

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.

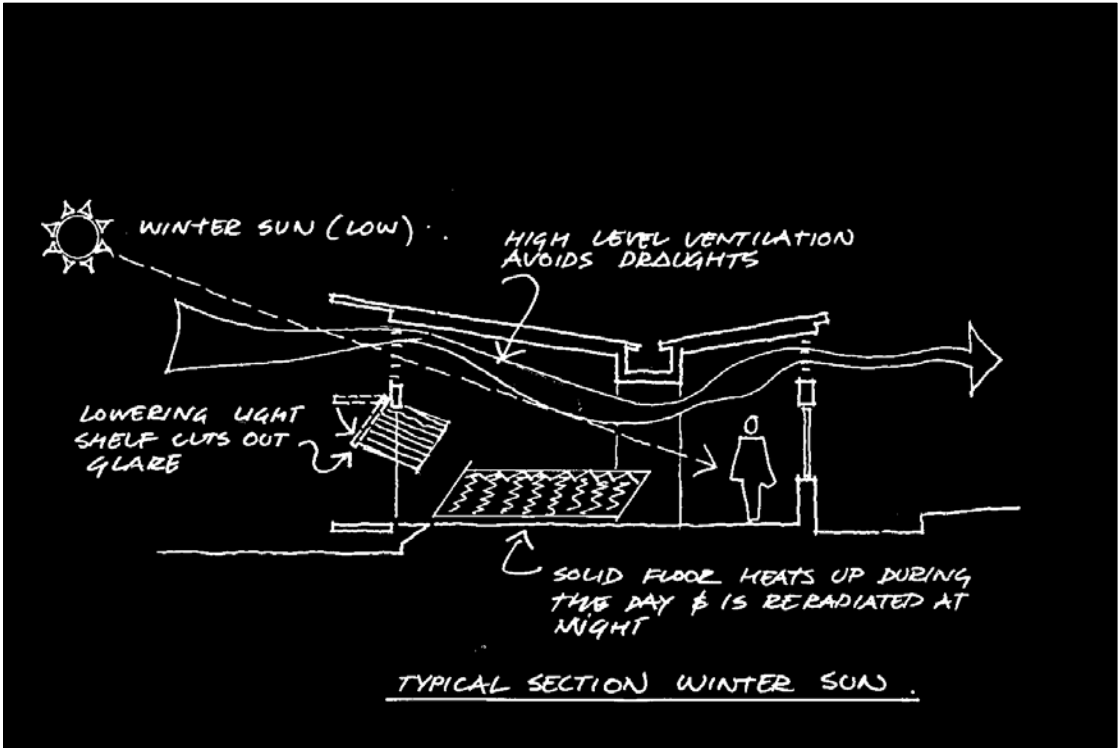
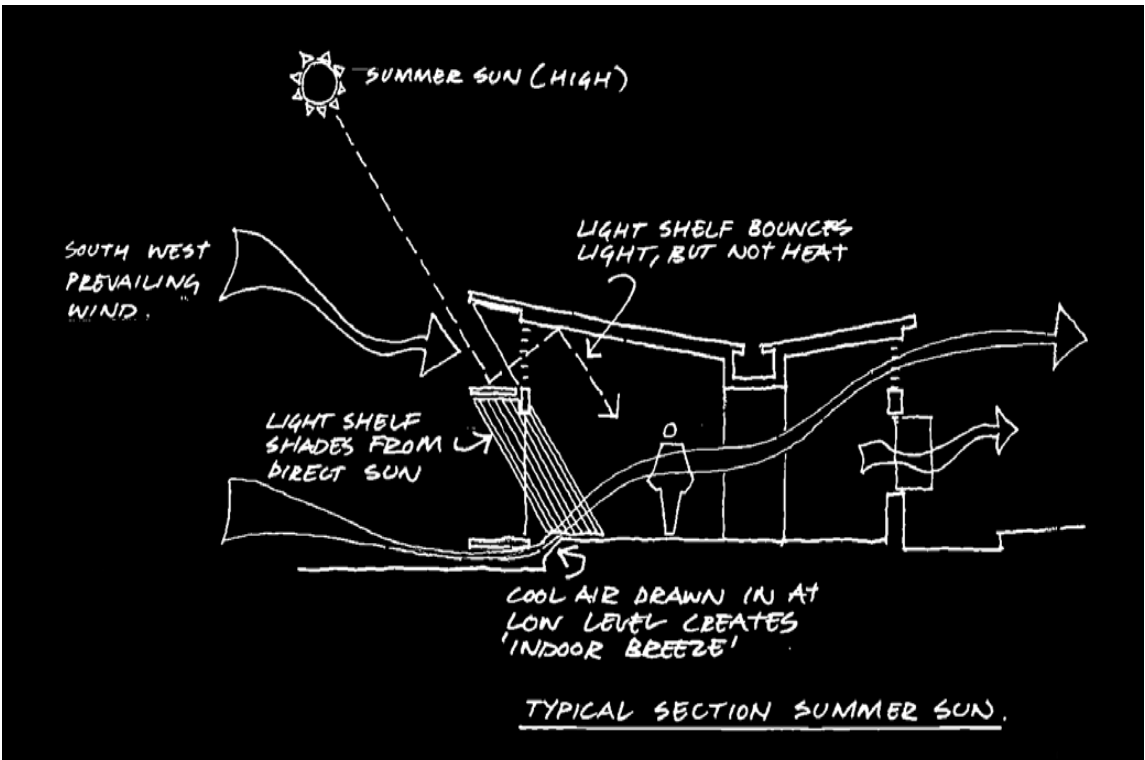
This application relates to proposed erection of a single residential dwelling to the rear of existing building, in the form of a single storey (bungalow) building. As part of the proposals it is intended that the existing set of garages that occupy the south western end of the site be demolished the 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.

