



Design and Access Statement

Proposed Single Storey Rear Extension at
143 Park Avenue, Widley

D84

D84 architects

23 High Street
Portsmouth PO1 2LS

+44 (0) 2392 864877
+44 (0) 7790 322989
mail@d84architects.co.uk
www.D84architects.co.uk

INTRODUCTION

Summary

This document has been prepared in support of a planning application for a single storey infill extension to the rear of 143 Park Avenue, Widley.

Previous pre application consultation with regard to the project has been undertaken with Havant planning department and the scheme submitted (August 2012) was accepted in principal by the planning officer.

The extension design in the planning application has not materially changed since that time.

Similar to many householder applications, the main issues with regard to the proposals relate to the impact upon neighbours, the incorporation of the party wall, and the integration of the extension with the surroundings in a way which supports the existing character.

This report concludes that the proposed design resolves these issues satisfactorily and that the works would have benefits both for the application site and also for the neighbouring properties.



Location Plan

Site Analysis

S I T E P H O T O G R A P H S



Design and Access Statement, October 2012
143 Park Avenue, Widley

D84

D84 architects

23 High Street
Portsmouth PO1 2LS

+44 (0) 2392 864877
+44 (0) 7790 322989
mail@D84architects.co.uk
www.D84architects.co.uk

OPPORTUNITIES + CONSTRAINTS

Site Description

The application site is to the rear of one half of a pair of semi detached houses on Park Avenue. The area is primarily residential and many of the houses benefit from rear extension of varying widths.

Access is gained by means of a driveway which is shared with the neighbour to the North - 145 Park Avenue. An existing rear extension to 143 provides rear access to the house from this driveway.

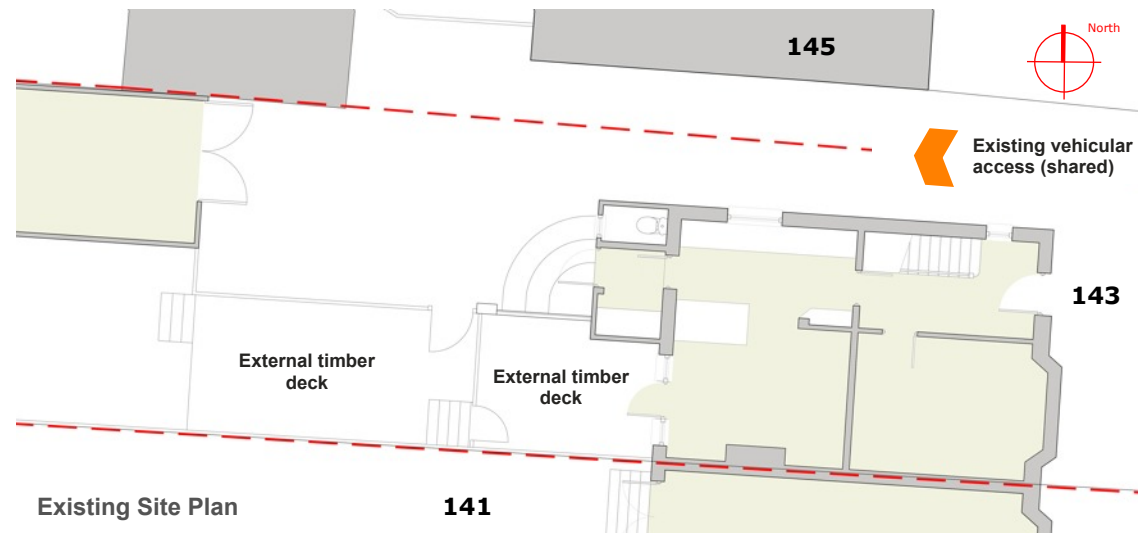
Separation from the other semi detached dwelling is provided by a 1.8m timber fence running along the boundary between them. There is a significant level change from East to West across the site and this boundary fence drops with the level change away from the house - please refer to the photos and diagrams (right) for details.

Timber decks and stairs provide a stepped transition from an existing set of patio doors from the dining room. These areas are further enclosed by a 1.8m timber fence with the driveway.

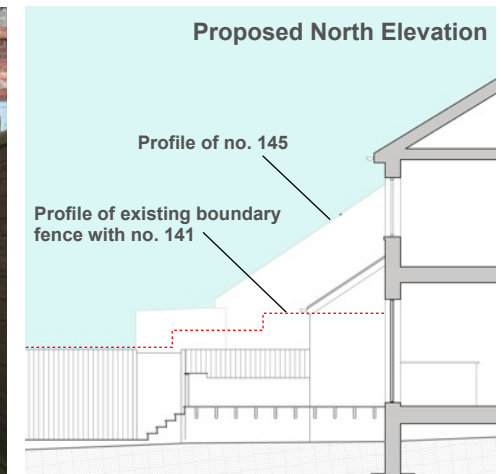
Opportunities and Constraints

The existing arrangement of buildings on site allow the opportunity of an extension which infills the area between the existing extension and the party wall. This could both extend the dining room and also address the change in level - the new room being at the same level as the garden.

