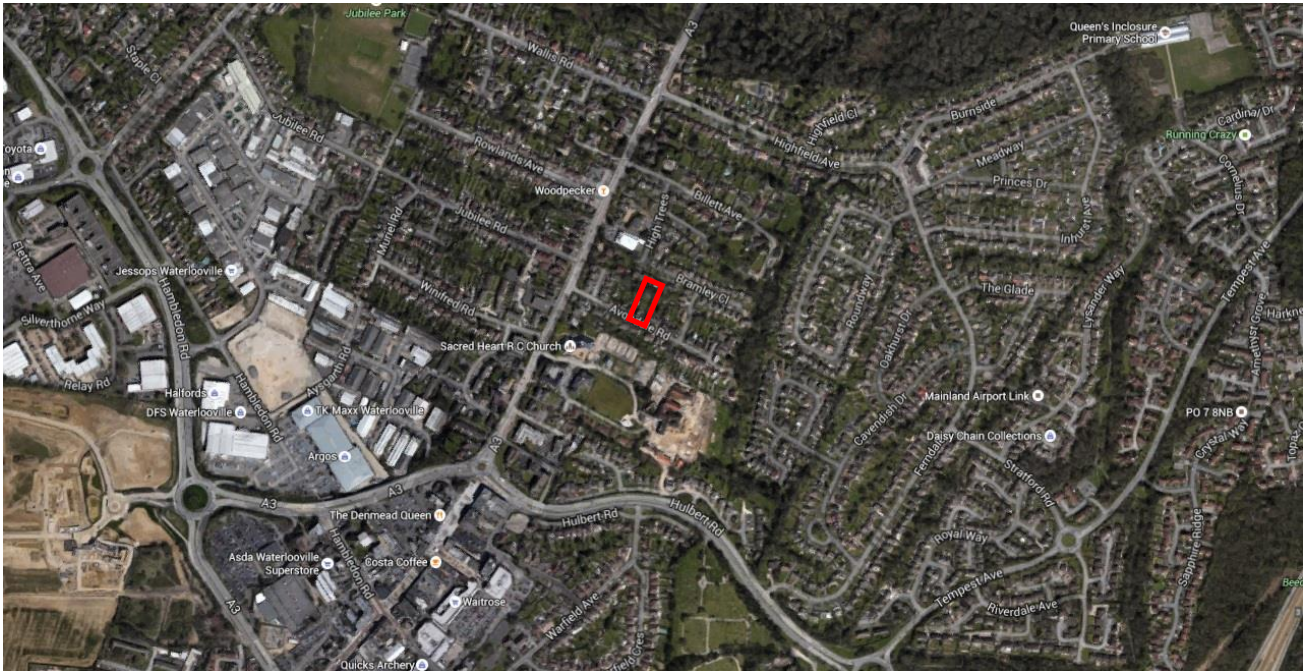


Figure 2: Site in context

The properties on Avondale Road are varied in terms of building styles and materials. On the South side of the Road the properties are predominantly detached residential bungalows, and on the north side of the road the properties are two-storey detached residential dwellings.



Figure 3: View down Avondale Road



Figure 4: View up Avondale Road

2.1 Location area

The following photographs show some of the neighbouring properties to 7 Avondale Road:



Figure 5: Neighbouring property



Figure 6: Neighbouring property



Figure 7: Neighbouring bungalow

3.0 FLOOD RISK AND ASSESSMENT

The site is not located in an area at risk of flooding. This can be seen in the map from the environmental agency below (figure 5).