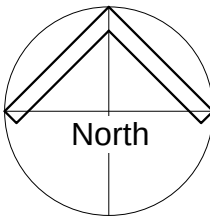
Central to the proposals is an intention that the new building should be sustainable, in that the development will meet the needs of the present without compromising the ability of those in the future to meet their own needs.

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

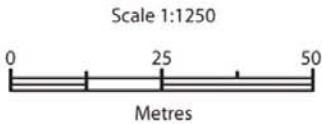


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Project

136 Stakes Hill Road
Waterlooville
Hampshire

Drawing

Location Plan

Drawing Number

Date: August 2012
Drawn: MP
Revison: 0
Scale: 1:1250

Notes

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Drawing Number:
12.100.

02

Additional Information relating to the building as partially constructed

a. Planning permission was granted on the 18th June 2006 for: Erection of a single store dwelling on land to rear of 136 Stakes Hill Road, by Havant Borough Council, Civic Offices, Havant, Hampshire, PO9 2AX, under the application number 06/66057/00.

b. The building has been commenced and the frame and external walls along with the roof coverings and glazing have been constructed as the photograph below.

c. This application relates to minor changes in respect of the boundary condition between the existing property 136 Stakes Hill Road now under different ownership - and the new single storey building. Additionally the internal plan is subject to minor revisions from that approved, as the building as constructed occupies a slightly reduced footprint.

d. The drawings which accompany this application are thus revised to reflect the building as currently constructed, and indicate the building as it will be finished. Additional changes are included with regards the means of enclosure to the external boundaries, now shown as the built close boarded timber fencing which have been constructed to enclose the site.

e. With regards vehicular access following consultation with the planning department the provision for two car parking spaces is to be maintained in accordance with Hampshire parking standards, and provision for the turning of a vehicle on the site such that that it can arrive and leave the property in a forward direction. Additionally access for emergency services is also maintained.



