

Design Statement

Number 136 is located on the Southern side of Stakes Hill Road in Waterlooville Hampshire Location: PO7 7BE United Kingdom
Grid ref: SU686087 X: 468600m Y: 108700m Lat: 50:52:27N (50.8741) Lon: 1:01:33W (-1.0259)

It is close to local amenities and is within approximately ½ a mile of Waterlooville town centre and falls on one of the major bus routes into the town.

Number 136 comprises a single residential dwelling constructed c.1970 and is typical of much of the suburban development that represents the local area. The house sits on a sloping site of 16m in width x 63 m in depth, with a drop of approximately 3m from the road frontage to the extent of the rear garden. There is good vehicular access and egress to the site via two kerb drops enabling vehicle to arrive and leave in a forward direction without reversing on site. There are good visibility spays onto Stakes Hill Road.

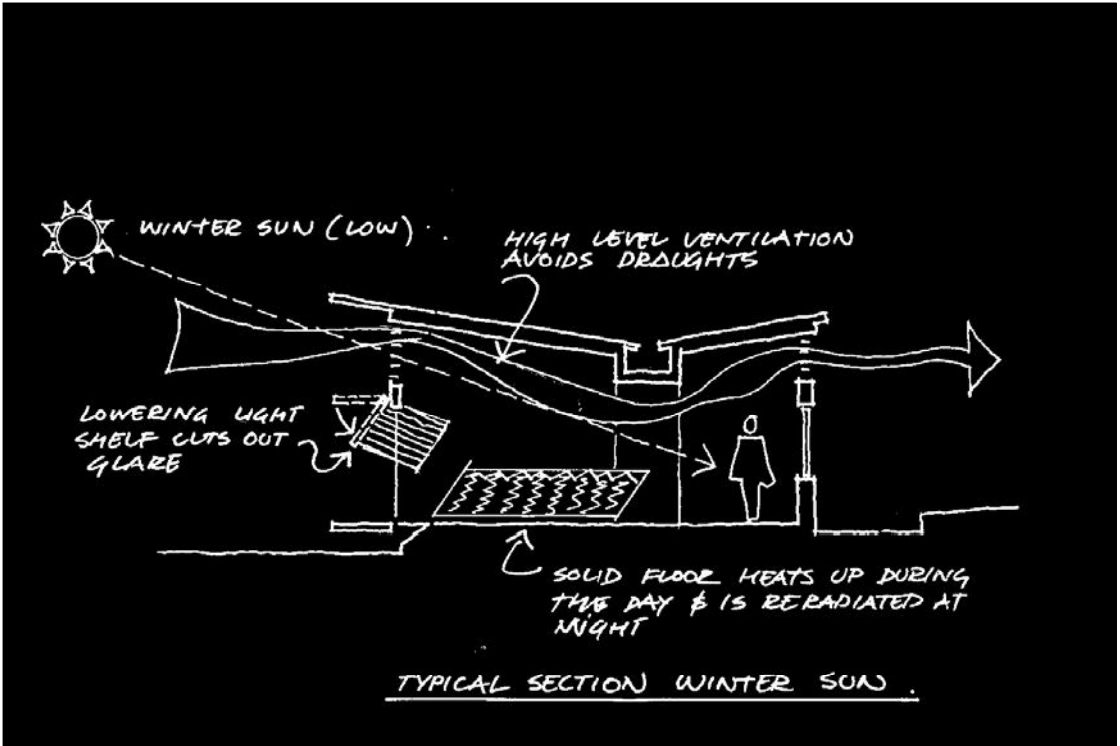
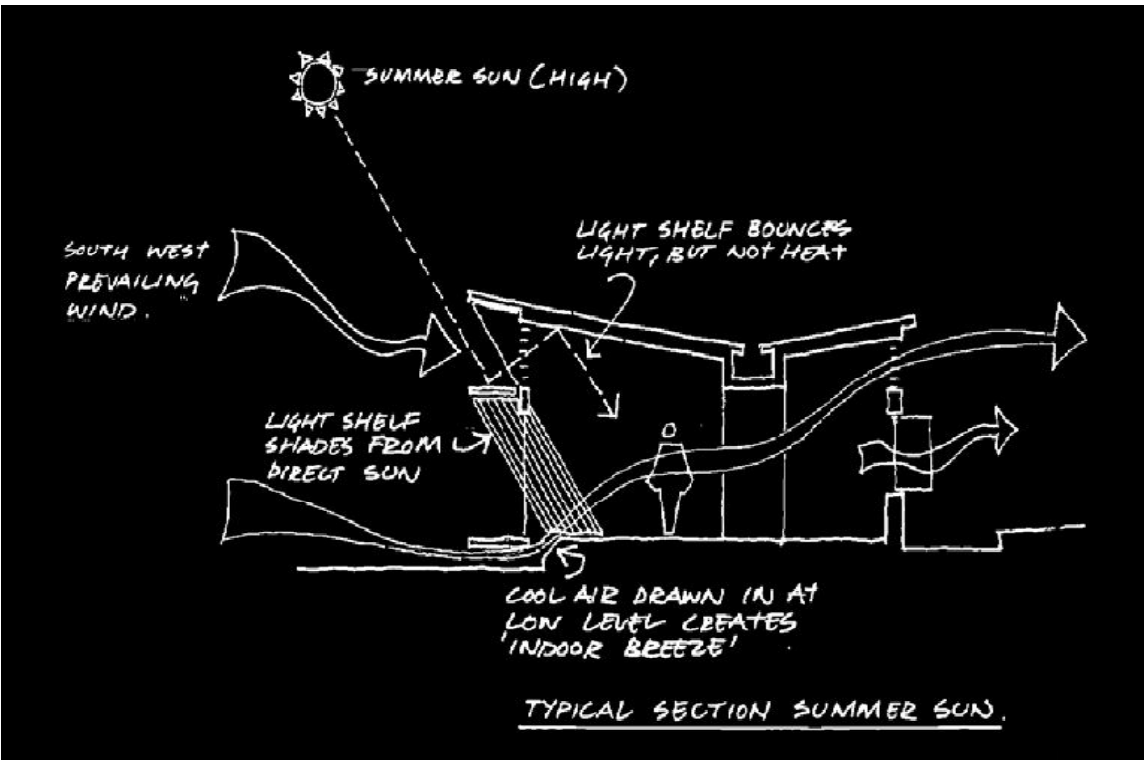
This application relates to proposed erection of a single residential dwelling to the rear of existing building, in the form of a single storey (bungalow) building. As part of the proposals it is intended that the existing set of garages that occupy the south western end of the site be demolished the footprint of which is approximately equal to that of the proposed building, resulting in no net loss of open space on the site. Vehicular and pedestrian access to the new dwelling will be afforded via the existing path and driveway that links to the rear. Car turning area is provided within the cartilage of the proposed dwelling and two car spaces are provided within this cartilage, one under a cover car port/garage area. In addition cycle parking is also provided

