

Design and Access Statement

Proposal : Proposed New Attached Dwelling To Existing Detached Property.

Site Address : 19c Bridefield Crescent, Waterloooville. PO88QY

Applicants Name: Mr Jaspal Singh Bassi

Agents Name: Mr P Davey. 45 Portsmouth Road, Horndean. PO89LN. Tel 02392 571767

Philosophy and Approach

The current owner Mr J Singh Bassi proposes to remove existing single storey flat roofed side extension and replace it with new attached 3-bedroom dwelling and garage to mirror the existing dwelling on land to the side of the existing house.

The existing property is on a large plot at the end of a cul-de-sac and has a distinctive look with brick and UPVC vertical cladding to front elevation . The proposed dwelling and garage is designed to mirror the existing house and be sympathetic to the existing building, in elevation treatment, materials and colours etc.

Design and Access issues.

19c is currently an extended four bedroom detached mature property that is sited on a large plot at the end of a cul-de-sac..

There is dropped kerb vehicle access to the property with a single detached garage to the side of the property and off road parking for 2 cars. These are to remain in use. Bridefield Crescent is an established, well maintained road, consisting of Houses of similar elevational treatment, using similar facing materials to give a consistent look to the street elevation, in keeping with the urban siting.

It is not proposed to make any amendments to the current access and parking arrangements other to add an attached garage to the proposed dwelling to give each property a garage space and one off road parking spot.

The proposal consists of replacing the existing side extension with the new dwelling and garage.

Consideration has been given to existing neighbouring properties and the dwelling has been designed to be in keeping with existing elevations and to be in keeping with existing neighbouring properties in the immediate

vicinity, and will be constructed using materials to match adjoining walls in texture, material and finish as closely as possible. Samples can be provided to Planning prior to commencement if required.

Currently the external landscaping and gardens are in well kept condition and it is not proposed to carry out any changes to the existing other than putting a new boundary fence in the centre of the garden to demarcate the two dwellings.

The new proposal would not affect any of the neighbouring properties, access arrangements, rights of light or boundaries, or cause any additional on road parking.

Internal circulation of the proposed house will be designed to be fully compliant with all relevant regulations and recommendations as required under Building Control, and other legislation as much as the period nature of the property will allow.

The Proposed Elevation Drawings and Plans submitted with the application show the full extent of the proposals.

Environmental Constraints

The Applicant will undertake to ensure that all existing trees, hedges, boundary treatments and landscaping will be protected, retained, and left in well maintained order and that every consideration will be given to the neighbouring properties for the duration of the building works.

All the main services are available to the existing property and services will be amended to suit the new proposal in full compliance with Building Regulation requirements and all latest regulations.

The applicant will construct the dwelling and garage to latest standards to include energy efficient construction for new structure, increase the insulation to existing construction and ensure that new lighting, water heating and space heating systems are the latest energy efficient systems, all in full compliance with latest energy saving standards and recommendations.