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Drawing

Additional information -photograph
of building as partially constructed

Drawing Number

Date: August 2101
Drawn: MP
Revison: 0
Scale:

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03



Visibility splay looking South East



Visibility splay looking North West



Frontage to 136 Stakes Hill road



Frontage to 136 Stakes Hill road 2

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Drawing

Photographs 2. C 2006

Drawing Number

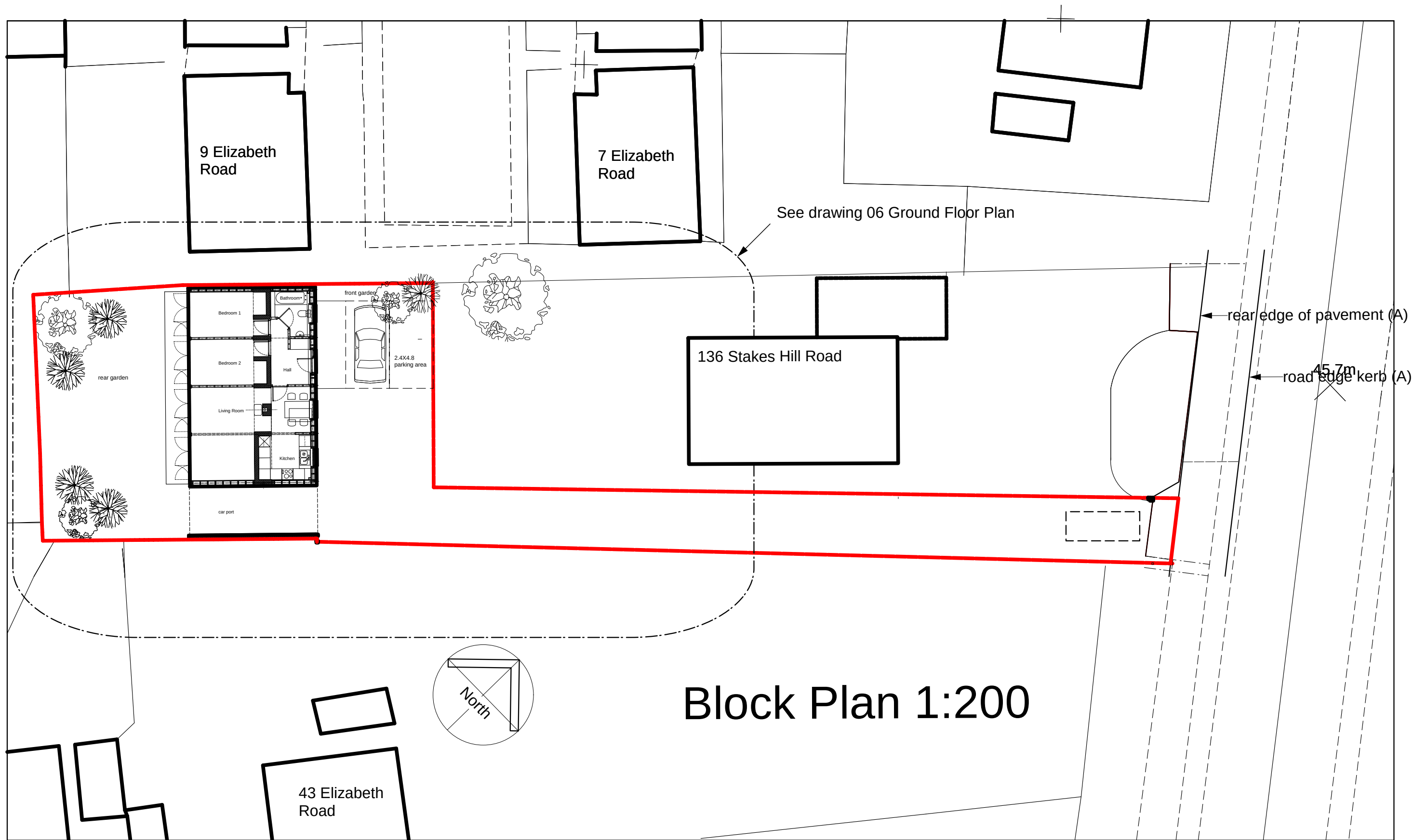
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Drawing

