

Design & Access Statement

The Applicant:
D & M Etherington
11 Frogmore Lane
Waterlooville, PO8 9QN



The Agent:

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Artchitects

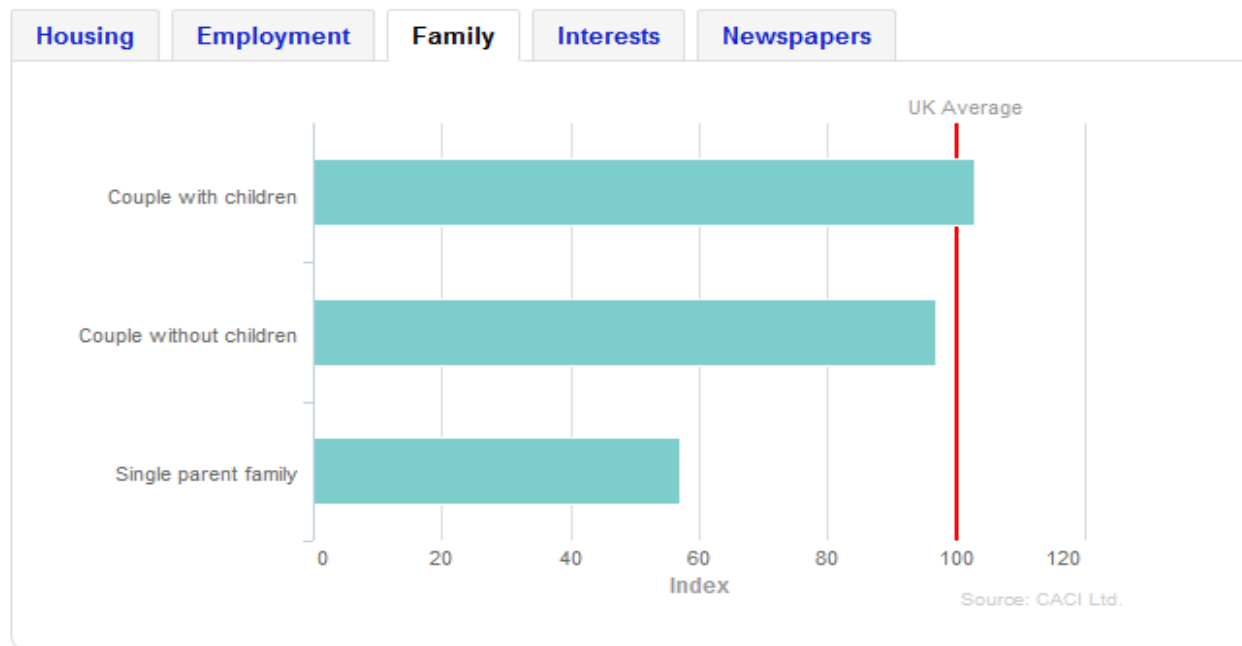
11 Frogmore Lane – Proposed Works

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Site Description

The site is located in Waterlooville accessed from Lovedean Lane or Stonechat Road. The property is situated within the Lovedean district (near Cowplain). This area is primarily dedicated to bungalows & semi-detached family houses with large gardens, conveniently located with good road links onto the A3 and the adjoining A3(M)27 motorway links.

