

Design, Energy & Access Statement:

Ground floor extension to sides and back, 2 storey extension to east side, external changes to roof and internal refurbishment including conversion of attic space into habitable accommodation at 12 Billett Avenue in Waterlooville.

20th September 2013

Background

12 Billett Avenue is a large, detached dwelling just north of Waterlooville town centre. The main living areas of the ground floor are lacking a natural connection with the generous garden. Elements of the first floor plan as well as the very large attic, currently used as storage, do not meet the applicant's expectations of the space. The large expanse of the roof unbalances the front elevation slightly, while the existing window configuration to the back creates a rear elevation lacking architectural quality. The applicant also wishes to accommodate a pool-house within the footprint of the building. Following demolition of the existing study, kitchen bay window doors and removal of a tree to the side of the house, the plan is to extend over two storeys to the eastern side, one storey to the sides/ rear of the building and convert the attic. Interior amendments take advantage of the building's southern aspect, include a new first floor staircase and creates a more generous family bathroom, while the loss of a first floor bedroom is replaced in the attic conversion. The exterior will be improved with new gables to the front and finishes to compliment the existing house with materials to match existing.



The building is located within the Waterloo/ Cowplain settlement boundary. Proposed development is considered to be in keeping with the applicable planning policy CS17 guidelines. Standard planning considerations are also applicable concerning design, volume and impact. The Tree Preservation Area (TPA) located within the site boundary to the south will be protected and preserved.



Billett Avenue is located just north of Waterlooville town centre at a right turn off of London Road when approached from the south. It sits within a predominantly urbanised area apart from Park Wood and Queen's Inclosure just to the north, which form a part of the Forest of Bere managed by the Forestry Commission. The road is characterised by large, detached and semi-detached properties running along both sides with reasonably generous front gardens and ample vegetation creating a rural feeling to the street. 12 Billett Avenue is located on the southern side of the road & towards the end where development is thinner and the plots more sizeable. The property is bordered by close boarded fences with scattered vegetation to the sides, a hedgerow screens the property at the front and a TPA obscures it from view along the southern boundary, reinforcing the rural feeling of the area.

Amount

The main objectives forming the design brief are as follows:

- Demolish existing study and kitchen bay window doors as the existing kitchen is cramped.
- Remove ornamental Japanese Maple tree on the eastern side of the property.
- Build 2 storey extension to eastern side, and ground floor extension to sides and back of house.
- Build new roof gables to the front of the house and re-build garage flat roof.
- Make internal amendments to existing house.
- Refurbish external finishes to house.

Hence the plan is to enhance the overall visual appeal of the house, extend to meet the applicant's expectations and improve energy efficiency generally.

Layout

The proposed extensions will be added to the east and south of the existing building, with a small extension planned to the front of the garage, west of the main house. Two new side entrances are introduced, one leading into the ground floor study and the other into the new utility room. The existing front door remains the focal point of, and main access into, the property. Large openings to the back of the house maximise solar gains, better connect the house with the garden and provide a variety of access routes. New access at the back of the garage provides a route through from the front.

Proposed new windows face the garden, with roof windows in the new master-suite being positioned well above 1.7m from internal floor level so preventing overlooking. Plenty of open space between the house and neighbouring property is left for access into the garden, including a new pathway leading round from the front. Vehicular access into the site will be unchanged.

Scale

The two storey extension will be subordinate in scale to the existing house due to the lower ridge height and by setting it back from both the front and rear of the property. The flat roof of the ground floor extension preserves a sense of open space around the building and ensures new volumes are sensitive to the existing structure in terms of height and in maintaining views out of the property. This will also ensure the amenities of neighbouring properties are preserved and create a coherent structure that successfully marries new and old elements together.

Landscaping

The tree on the eastern side of the property in the front garden will need to be removed to make way for the proposed extension. This tree is not protected by a tree preservation order (TPO). Other changes to the landscaping will be minimal. A new pathway will lead from the front door around to the utility door and then on to the back garden. A new patio will be built at the back which will also help improve solar gains for the extension. The existing silver birch and TPA in the back garden will not be affected by the works.

Appearance

The design intention is to create a more coherent, comfortable, thermally efficient and visually appealing structure that is well integrated with the original building. The combination of new gable ends and external facing materials on the front elevation, and rebuilding the roof of the garage to match the ground floor extension on the opposite side, will create a more balanced facade that reduces the apparent verticality of the structure and creates a pleasing rhythm and symmetry. A similar effect is seen on the rear facade with a more balanced window configuration and staggered roof heights between the family room and pool-house/ garage on either side. Facing brickwork, roof tiles, tile cladding and render will be selected to match existing, further enhancing the overall visual appeal. Initial interest has been expressed in a green roof for the ground floor extension which, combined with a soak-away system, will help mitigate water run-off and will enhance the appearance of the building for the applicant's and their neighbours.

Parking

Access to covered parking on-site will be improved with a new double garage door opening. The extension to the front of the garage is minimal and no changes will be made to the existing driveway. These changes mean overall parking provision has been increased by one space with the improved access to the garage.

Access

Access for mobility impaired persons will be improved with a new level access threshold to the utility room including raised external ground levels. Floor level in the extension is consistent with the existing house except where it steps down to the pool. Ramped access and part M compliant external steps are introduced that lead round to the back of the property providing level access to the pool-house and garden. The new WC in the pool-house meets building regulation standards.

Energy Efficiency

The intention is for the building envelope to be insulated to exceed building regulations standards, with careful attention paid to the cold bridging of different elements. A new energy efficient boiler will be selected to serve the central heating system for the house, and sustainable energy sources will be explored during the detailed design phase. If it proves practicable for the applicant, a green roof will provide extra thermal insulation and reflect the sun's rays preventing unwanted solar gains and reducing the building's contribution to an urban heat island effect. Otherwise a suitably thermally efficient and durable flat roof build up will be specified such as rhepanol fk or similar approved.

Sound

Normal sound levels are expected during the contract period as only standard practices are to be employed. Working hours will be limited to normal weekday daytime between 8am and 6pm. The proposal is for a domestic house extension in an urbanised area so no unusual sound levels are anticipated after completion.

Lighting

Only domestic style down lights over main door openings and standard security lighting are to be introduced in addition to existing light sources.

Conclusion

The proposed extension at 12 Billett Avenue will provide the applicant with a home better equipped to meet their expectations of the space and create a more coherent and visually appealing building. An improved layout will provide better connections to the garden and facilities more befitting a building of this size. External enhancements ensure new volumes are sensitive to the original building and the local setting improving the overall character and visual appeal. Plenty of space is left around the perimeter of the property to preserve the feeling of openness between neighbouring large detached dwellings and the nearby TPA. The proposed is seen as appropriate for the setting adding visual quality and character to Billett Avenue while satisfying the expectations and brief of the applicants.

Timothy Gentry

Architectural Assistant to:
Vincent Edberg
BA Dip-Arch RIBA