



DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed raising of roof by 1.0m with loft accommodation, external alterations to include rendering to lower elevations and alterations to door/window openings

At

2 Woodcroft Gardens
Waterlooville
PO8 9PZ

For

Mr & Mrs A Painting

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

21st December 2013

1 LOCATION

The site is located to the southern side of Woodcroft Gardens near the junction of Woodcroft Lane. The property is a detached four bedroom chalet bungalow. Two bedrooms are located in the roof space and are small with reduced head height and minimal storage facilities.

Total internal area of the dwelling is 146m² (excluding garage).

There is vehicular access off Woodcroft Gardens leading to a detached single garage via a driveway. There is adequate off road parking for a number of vehicles.

This is a residential area with Woodcroft Primary School located a short distance away. Woodcroft Gardens is an undulating road with properties stepped in height to reflect the changing levels. This property is unique as this is the only dwelling of its design and is set back from the road.

2 SITE USE

This is a domestic dwelling.

3 PLANNING HISTORY

We have conducted a planning search on your website and have found the following history:

Single Storey Rear Extension Ref: 90/54678/000, granted consent on 13.04.1990.

We are aware the proposals which form part of this document has been subject to a pre-application enquiry with Mrs R McMurray Ref: GEN/13/00373. We understand the raising of the roof to 1.0m above the existing roof is acceptable to yourselves (see email dated 16.10.13 from Mrs McMurray to BH Architecture Ltd).

4 FLOOD RISK

We have conducted a search on the Environmental Agency website and the property is at very low risk from river flooding (less than 1 in 1,000, 0.1%).

5 THE PROPOSALS

Our clients, Mr & Mrs A Painting, wish to create a living space for their 3 children which is suitable, desirable and fit for purpose.

The proposals will include the removal of the roof structure and construction of a new roof with 1.0m overhang to both the front and rear elevations and will be 1.0m higher than the existing roof. This will accommodate three bedrooms each with ensuite facilities. These proposals will replace the current two bedrooms and bathroom.

The proposed internal area will be 174m² (excluding garage).

The scheme includes the relocation of the main entrance door for ease of access. The

windows to the living room and bedroom to the front elevation will be reduced in height. The window to dining room to the rear of property will be omitted and replaced with larger bi-folding doors. The lower elevations to the property will be rendered, colour to be agreed.

6 DESIGN

The proposed roof includes a 1.0m overhang to front and rear elevations combined with a 1.0m elevation and a pitch of 40 degrees to provide increased useable habitable accommodation to the roof space.

To limit impact to adjacent neighbours, double barn hips have been introduced with a central lead valley gutter.

Accommodation includes three bedrooms, bedroom 1 with an ensuite and Jack & Jill ensuite facilities accessible to bedrooms 2 & 3. The existing staircase to the loft space to remain as existing.

The street elevation will be complemented with a pitched roof dormer window and two number velux windows. The rear elevation will have a flat roofed dormer of similar scale and proportions to the existing dormer which will be removed.

The main entrance door is to be relocated to the side elevation of the front projection of the building. To the rear the dining room window is to be removed, the opening enlarged with bi-folding doors leading to a decked area creating an indoor/outdoor space.

Materials to be used by these proposals include fibre/cement slate tiling to the roof slopes with Marley Cedral Weatherboard to both dormer windows and gable elevations, colour to be agreed. Lower bungalow elevations to be rendered, colour to be agreed. Properties 4 & 6 Woodcroft Gardens have part rendered walls facing the street.

There will be no overlooking to neighbouring properties.

7 ACCESS

Vehicular and pedestrian access onto the site will remain as existing.

8 CONCLUSION

These proposals sit very comfortably within this undulating road. The design in our opinion is appropriate for this street scene and character of the area and will not affect the amenities of the adjoining neighbours.

We respectfully request Havant Borough Council to support these proposals.