About the neighbours in PO8 9QN



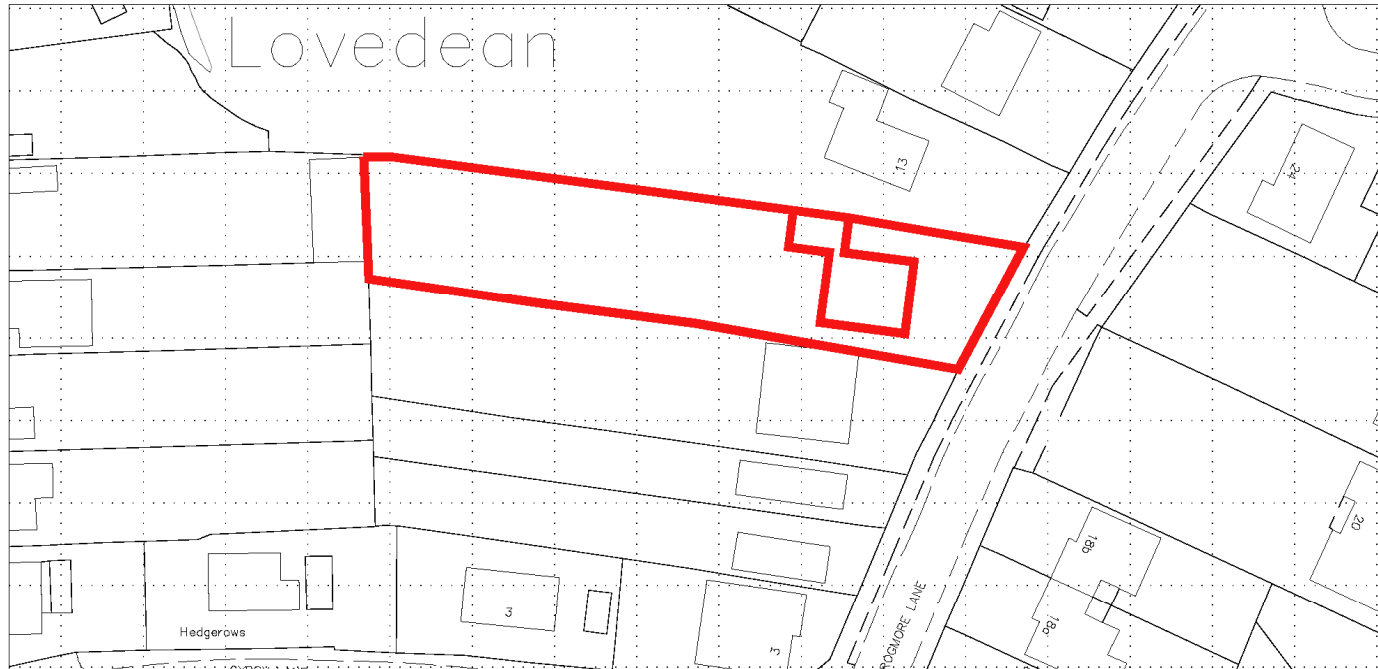
Nearest stations:

- Rowlands Castle (3.0 miles)
- Bedhampton (3.9 miles)
- Havant (4.1 miles)

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Location Plan



OS Map

Not to Scale



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Aerial views



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Purpose

The purpose of this design statement is to produce a development proposal for the Etherington's property in Waterloooville with the aim to:

- Demolish the existing conservatory in very poor existing condition.
- Build a new porch; extension & log cabin.
- Propose an appropriate design in line with the neighbours' style that enhances the property and is in keeping with its surroundings.

Existing Property

The property at 11 Frogmore Lane is a freehold 3 bedroom bungalow with linked garage (GEA = 155 sq m); the plot's area is 1,183sq m.

The property can be accessed from Frogmore Lane.

The existing house was originally built in 1960s and this is strongly reflected in the character of the overall property, not in line with most of its neighbouring properties. Also, the existing kitchen is not well proportioned with the rest of the house and the property lacks the necessary utility room.

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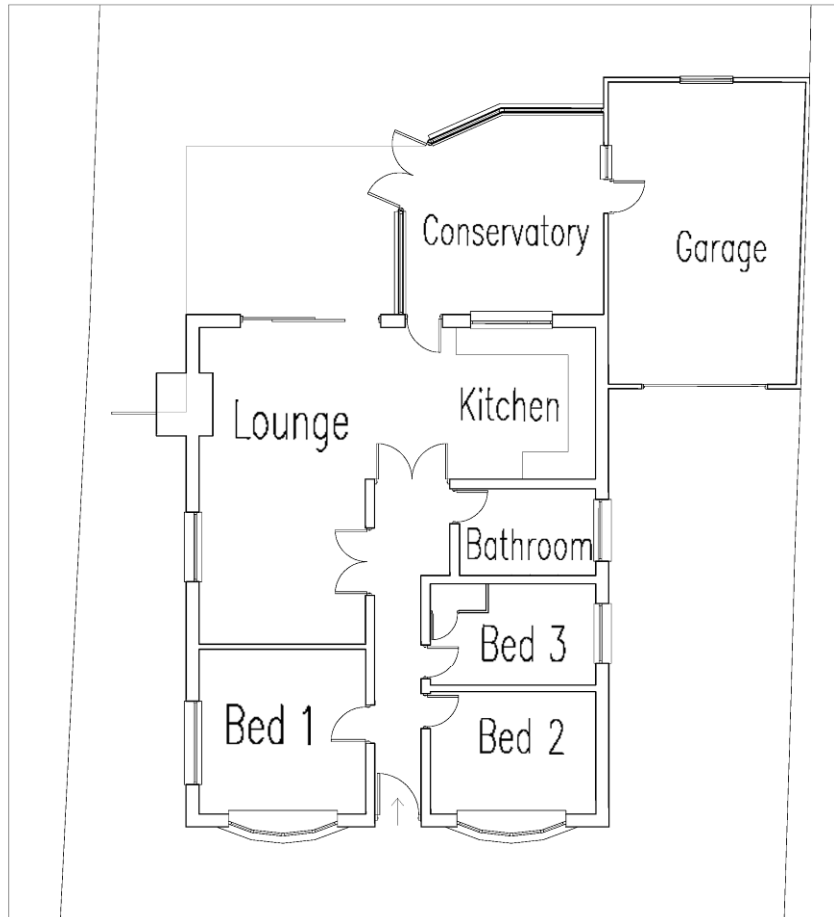