Site Plan

Drawing Number

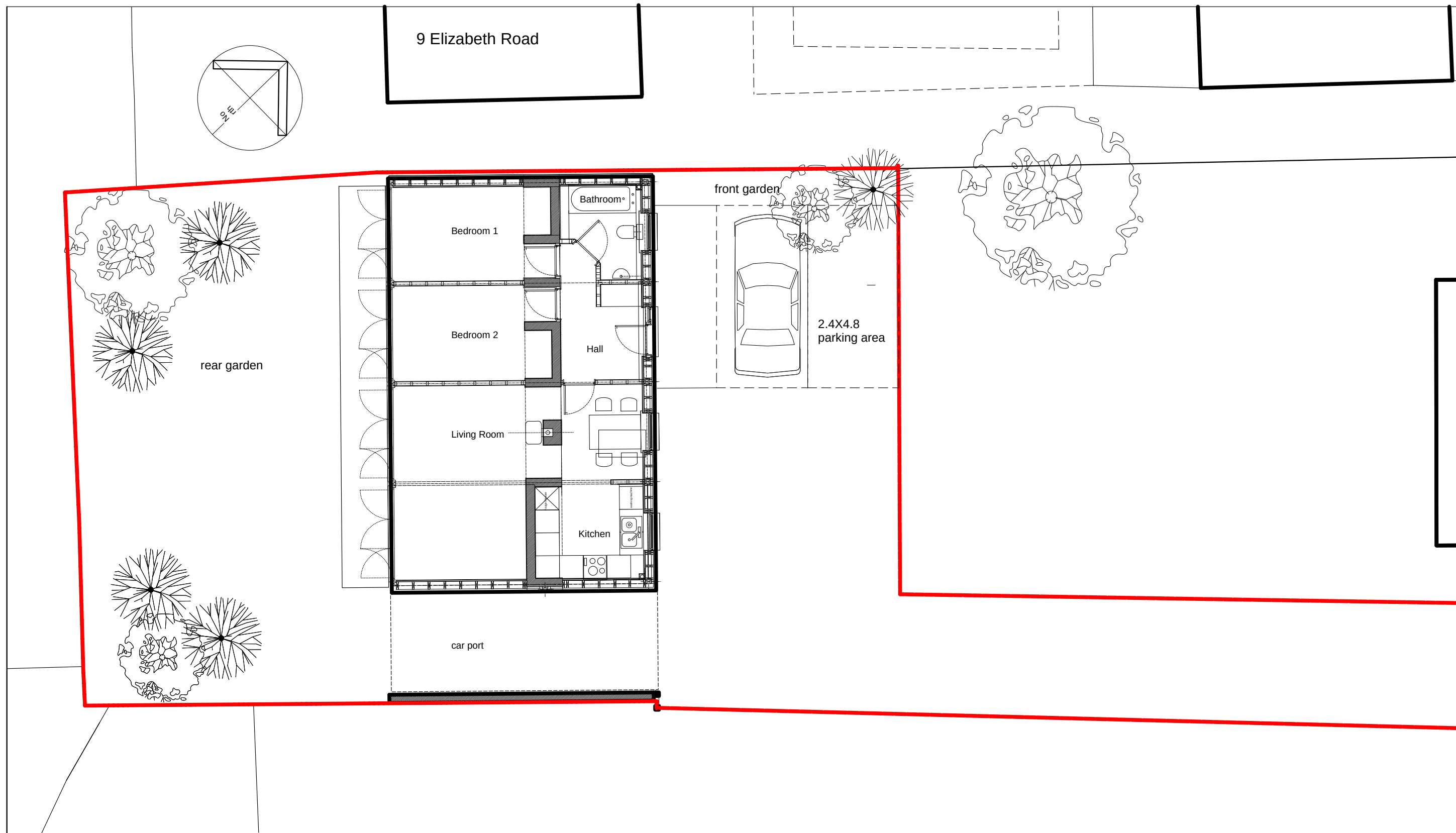
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136 Stakes Hill Road
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Drawing

