

DESIGN AND ACCESS STATEMENT

68 ROUNDWAY, WATERLOOVILLE, HAMPSHIRE PO7 7QD



(image showing proposed)

This statement has been prepared in support of the application for prior notification for the alteration of the existing dwelling, with removal the existing rear conservatory in favour of a new rear ground floor extension.

Context

The existing dwelling is semi-detached house, built using brick and render. The property is a family home, situated on a residential road with a variety of property styles.

The rear and North side boundaries of the property back on to the rear and side gardens of the neighbouring properties. The side South boundary is adjacent to Roundway. 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 extension and outbuilding will increase the foot print from 77.6m² to 81.4m².

Layout

The internal use of the existing ground floor of the dwelling will remain the same and continue to offer: entrance hall, sitting room, kitchen, dining room, wc. The first floor, currently offering a landing, three bedrooms and a family bathroom, will remain unchanged.

The proposed scheme will provide a new utility room, garden room and additional space to the existing kitchen.

Scale

The proposed rear extension will extend 5.1 metres deep from the existing dwelling, by 6.6 metres wide, by 3.6 metres high, with eaves below the existing.

The existing dwelling (6.9 metres wide, 11.3 metres long and 7.4 metres high) will remain.

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Landscaping

The gardens to the front and rear of the property will remain unchanged.

Appearance

The new rear extension will use a clay brick stock finish, complementing features of the existing property.

The new rear extension will have a single mono pitched roof to offer minimal impact to the neighbouring property.

All new guttering and downpipes to be white UPVC to match existing.

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.

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

02/02/2015