Street view – 11 & 13
Frogmore Lane

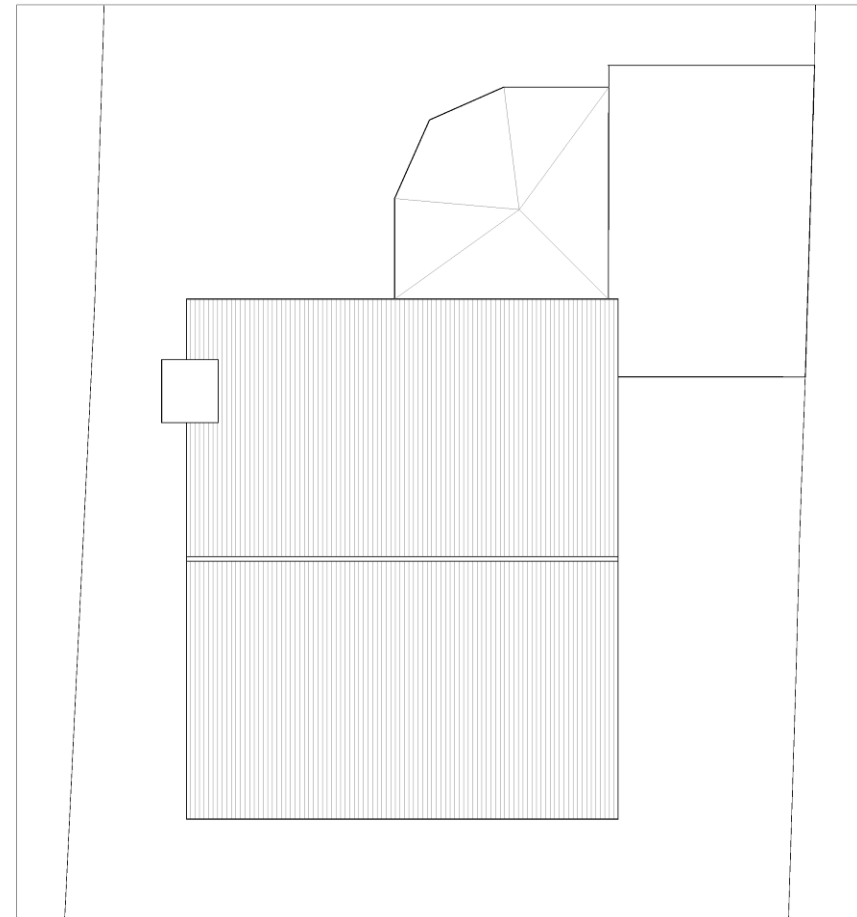
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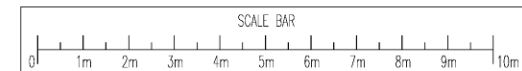
Existing Plans