Proposed Ground Floor Plan

Drawing Number

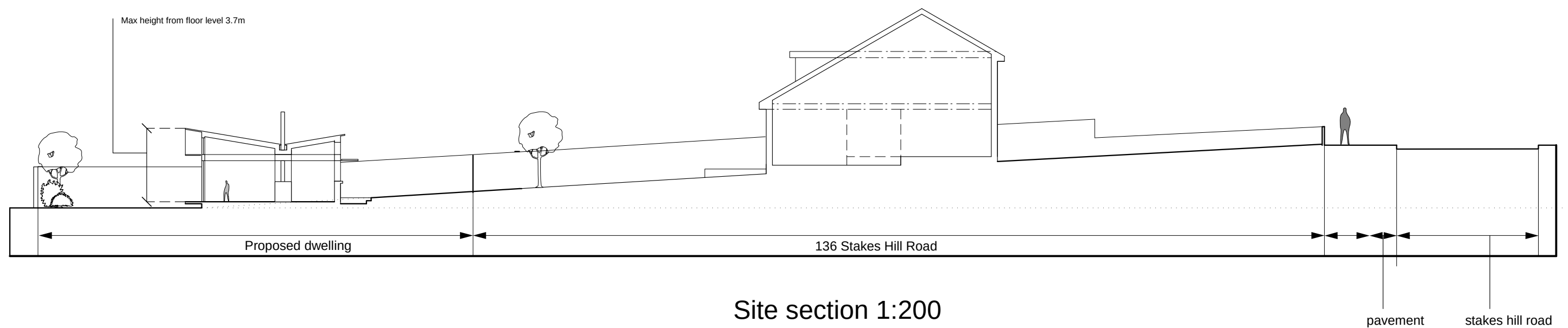
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Revision:
Scale: 1:100

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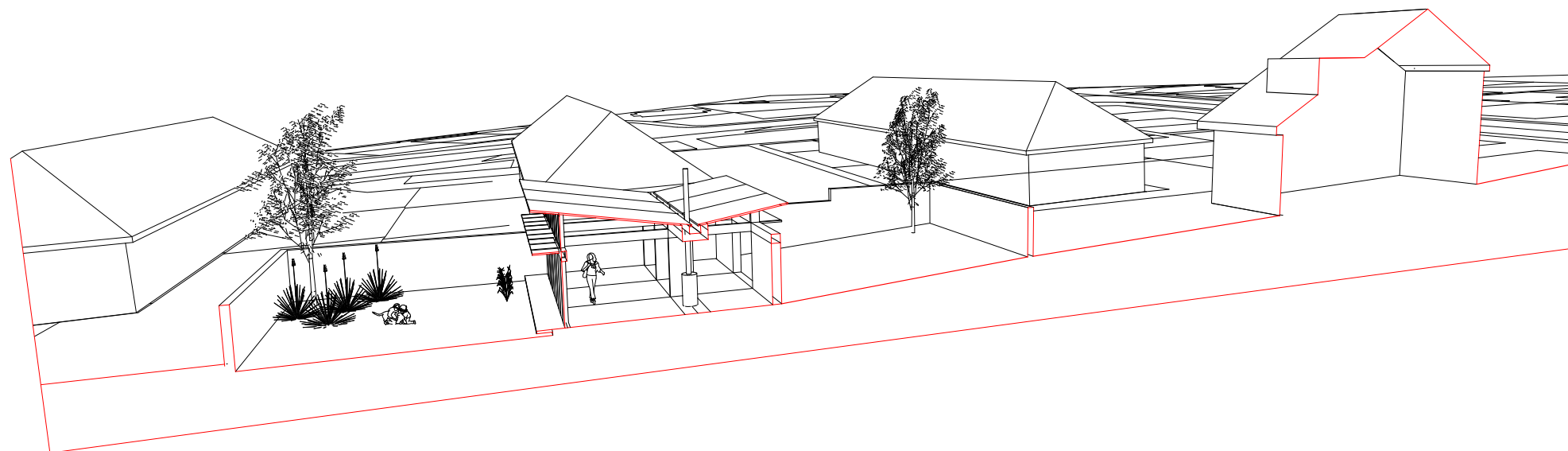
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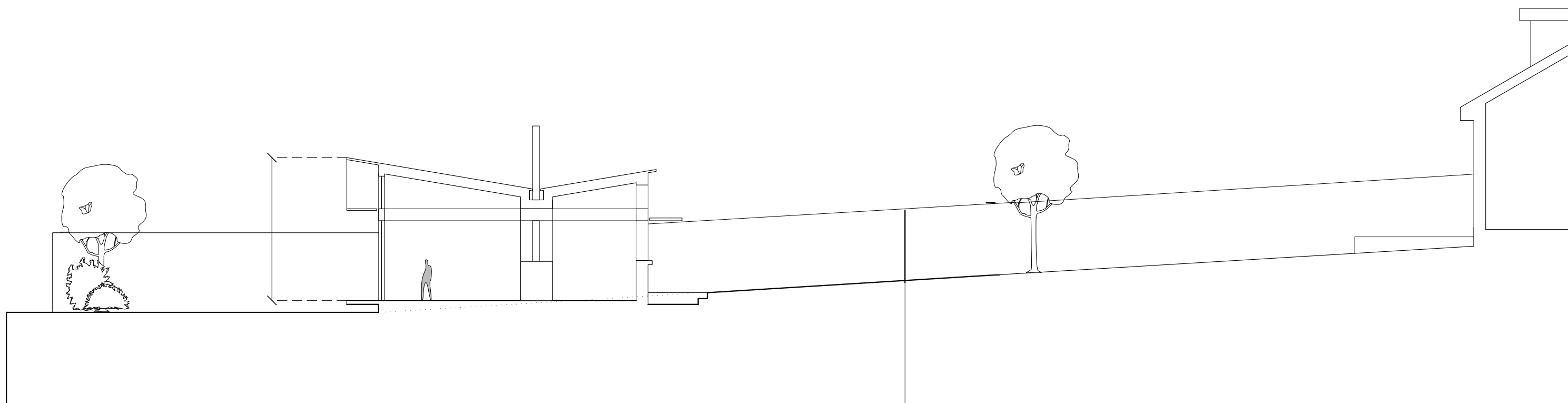
06