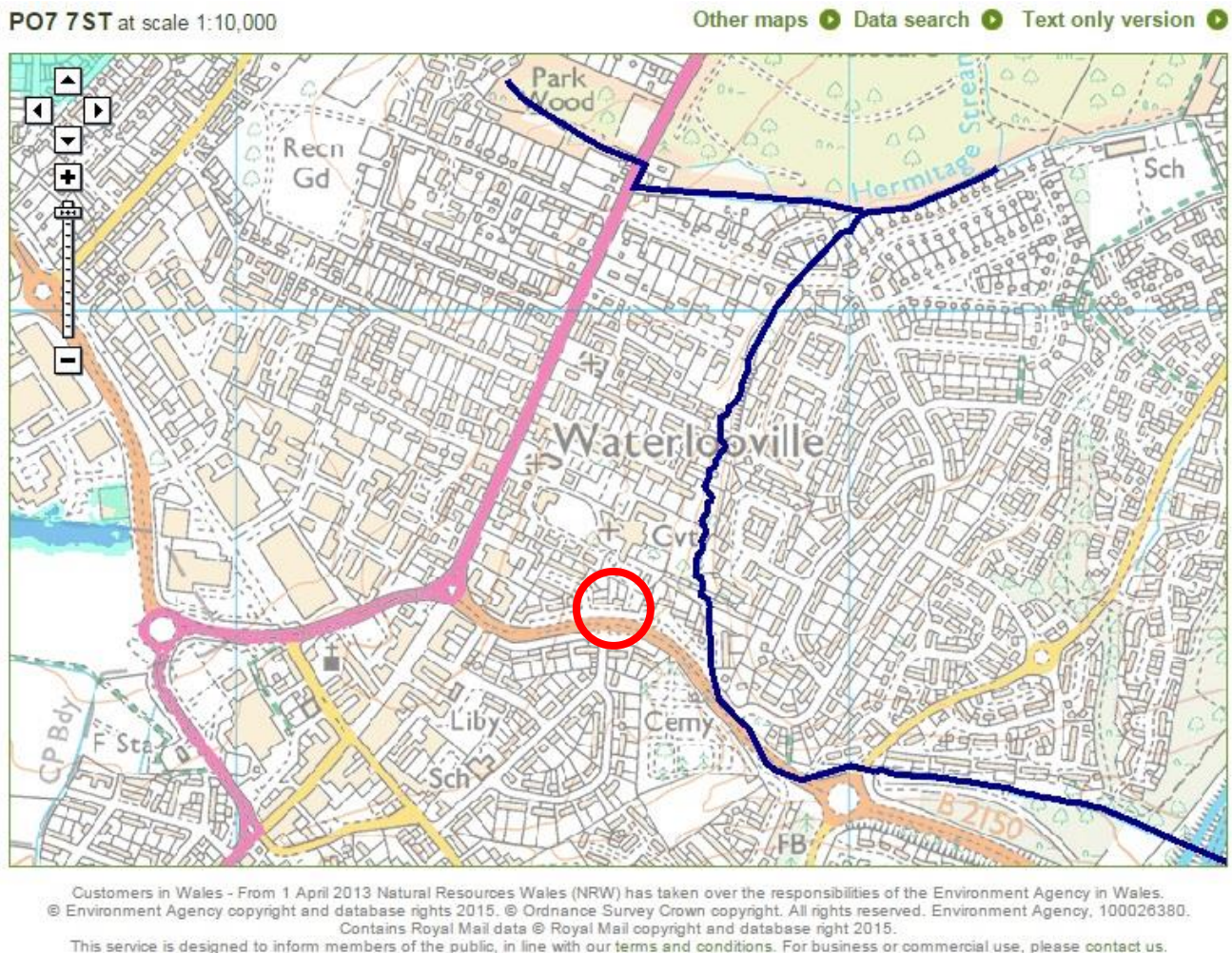


Figure 8: Flood risk map – Environment Agency.

- 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.
- Area hatched: Areas benefiting from flood defences (not all areas may be shown).

4.0 DESIGN

4.1 The Proposed

This planning application is for a two storey rear extension to provide further living spaces on the ground floor and an additional bedroom on the first floor. It is also proposed to extend the existing garage providing further storage space.

4.2 Use

Our client and his family live in the existing property and shall continue to use it as their home.

4.3 Layout

On the ground floor a larger kitchen/dining/living space across the rear of the property opens out onto the proposed new larger patio terrace. The existing double doors between the existing sitting room and conservatory are to be blocked up, separating the living space in the new extension from the more formal sitting room at the front of the property.

On the first floor a new bedroom to the rear of the property provides a fourth double bedroom. Alterations change bedroom 2 into the new master bedroom with an ensuite in the new extension. A small obscurely glazed window in this en suite is proposed in the east elevation.

The proposed new extension to the garage provides further storage space.

The new layout is shown on the proposed plans – Drawing no.14008-02

4.4 Amount

Existing

Ground floor – 83.65m²

First floor – 70.62m²

Garage – 10.24 m²

Total – 164.51m²

Proposed

Ground floor – 102.45m²

First floor – 88.73m²

Garage – 20.60 m²

Total – 211.7m²

This is an overall increase of 47.27m² of habitable floor space.

4.5 Scale

The existing property has an A-symmetric pitched roof (front - 39.5° and rear - 34°). The proposed new two storey house extension adopts a pitch of 34° which would be seen to provide a well-proportioned scale to the proposed north elevation.

The proposed new garage roof will retain the existing pitch (35°) and existing eaves height. This ensures the height of the garage is to remain unaffected by the proposal and therefore not overpower the east boundary.

4.6 Landscaping

The existing front drive will be retained and the hedging/shrubbery on boundaries are to remain.

The existing east end of the patio terrace is to be extended to align with the other retaining wall and new steps down into the lower garden are proposed in front of the new extension.

The new layout is shown on the proposed plans – Drawing no.14008-02

4.7 Appearance

Careful consideration has been given to the style of the proposed extension which is sympathetic to the existing building through the use of materials.

The proposed materials to be used in the extensions to house and garage are as follows:

House

- Roof: Slate to match the existing property.
- *The pitch roof of the proposed extension mimics the existing house which is 34°.*
- Walls: Brick to match the existing property.
- Joinery: All new windows to be sliding sash matching the style of the existing property.
The proposed new sliding doors are to be thin black aluminium framed.

Garage

- Roof: New slate roof to match the existing property.
- *The pitch roof of the proposed extension mimics the existing garage which is 35°.*
- Walls: Extension to be finished in horizontal timber boarding.

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

4.8 Sustainable Design

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

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 Avondale Road.

5.2 Parking Plan

The front drive will be retained and will not be altered as part of the proposed works.

7.0 CONCLUSION

7.1 Photographs



Figure 8: View of 9 Avondale Road

The proposed new window in the east elevation will not look into a neighbouring property window as shown in the above photograph. Despite this, we propose that this window to be obscure glazed.



Figure 9: Existing coal shed to be demolished and rebuilt as existing



Figure 10: Existing rear elevation

The existing terrace is to be extended so that it appears as a single retaining wall. New steps are proposed down into the lower section of the garden in front of the new extension.

7.0 CONCLUSION

The proposed extensions to 7 Avondale Road will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extension is not excessive in scale with the ridge of the proposed new extension roof carefully designed to not overpower the neighbouring property.

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.