Any proposals would need to take care to minimise impact on the amenity of the immediate neighbour (no. 141) and also to work around the existing extension. The composition of the new facade facing into the shared driveway would also need to be considered.



Existing Site Plan



Design Proposals

PROPOSED ARRANGEMENT

Description of Proposals

A new infill extension is proposed at the lower garden level as shown on the plans and elevations (right).

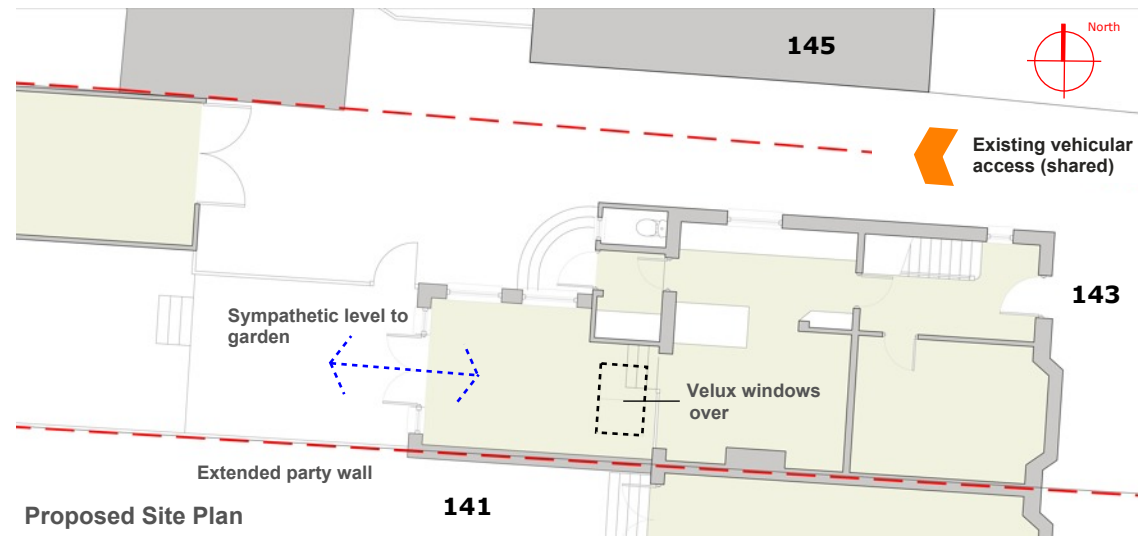
The level of the extension is such that it can tie into the sloped roof of the existing extension where velux windows will allow light to penetrate back into the existing dining room.

It is proposed to extend the party wall with no. 141 out into the garden to form the South facade of the new extension. If this wall is formed as a parapet it could also facilitate the future extension of no. 141 without any complications arising from eaves / guttering clashes. This arrangement would also provide the maximum internal width for this extension and any future extension for the neighbour.

The neighbours at no. 141 have been consulted with regard to the proposed planning application and have reviewed the proposed drawings. They have indicated that they would be happy for the works to proceed in this way and to sign the associated party wall award at the appropriate time. A signed copy of certificate B has been included with the application.

The windows facing onto the shared drive are at high level (1.8m) and are designed to provide light in to the room without overlooking the neighbour. This elevation is well composed and will improve this aspect into the driveway.

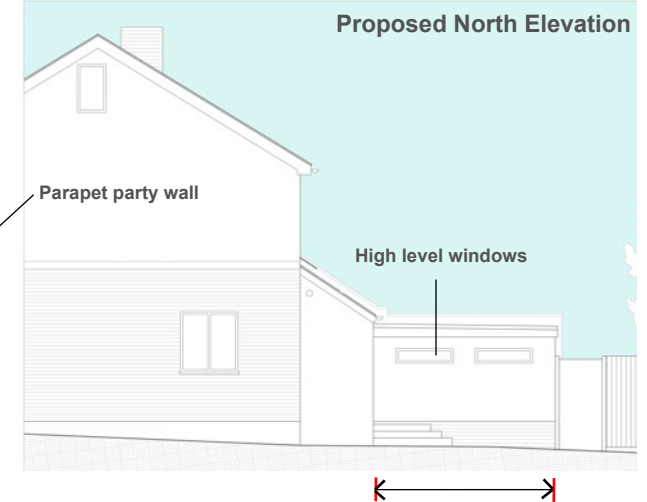
The materials proposed are a brick plinth up to the level of the floor in the existing building with render in the area above. Both the brick and render will match the existing in type and colour. The new section of party wall is proposed to be brick.



