

DESIGN AND ACCESS STATEMENT

10A BILLET AVENUE WATERLOOVILLE PO7 7SZ



(image showing proposed)

This statement has been prepared in support of the application for Full Planning Permission for alteration of the existing dwelling, removing the existing rear ground floor conservatory in favour of a new rear ground floor extension on the South elevation and providing a new ground floor front extension on the North elevation.

Context

The existing dwelling is detached house, built using clay brick. The property is a family home, situated on a residential road with a variety of property styles. The rear and side boundaries of the property back on to the rear and side gardens of the neighbouring properties. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The extensions will increase the ground floor living space with comfortable proportions. The extensions will increase the footprint from 182m² to 204m².

Layout

The internal use of the existing floor plan of the dwelling will be altered to accommodate: an entrance hall, sitting room, dining room, kitchen, wc, utility room, play room, shower room and garage. The first floor will accommodate a landing, five bedrooms, a family bathroom, a en-suite bathroom and balcony area.

Scale

The proposed ground floor rear extension on the South elevation will extend 2 metres more than the existing conservatory (3.6 metres from the original rear elevation), by 7.1 metres wide, with a parapet roof below 4 metres high.

The proposed front ground floor extension on the North elevation will be built next to the existing front porch. The extension will measure 3.5 metres wide, by the depth of the existing porch, with eaves and a flat roof to be below 2.9 metres

The existing dwelling (15 metres wide, 13.1 metres long and 7.1 metres high) will remain.

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Landscaping

The gardens of the property will remain unchanged.

Appearance

The new extensions and the existing dwelling and garage will use dark grey clay brick stock and a light beige render and use complementary features of the existing property.

The new front extension will have flat roof design to offer minimal impact on the neighbouring properties. The new rear extension will use a flat roof design with a parapet and replacement balcony. The balcony will include a new screen wall on the West elevation.

All new guttering and downpipes will be made of pressed zinc.

The current windows, dating from the 1990's, will be replaced with modern thermally efficient grey aluminium windows.

The existing detached garage with a roof linked to the main dwelling will be refurbished by unlinking the existing roof from the main dwelling and recovering with proposed matching roof materials. Rendering of the external walls is to match the proposed dwelling wall finishes and details.

Vehicle access and parking

The existing property offers off road vehicle parking for five vehicles, using the existing driveway and garage. The off road parking area will remain unchanged. Access to the rear garden will be via secure side gates, located to the rear of the East side of the driveway.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed extensions represent a sympathetic response to the existing dwelling and the local surrounding area. The overall scheme will provide an opportunity to increase the functional and habitable space of the existing property, creating a practical and well-proportioned family home.

13/08/2015