Ground Floor Plan



Roof Plan



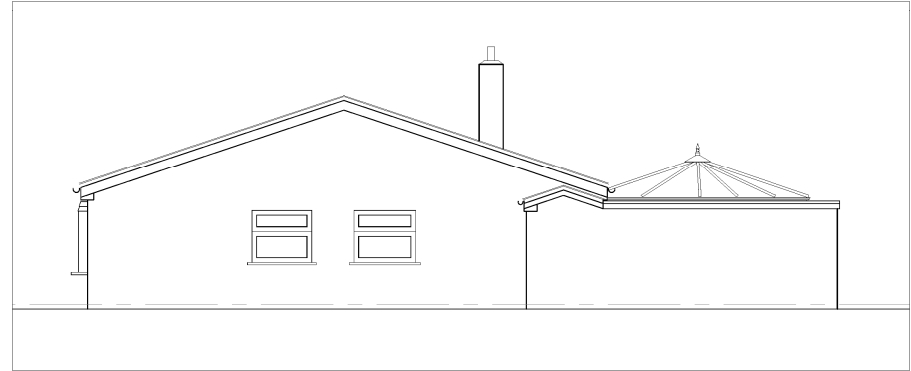
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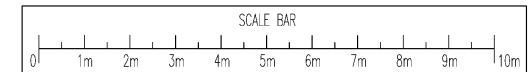
Existing Elevations



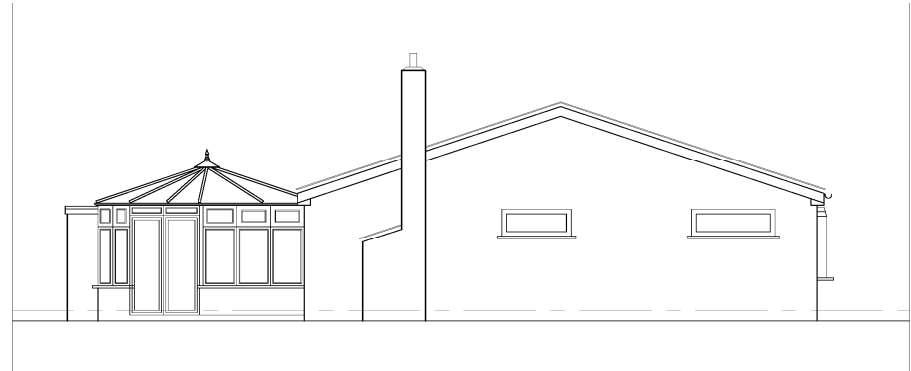
Front Elevation



North Elevation



Rear Elevation



South Elevation

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Neighbouring properties – 13, 9 & 7 Frogmore Lane



Street Views

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Description of the proposal

The proposed work has been designed with the priority of improving the external appearance of the house. The new design is in harmony with the surrounding buildings with the use of simple additions such as a new porch to the front elevation to improve the otherwise dated and not well looked-after property.

The size of the proposal is based on the footprint of the property with the addition of the rear patio area. The proposal alters the look of the rear elevation by creating a new dynamic skyline and introducing the element of timber cladding to visually identify the areas of different use of the house. The proposed GEA for the extension adds approximately 28sqm to the existing property. Therefore the proposal achieves a total of 187sqm GEA.

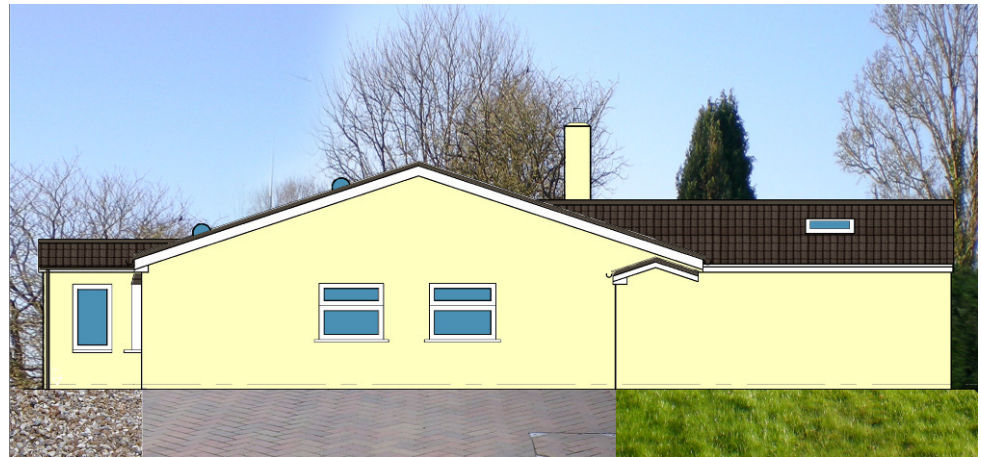
In conclusion, the aim of this proposal is to transform the dated look and the inadequate layout of the existing plans into a large and elegant family home that will fit perfectly in its surroundings.

