

DESIGN & ACCESS STATEMENT



**Single storey rear extension to existing rear extension and Roof conversion including conservation style roof windows to the main house roof to
25 Grove Road, Havant. PO9 1AR**

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the south eastern corner of 'St Faiths' Conservation area. The property is a semi detached dwelling built approximately 1920's in an architectural style with Edwardian characteristics. The semi is not symmetrically balanced with different styles applied to the gable elevation.



Fig 1 – Front of property showing the non-symmetrical designed semi detached building.

The plot is bordered by 2.0 to 1.2m high brickwork walls to the rear and side and includes a modest detached garage, built in a sympathetic character style to the dwelling.



Fig 2 – Front of property showing detached garage and main street elevation

The existing dwelling includes a single storey rear extension incorporating the kitchen and utility areas. The adjoining semi shares the same rear structure with the party wall extending above the apex of the lean to roof structures.



Fig 3 – Existing single storey rear extension

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following policies apply from the Havant Borough Core Strategy 2011:

CS16 - High Quality Design

DM13 – Car and Cycle Parking on Residential Development

3 THE PROPOSAL & DESIGN PRINCIPLES

The proposal is formed by two elements of construction being a Single storey rear extension and a Roof conversion requiring rooflights

Single Storey Rear Extension:

The rear extension is a simple extension of the eastern face of the rear lean-to structure by approximately 1.5m. The roof retains the existing ridge height abutting the party wall and allows for a reduced pitch to meet the new elevation face. The elevation is similar in appearance with the existing. The proposal creates a wider kitchen area allowing for a more generous kitchen and dining area suitable for the proposed 4 bedroom dwelling.

Roof Conversion:

The existing roof is converted to provide a fourth bedroom with a linked wet room accessed off the new landing. The stairwell extends above the existing as a continuation of the vertical circulation with a roof window positioned over the flight to provide natural daylight to the first and second floor landings. Roof windows are also provided to the wet room and new bedroom to allow for natural light and ventilation. No additional roof structures are included as part of the conversion.

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

Single Storey Rear Extension:

The size of the extension reflects the internal layout to allow a seamless continuation of the breakfast room whilst retaining a suitable roof slope with a pitch allowing for the slate roof covering. The existing party wall is retained and not affected by the proposal with the ridge height equal to the existing. The depth of the extension into the garden space does not adversely impact the family sized garden. The proposal includes two roof windows to provide additional natural daylight to the internal northern aspect room.

Roof Conversion:

The roof windows are generally situated and sized to allow for the most economic introduction of daylight into each of the rooms and spaces. Two rooflights are provided to the bedroom to allow for cross ventilation with the largest (780x1178mm) to the front southern elevation to provide the principle daylight above the rooms' circulation space, i.e. not above the sleeping area, and the smaller (550x980mm) adjacent to the bed to allow for additional light but also allowing cross ventilation. An additional 780x1178mm roof window, is located on the south elevation to allow natural daylight to penetrate the stairwell and landing areas. A similar sized (780x1178mm) roof window is proposed for the wet room to allow for daylight, ventilation and to maximise headroom.

No roof windows are located to the east elevation to prevent any possible overlooking to the neighbouring eastern dwelling.

5 LANDSCAPING

Not applicable.

6 MATERIALS/APPEARANCE

The roof windows will have an external aluminium finish/appearance, colour black.

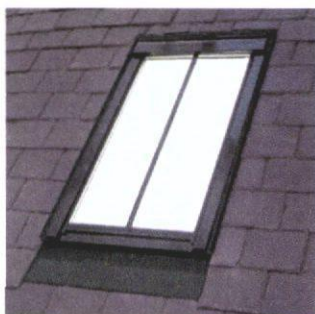


Fig 4 – Typical appearance of proposed conservation style roof window to the main roof elevations

7 ACCESS

The design for the above proposal maintains all existing means of access to and into a dwelling in accordance with the current Approved Document M, The Building Regulations.

8 CONCLUSION

The overall design of the proposal is sympathetic to the character and charm of the immediate area and is in keeping with the architectural characteristics associated with existing building.

The scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