Proposed Site Plan

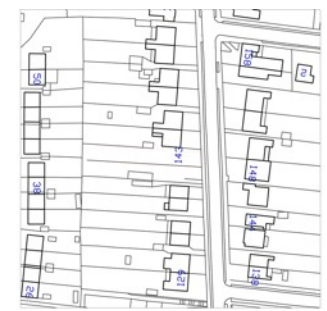
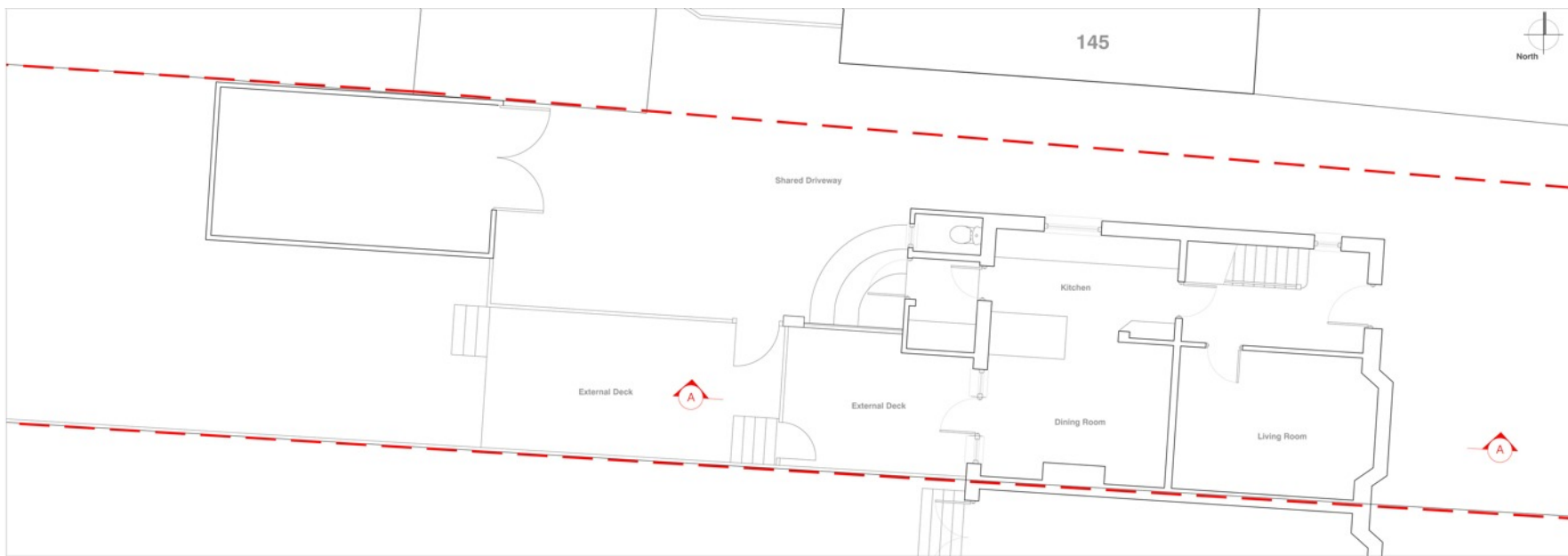


