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31 Longwood Avenue, Cowplain, Waterlooville, Hampshire, PO8 8HZ

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to construct an extension at the rear of No. 31 Longwood Ave that improves the property by giving the additional living accommodation required by a modern family and adaptable living spaces.

In addition, the proposal also includes some internal remodelling that will increase bedrooms from the current two to three.

Lastly, there are some changes proposed to the outbuildings. A greenhouse and garage (as shown on the Existing Block plan) have been removed as they were structurally unsound, and an attractive carriage house is proposed in a location that better suits the layout of the plot (as shown on the Proposed Block plan).



Front of 31 Longwood Avenue

Design

The extension and improvements in general have a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- The scale of the extension is within the overall proportions of the existing house and utilises only a small portion of the large garden and plot the house is situated on.
- Replaces outbuildings that had reached the end of their serviceable life. The existing outbuildings totalled approximately 24 m² and the proposed carriage house is 26 m² in area.

Materials

All materials for the extension will match existing, in particular brickwork, rendering, windows and doors.

Windows, door and French doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

The ground floor level will not change and will continue into the extension, as shown by the Floor & Site Levels drawing (drawing reference LONGWOOD 09).

Site Levels

As shown by the Floor & Site Levels drawing (drawing reference LONGWOOD 09).

Parking and Occupancy

Occupancy is being increased (two to three bedrooms) but fortunately the plot is more than large enough to accommodate three or more parking spaces; one in the carriage house and two or more off road on the driveway.

Landscaping

There will be no significant landscaping other than some very minor alterations to the rear garden and some general tidying.

Boundaries

No change to any boundaries.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Additional Information

Some internal work has started on the property, and the structurally unsound green house and garage had to be demolished as they were weakened further and rendered unsafe by the recent high winds.

Summary

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house. The extension would not overshadow any neighbouring properties, the visual mass is in keeping with existing properties in the area and there is no loss of privacy to neighbours.



Rear of No. 31 Longwood Ave



Side of No. 31 Longwood Ave

CAD - ARCHITECTURE - DESIGN