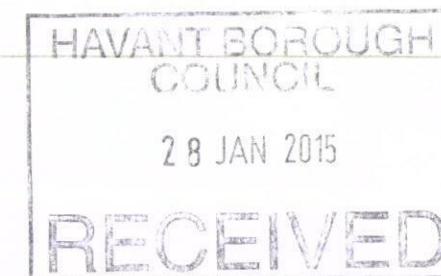




Design and Access statement

Proposed rear extension at:
No 5 Third Ave
Hayant
PO9 2QR



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November 2014

Introduction:

THE PROPOSAL

Our proposal is for a New single storey, flat roof, extension to replace the existing sunroom at the rear of No.5 Third Avenue Havant PO9 2QR.

The small extension will replace the existing lean-to sunroom currently situated on the site and provide a revised kitchen and dining area with rear access via bifold doors to the garden.

The site is set within a tree lined road of 2 storey detached brick style houses along Third Avenue, Havant.

The new addition will be traditionally constructed principally with brick walls and a flat roof with timber bifold doors and windows.

The existing garage will be reduced by a small amount to accommodate an entrance to the dining area / snug.

Two existing windows will be replaced at first floor level to the rear of the property. It is also intended to Render the first floor (to the rear only) to simplify the mismatch of openings and materials currently found there.



Design and Access:

Design Principle

The design of the extension is a simple rectangle with a flat roof, that will sit neatly onto the rear of the property. We have been careful to design the extension so that it also sits next to the existing harmoniously and does not visually stand out. It is clearly identifiable as an extension and the original house can still be read as a mass.

Amount

Having reviewed the sites location and the potential for development we have decided on a domestic scaled proposal of an extension as illustrated in the submitted drawings. The extension will be a single storey enlargement on the ground floor to the rear of the property. The ground floor area will increase by approximately 33m².

Layout

The layout of the proposed extension will replace the existing sunroom structure currently on the site and provide a revised kitchen layout with associated utility spaces, a new dining area with rear access to the garden via bifold doors. The new layout also provides the opportunity to access the rear of the garage from the new room.

Scale

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the extension within the existing site. The proposed new addition is only 1.8m wider and only 2.8m longer than the existing structures that it replaces.

Landscaping

The landscaping in the garden will remain as existing with enhancements to define the boundary and include a patio area leading off the new room.

Appearance

The proposed materials will be:

- Facing brick to match the existing at ground floor level with render above
- Bituminous Flat roof or similar
- Window / door / styles to match existing in Timber



Design and Access:

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site. As mentioned the new extension will provide a revised kitchen and dining area.

Access

Access to the dwellings is via a large drive off Third Avenue. The external hard landscaped surfaces allow the easy passage of a wheelchair should it be required. We will be retaining an access to the rear garden (via the garage).

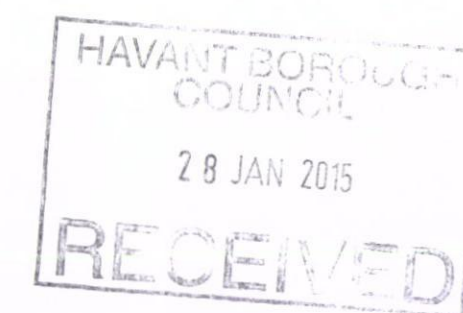
Car Park spaces could be used by disabled persons directly in front of the dwellings as the width of the verge is wide enough to be able to cater for a wheelchair. We have followed the advice and guidance contained in Approved Document M [2004]. Facilities for the Disabled / wheelchair users are as existing. The side entrance and internal doors are also wide enough for a wheelchair. We have decided not to provide a lift due to the small scale of the development and the potential to provide future sleeping accommodation at ground floor level.

Sustainability

The development will be built from sustainable sources and in line with current Building Regulations requirements, we will be collecting water by means of a water butt and providing an area for drying clothes. We will be using reduced consumption white goods and low flow taps. It is our intention to fit low energy light bulbs in all outlets and our proposal takes full advantage of its location and orientation for passive solar gain. We have included new glazed doors to aid the natural daylight levels into the new and existing dwelling.



All dimensions to be checked on site before any construction work commences. Client has provided and is responsible for all dimensions, survey data and drawings which these drawings were based on.



Purpose of Issue	status	Drawn By	Date	Scales @ A3	Client	Layout Title	Date:	Drawing Number	Rev
PLANNING		Checked By	Date	1:100	MR & MRS BOYLIN - NO 5 THIRD AVENUE HAVANT PO9 2QR	Artistic Impression 3	Oct 14	SB.010.009	
		Approved By	Date						

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