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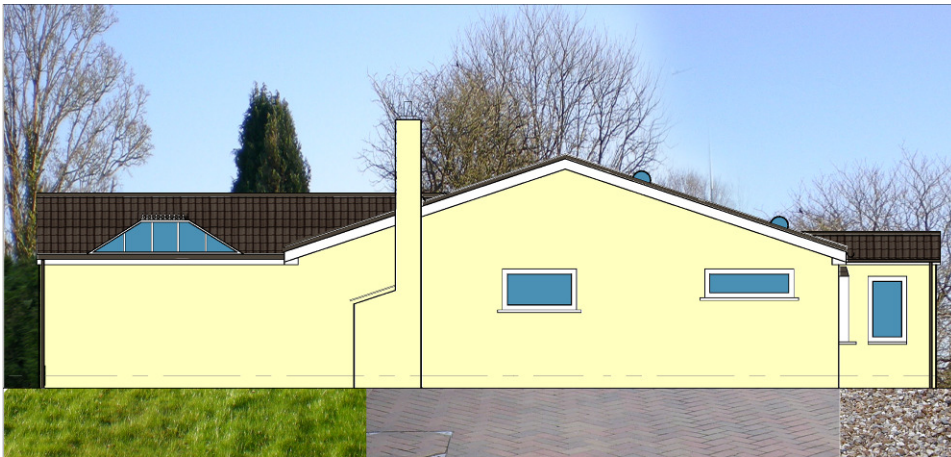
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Front Elevation (as proposed)



North Elevation (as proposed)



South Elevation (as proposed)

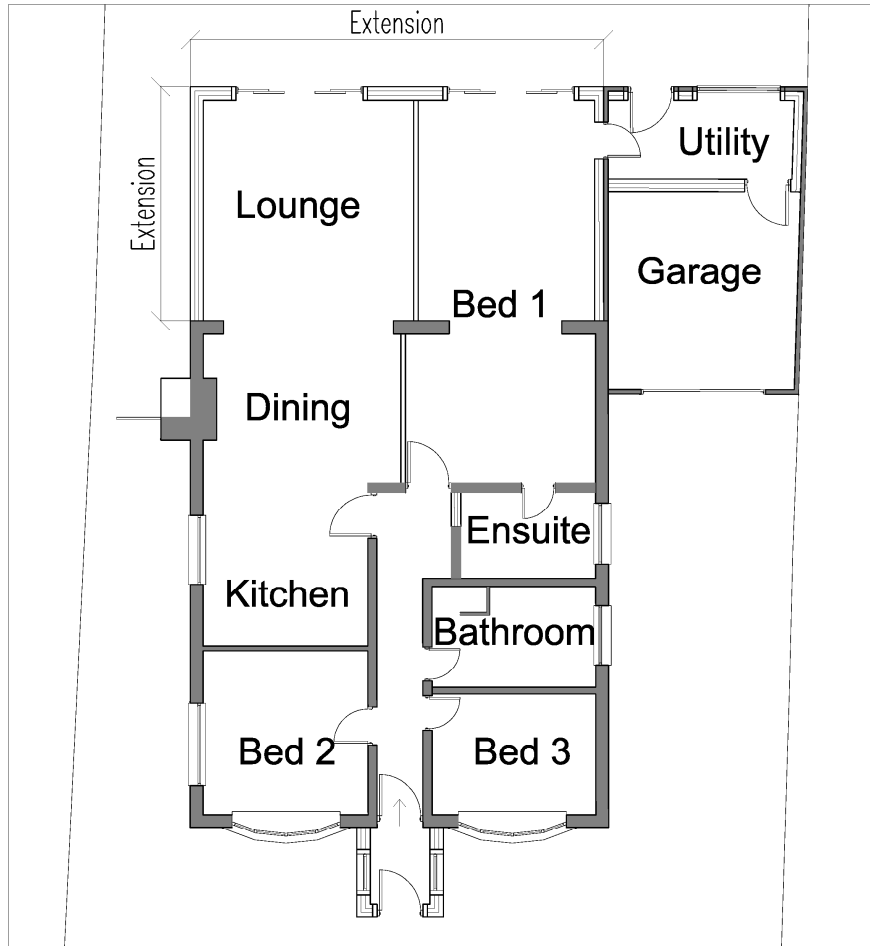


Rear Elevation (as proposed)

