

STATEMENT OF DESIGN INTENT

PROPOSED DEVELOPMENT 20 BROCKHAMPTON LANE HAVANT PO9 1LZ

Corresponds to drawings Nos 20BL/01/01 through 20BL/11/01

1. Summary of Proposals

- a. This proposal relates to the improvement and extension of an established end of terrace dwelling.
- b. The improvement concerns the removal of a flat felted roof over part of the front of the property and its replacement with a pitched slate roof constructed in keeping with the existing roof on the attached property and the original roofs over the rest of the terrace.
- c. The proposed extension consists of a two-story construction attached to the rear of the property to provide improved sitting room accommodation, an additional bedroom complete with an upstairs bathroom.
- d. The overall size of the proposed extension is considered to be commensurate with accepted standards for modern accommodation within this category of dwelling.
- e. The proposed extension and improvements have been designed to remain in harmony with the rest of the terrace, to not dominate the existing property and to be in sympathy with the overarching intent of the conservation zone.

2. Site Description

- a. The site is a flat area with garden space to both the front and the rear of the property.
- b. The site has an existing block paved car parking area suitable for two or three cars and separate pedestrian access, all to the front of the dwelling and with direct access onto Brockhampton Lane.
- c. The proposed development does not entail any changes to the existing access arrangements or parking space.
- d. The site is considered to be of adequate proportions to accommodate the proposed extension.
- e. The existing structure and the front garden are both within the Brockhampton Conservation Area.
- f. The proposed extension does not entail any demolition or interfere with any established trees or shrubs.
- g. The existing arrangements provide a right of access to the rear of the adjoining terrace dwelling and this will be maintained using hard surface slab paving around the rear of the proposed extension.

3. External Design Considerations

- a. The improvements to the front of the property entail the removal of an existing felted flat roof that is not in keeping with the character of the terrace and its replacement with a sloped and slated roof that will be consistent with the similar construction on the adjoining property.

- b. The improved front roof and the roof over the proposed extension have both been designed as slated roofs to be visually consistent with the rest of the terrace.
- c. The external walls of the proposed extension will be rendered and painted white to be in character with and visually consistent with the rest of the terrace.
- d. All new windows and doors will be of a similar design to those currently fitted to the existing structure.
- e. The windows have been located so as to avoid overlooking and thus loss of privacy of the adjoining properties.
- f. All external drainage pipework and other fixtures will be kept in character with the existing character of the terrace.

4. Internal Design Considerations

- a. The existing accommodation consists of small rooms with a significant lack of natural light in the downstairs rooms.
- b. The ground floor provides a sitting room, a kitchen, a shower room complete with WC, a small lobby adjacent to the front door and stairs to the first floor.
- c. The first floor provides a master bedroom and a small second bedroom.
- d. Given that the existing sitting room is small and dark the ground floor of the proposed extension has been designed to provide a more appropriate amount of room with improved natural lighting.
- e. The upper floor of the proposed extension will be accessed from the top of the existing staircase and is designed with sufficient space to accommodate a double bed and appropriate bedroom furniture.
- f. The proposed extension includes the provision of an en-suite bathroom and WC.
- g. The provision of an en-suite bathroom within the proposed extension will enable the existing downstairs shower room to be refitted as a utility room complete with WC and wash-basin.

5. Building and Structural Considerations

- a. The proposed extension will be constructed on a concrete strip / raft foundation, the details of which will be subject to the prior agreement of the building inspector.
- b. The extension will be of a timber frame construction with a rendered brick or block outer cladding.
- c. The roof will be constructed of timber trusses, slated overall.
- d. The floor, walls and roof will all be provided with thermal insulation to a high modern standard.
- e. The existing surface and foul drains within the boundary of the property will be replaced with modern materials.
- f. All aspects of the structure will be constructed to be fully compliant with the requirements of the building regulations.
- g. The extension has been designed to meet the prevailing access requirements wherever possible accepting constraints arising from the existing building.