

DESIGN AND ACCESS STATEMENT

4 WALLIS GARDENS, WATERLOOVILLE PO7 7SA



(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 side ground floor extension and side first floor dormer in favour of a new rear two storey side extension on the South elevation and a first floor extension above an existing garage on the North elevation.

Context

The existing dwelling is detached house, built using clay brick and clay wall hung tile. The property is a family home, situated at the end of 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 extension will increase the ground floor living space with comfortable proportions. The extensions will increase the foot print from 127m² to 140m².

Layout

The internal use of the existing floor plans of the dwelling will be altered to accommodate: an entrance hall, sitting room, dining room, kitchen/diner, wc, utility room and garage. The first floor will accommodate a landing, four bedrooms, study, a family bathroom and two en-suite bathrooms.

Scale

The proposed two storey side extension on the South elevation will extend 5 metres (18 metres more than the existing extension) deep from the existing dwelling, by 6.7 metres wide, with eaves and roof to match the existing dwelling

The proposed side first floor extension on the North elevation will be built above the existing garage measuring 3.6 metres deep, by 6.7 metres wide, with eaves and roof to match the existing dwelling. The existing dwelling (7 metres wide, 9.8 metres long and 8 metres high) will remain.

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Landscaping

The gardens of the property will remain unchanged.

Appearance

The new extensions will use clay brick stock and clay wall hung tile to complement features of the existing property.

The new extensions will have pitched roofs to match the existing roof and will offer minimal impact to the neighbouring properties.

All new guttering and downpipes are to be black cast effect UPVC.

The existing porch will be removed in favour of a new entrance canopy. Matching canopies will also be used on the rear utility room door and the music room french doors to the rear.

The current windows, dating from the 1990's will be replaced with modern thermally efficient sash windows with a traditional timber effect finish.

Vehicle access and parking

The existing property offers off road vehicle parking for four 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 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.

30/07/2015