Proposed West Elevation

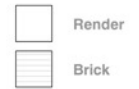


Proposed North Elevation

Planning Application Drawings



Location Plan - 1:1250



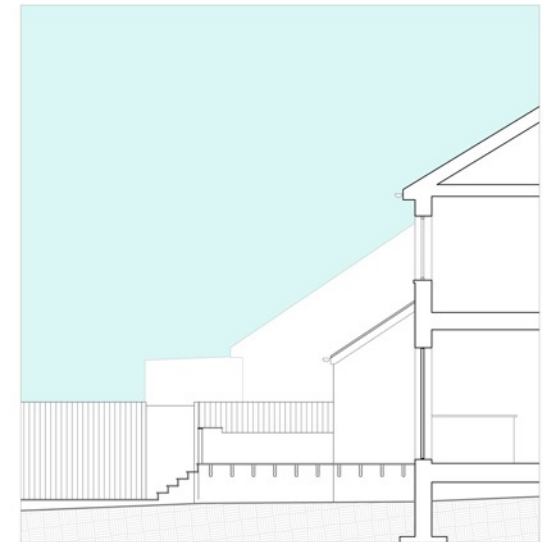
Existing Site and Ground Floor Plan



Existing West Elevation



Existing North Elevation



Existing Section AA

Scale: 1:50@A1

Revisions: P1 Preliminary Issue 16.10.12



Client: Mr and Mrs J Self

D84 architects

23 High Street
Portsmouth PO1 2LS

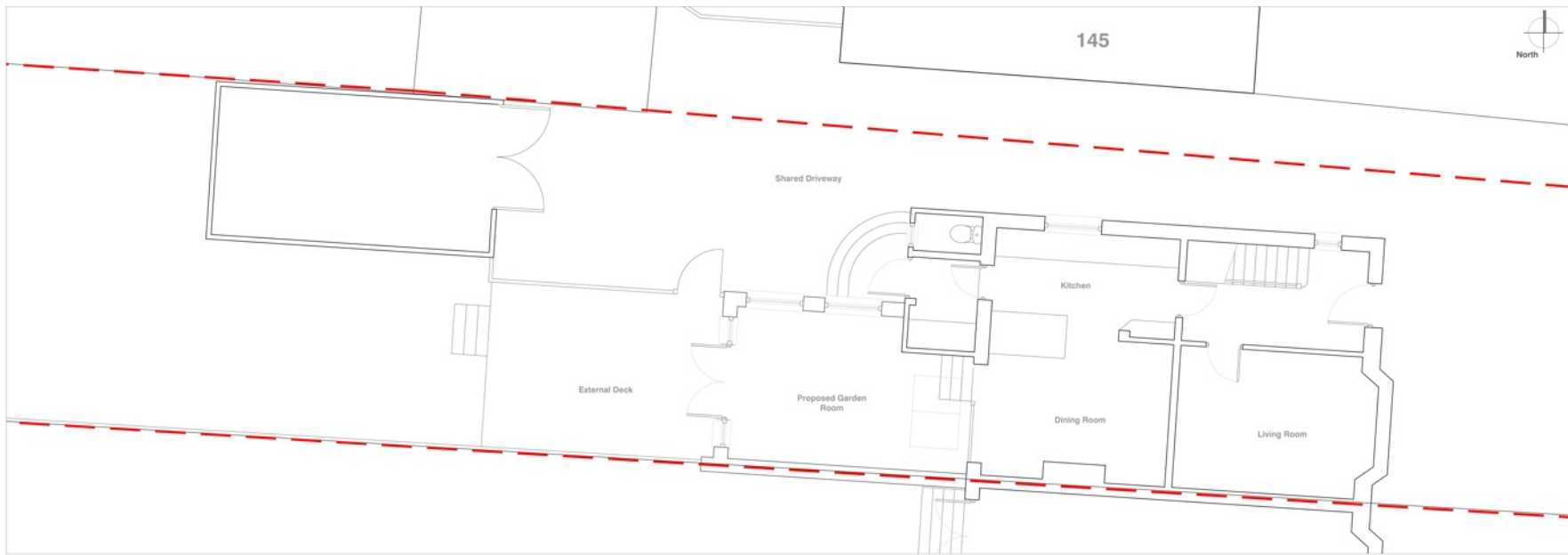
+44 (0) 2392 837761
+44 (0) 7790 322989
mail@d84architects.co.uk
www.d84architects.co.uk

D84

Project: 143 Park Avenue, Widley
Title: Existing Site Plan, Ground Floor Plan,
and Elevations

Dwg No: D8412 23/10
Date: October '12

Revision: P1
Drwn: KR



Location Plan - 1:1250

-  Render (to match existing)
-  Brick (to match existing)

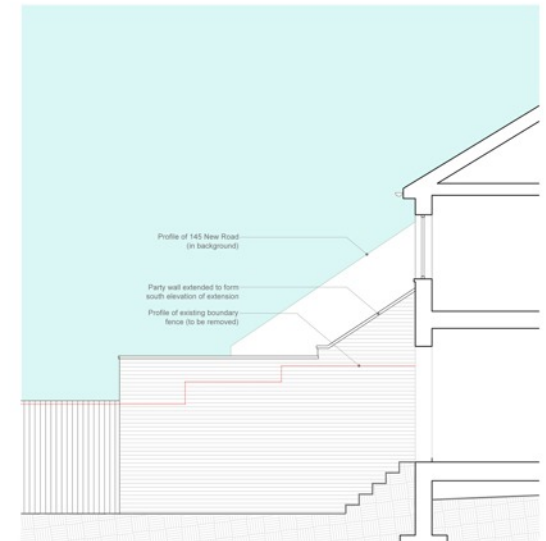
Proposed Site and Ground Floor Plan



Proposed West Elevation



Proposed North Elevation



Proposed South Elevation

Scale: 1:50@A1

Revisions: P1 Preliminary Issue 16.10.12



North

Client: Mr and Mrs J Self

D84 architects

23 High Street
Portsmouth PO1 2LS

+44 (0) 2392 837761
+44 (0) 7790 322989
mail@d84architects.co.uk
www.d84architects.co.uk

D84

Project: 143 Park Avenue, Widley

Title: Proposed Site Plan, Ground Floor Plan,
and Elevations

Dwg No: D8412 23/11

Date: October '12

Revision: P1

Drwn: KR