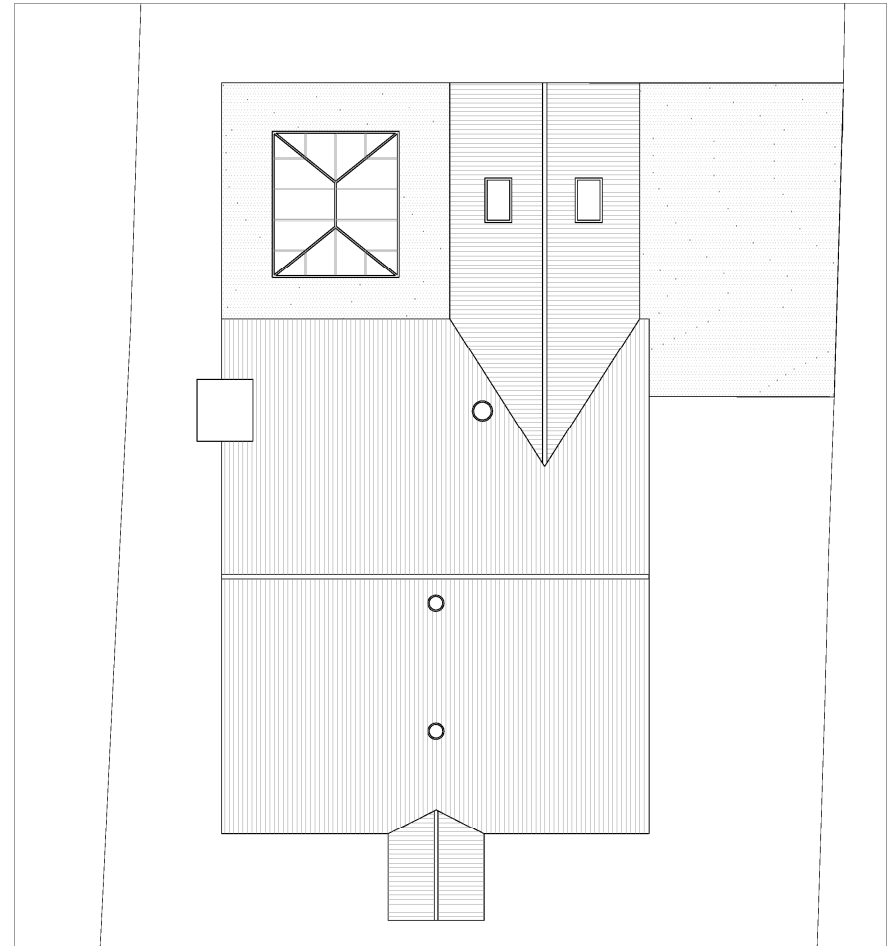
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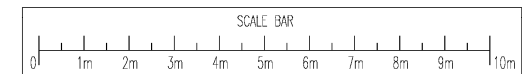
Proposed Plans



Ground Floor



Roof plan



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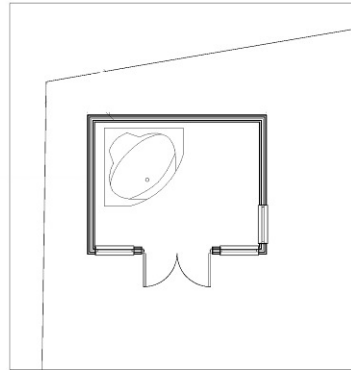
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Also, the proposal includes the addition of a log cabin at the back of the garden to accommodate a new jacuzzi bath. This addition will certainly increase the value of the property by adding that required element of luxury that the new contemporary living and future users of the property demands.

