PERMIT

DESIGN & ACCESS STATEMENT

In Support of Design for

Demolition of single storey front and rear extensions and single garage.
Proposed single storey front and rear extensions and single garage.

At

46 Charlesworth Drive
Waterlooville
PO7 6AX

For

Mr & Mrs M Wallace

Prepared by

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

3 January 2012

1 LOCATION

The property is located to the southern side of Charlesworth Drive on the junction of Andrew Crescent to the east. This is predominantly a residential area of Waterlooville consisting of detached bungalows with driveways and off road parking.

2 PLANNING HISTORY

We have carried out a planning search on your website which has revealed the following application:

Ref: 91/55873/000 – single storey side extension and 1.8m high wall fronting Andrew Crescent – granted 1991.

3 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the property is at low risk of flooding. The location is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less.

4 SITE USE

The property is a three bedroom detached bungalow with a detached single garage. There is off road parking for two vehicles to the Charlesworth Drive frontage and one vehicle to the Andrew Crescent frontage. Mrs J Wallace suffers from muscular sclerosis and is registered disabled, registration number YP11E0204400, and is at times confined to a wheelchair.

The bungalow is not suitable for her use and modifications are required both internally and externally to make the accommodation useable for a disabled person.

5 PROPOSALS

Front Extension

Demolish the existing single storey front extension and construct a new single storey extension on a slightly enlarged footprint. The main entrance is not accessible by a disabled person due to lack of a suitable approach/accessible threshold/size of opening. Likewise the building structure is not in a good condition and levels between the driveway and habitable areas require adjustment.

Rear Extension

Demolish the existing single storey rear extension and provide a larger single storey extension to enable the kitchen to be relocated to the rear of the property. This space will be designed in a manner suitable for use by a disabled person with access to other areas of the house and the rear garden. The current extension is in poor condition, leaking and at the end of its useful life.

Garage

Demolish the existing single garage and construct a new single garage on a slightly enlarged footprint. Again the existing structure is in a poor condition.

External Elevations
The existing bungalow is a mixture of facing brickwork and rendering. Our clients wish to render all the elevations of the property to improve its visual appearance. (permitted development).

Driveway off Charlesworth Drive
Our clients wish to remove the existing concrete driveway, enlarge, and replace the surface with concrete block pavers. This will enable a motor vehicle to park near the main entrance door and allow for adjustment of levels for ease of access for a disabled person. (permitted development).

6 DESIGN
Externally the design of both front and rear extensions will complement the architectural appearance of the property. This will be achieved by

a) using matching materials ie concrete interlocking roofing tiles, rendering to external elevations, pvc-u windows and doors
b) using design features ie gable ends, pitched roofs, rendering which are present in the existing bungalow.

The garage will be constructed using matching facing brickwork to complement the boundary wall facing Andrew Crescent. Its scale will be low key, shallow pitched roof so not to be overbearing to the adjacent property to the south, 137 Andrew Crescent.

Internally the property will be remodelled with much of the main living areas being made open plan for ease of access for wheelchair use.

The driveway will be extended and levels adjusted to allow an accessible approach.

7 ACCESS
Access arrangements for both pedestrian and vehicular access to be adjusted as previously described.

8 CONCLUSION
These proposals are in our opinion designed sympathetically and will complement the existing bungalow. They will not affect the amenities of neighbouring properties and will immensely improve the living conditions of a registered disabled person.

We respectfully request Havant Borough Council to support these proposals.