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SUPPORTING STATEMENT

Client: Mr & Mrs G Lovett
Site: 38 Hollybank Lane, Emsworth
Project: Proposed Kitchen Extension, Link Extension & Garage Conversion
Project Ref: 1872/13
Date: 12th February 2013

1.0 Introduction

1.1 The Proposal

This Planning supporting statement has been prepared for a private client and is submitted in support of the planning application for the proposed kitchen extension, link extension & garage conversion. The kitchen extension will enable the current owners to improve and upgrade the current properties ground floor layout for a growing family by increasing/altering the kitchen dining and living room areas for ease of use. The new link extension and garage conversion will utilise an unusable garage and storage space due to the narrow driveway approach as additional accommodation to house a new boot room, wet room and games room solely for the enjoyment of the owners and family and not to be used as a stand alone property.

The application relates to a four bedroom dwelling with detached garage block on a 0.72 hectare site which lies along Hollybank Lane, Emsworth.

Planning permission is sought in order to improve the usability and enjoyment of the owners and their family.

1.2 The Structure

The dwelling consists of a 4 bedroom two storey dwelling with later additions of the existing rear extension and garage block. The dwellings construction is traditional masonry cavity wall construction with main 28 degree pitched roof. The external finishes; ground floor level orange/brown facing bricks, first floor brown vertical concrete tile cladding with concrete interlocking roof finish.

The existing garage/store consists of a single storey building, single skin masonry external walls comprising concrete block walls with brick quoins to corners and openings and a 28 degree pitched cement based corrugated sheet roof. The existing approach drive along the side of the house is 2.25m wide 14.5m long only just wide enough for the passage of a small car with an awkward off centre entrance to the garage which makes it difficult to be fully utilised as a garage.

2.0 **Description of Proposal**

The proposal consists the single storey extension of the kitchen to infill the south east corner, link extension to enable the garage block to be linked to the main dwelling & conversion of the existing garage block to form additional dwelling space for new boot room, wet room and games room.

Works to kitchen extension comprise;

- Removal of existing single storey pitched roof and flat roof over existing kitchen extension.
- Removal of existing single storey south facing wall to kitchen.
- Removal of main rear wall at ground floor level including doors. New steel structural column and beam added to support wall above.
- Removal of existing shower room and related partitions.
- Removal of existing manhole and extension of existing FW below ground drainage and relocation of SVP to corner.
- Install below ground FW drainage to serve new kitchen to suit proposed kitchen design.
- Erect new cavity walls to form new extension with new white UPVC bi-fold doors and double glazed casement window.
- Cast New insulated floor.
- Form new mansard roof with concrete interlocking tiles to pitched section (28deg) and recessed flat roof finished with insulated built up roof system with 3No. sunpipes. Adjust tile cladding and rainwater pipes to suit new roof.
- Erect new internal stud partitions and new ceilings.
- Form new kitchen to clients choice.

Works to link extension;

- Remove existing kitchen window, enlarge and partially infill opening to form door opening.
- Remove garage door and nib wall, infill opening leaving new openings in position of link extension and new external door opening.
- Garden walls and gate to be completely removed, ground works to prepare for extension.
- Erect low level cavity wall dwarf walls to both side between kitchen and garage.

- Form structural eaves and ridge ready for installation of new white UPVC double glazed casement windows and white UPVC double glazed roof.

Works to garage conversion;

- Corrugated roof finish and roof structure to be completely removed.
- Existing windows and doors to be stripped out and removed. Openings to be infilled/partially infilled to suit new layout and installation of new white UPVC double glazed windows.
- Remove greenhouse from end of garage.
- Internal spaces to garage and store areas to be completely stripped out and removed.
- New below ground FW drainage to be installed internally and connected to existing system as indicated on plans.
- New insulated 28 degree pitched roof structure to be formed and finished in concrete interlocking tiles to match main house.
- Roof to be fitted with 2No. Velux rooflights to boot room and wet room to provide ventilation and natural light
- All external single skin walls to be thermally drylined.
- Existing concrete floor to be thermally upgraded.
- 2No. new external door opening to be formed in vestibule area. Ground levels to be adjusted/steps formed for change of levels.
- Internal stud partitions to be erected to form new internal spaces.
- Existing block single skin external walls with brick quoins to be over clad with brick slip cladding system to match external appearance with existing house.

Works to external areas;

- New below ground SW drainage to be installed with new soakaway chamber in order to split foul and storm systems. Current provision is combined.
- Alter existing patio area to suit extension works, exact design to be agreed with clients.

3.0 Conclusion

The ethos behind the proposed works has been design with the family unit in mind, to improve the existing layout of the main dwelling for the enjoyment of growing family. The open plan kitchen, dining and living room allow for better family interaction throughout the day especially at meal times. The removal of the shower and its relocation to the garage in the form of a wet room allow the space to the main dwelling to be utilised for this purpose. The conversion of the garage block allows for an awkward garage and driveway relationship to be removed and for the space to be utilised as a boot room for hiding away all jacket and shoe clutter from the main living space and to provide additional recreational use of the games room for the family to enjoy. The garage block will solely be used by the family and is in no way intended to be used as a stand alone dwelling. In conclusion the proposed work will improve the property in terms of layout, circulation, usability and for the enjoyment of the family.

Prepared By Philips Chartered Surveyors