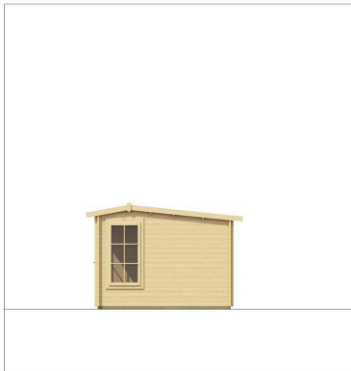
Proposed Log Cabin



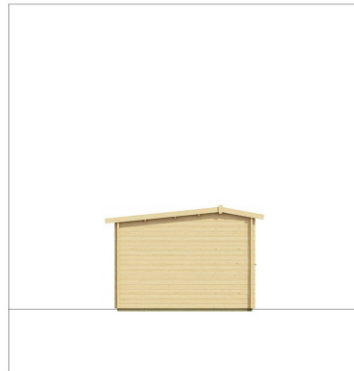
Front Elevation



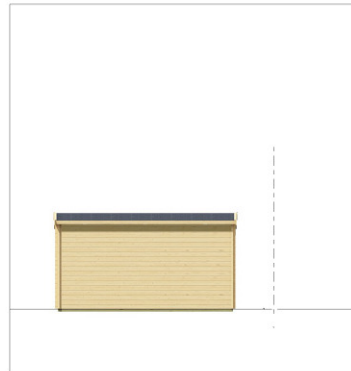
Plan



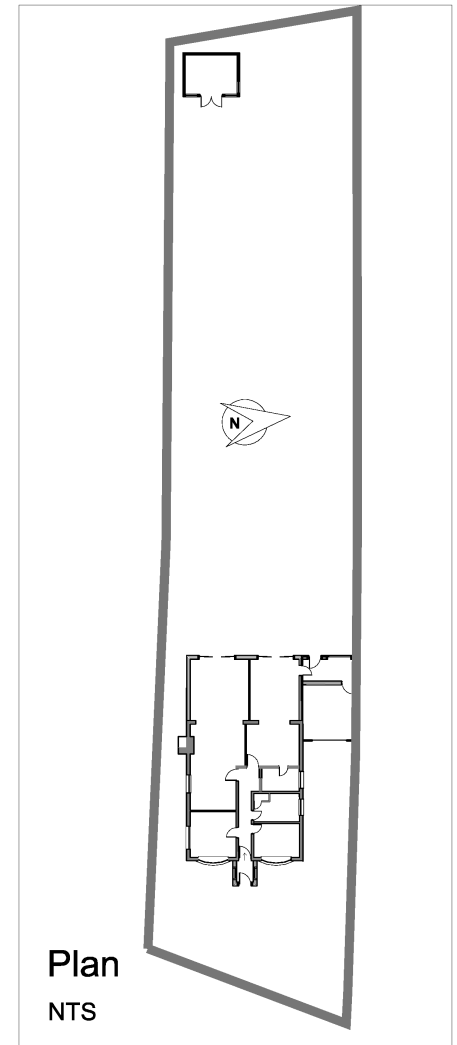
North Elevation



South Elevation



West Elevation



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Traffic

The proposal retains the existing garage. This way the proposal will not affect the local traffic as the property can comfortably accommodate one car in the garage and 2 or more cars in the drive.

Materials

Material and finishes for the proposal are appropriate to the Lovedean area. The proposed porch and extension finish is smooth render in a shade of magnolia matching the existing; the roof of the porch and extension proposes concrete tiles to match the existing; the proposed doors and windows are white UPVC to match the existing. The new material introduced in the proposal is timber cladding by the existing garage at rear elevation. As mentioned, this addition intends to visually identify the areas of different use of the house but also brings a fresh and contemporary touch to the proposal.

Environmental Impact

The applicant has given great thoughts and considerations about the environmental impact of the works and has researched on methods to make this project greener. Building materials with recycling capacity and sustainable sources will be considered in the construction details. Also, by maintaining the footprint of the proposal as close as feasible to the existing the effects on the drainage will be minimal, keeping the project as harmless as possible in terms of the environment.

The contractor will take great care not to harm any tree on site during the works. Unfortunately, one plum tree adjacent to the existing patio needs to be removed because of the proximity with the proposed foundations. In order to balance the loss, the applicant has already purchased an Apple tree and a Victoria Plum tree with the intention of planting them in the rear side of the garden by spring. Other leafy trees will be planted on the side of the garden as recommended by the horticulturist and gardener appointed by the client. Further details can be made available on demand. Please see drawing 0025_L01_P0 for more details.

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