The building mass is kept intentionally low so as to avoid any over looking or visual intrusion to the surrounding buildings and the plan is configured so as to align with the hip end of the existing residential building No. 9 Elizabeth Road. The building is surrounded by a brickwork wall to form a courtyard enclosing the new house.

Central to the proposals is an intention that the new building should be sustainable, in that the development will meet the needs of the present without compromising the ability of those in the future to meet their own needs.

Energy consumption of the building has been carefully considered. Passive solar gain and sunlight are important means of heating the house, especially in winter. The use of South facing glazing and the reduction of open areas to other aspects helps to minimize the heating demands, whilst high levels of insulation reduce heat loss so conserving energy inside the building. In the summer high level vents draw air through the living spaces, passively cooling the rooms by capturing natural air currents. These are set out in the Environmental Sections below. In addition the proposal includes for the provision of underground tanks for rain water collection and use. Along with grey water recycling for the garden.

Above all the design involves a holistic and integrated approach to make a building that works with, rather than against its environment. A building that is in harmony with the natural world whilst still attaining good living standards and without greatly increasing construction cost.



Pearce Architects	Project	Drawing	Drawing Number	Notes	Drawing Number: 12.100.
15 Taswell Road Southsea Hampshire PO5 2RG T: 023 9281 9146 www.pearcearchitects.com	136 Stakes Hill Road Waterlooville Hampshire	Design Statement	Date: August 2012 Drawn: MP Revison: 0 Scale:	This drawing is intended for application under the Town and Country Planning Acts only. Not for production information	01