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Sectional Perspective



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Drawing

Section
Sectional Perspective

Drawing Number

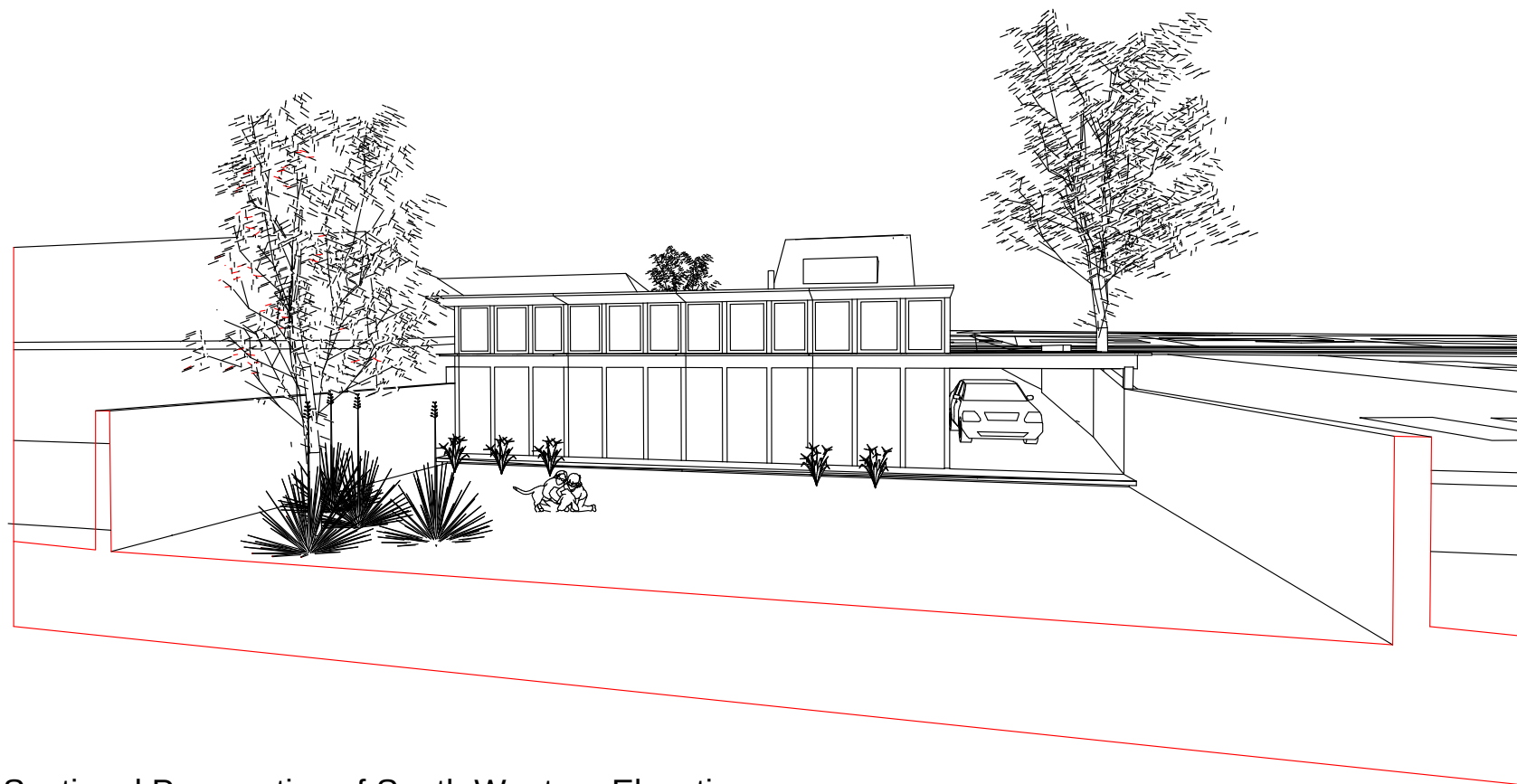
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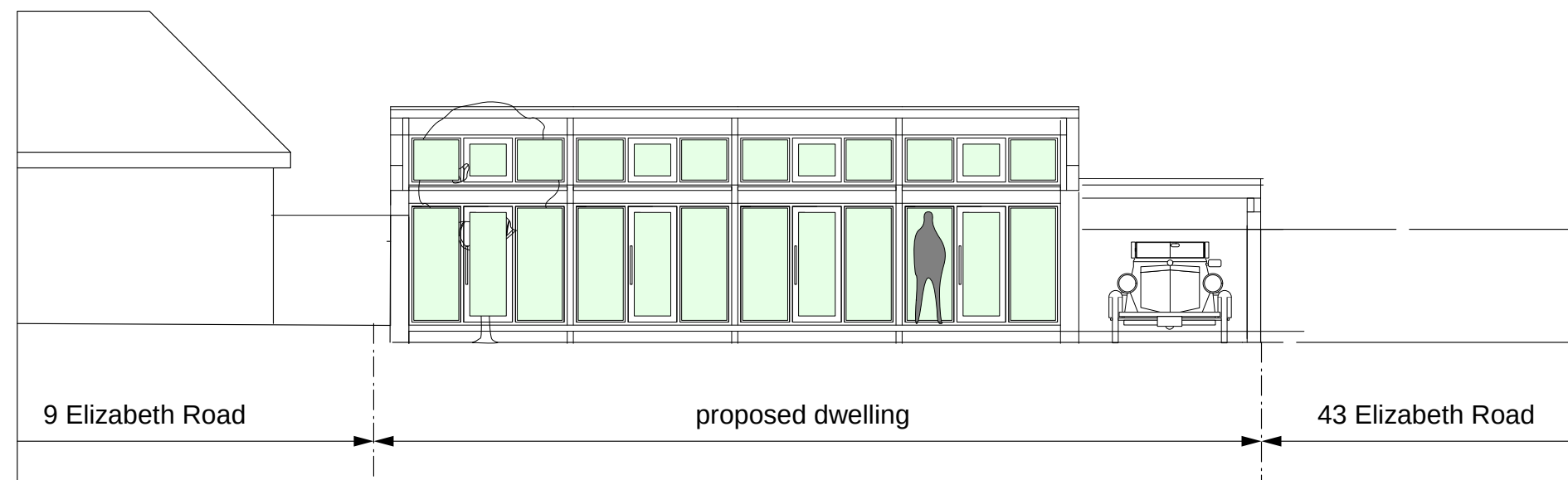
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Sectional Perspective of South Western Elevation



South Western Elevation

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136 Stakes Hill Road
Waterlooville
Hampshire

Drawing

South West Elevation

Drawing Number

Date: April 2006
Drawn: MP
Revision: 0
Scale: 1:100

Notes

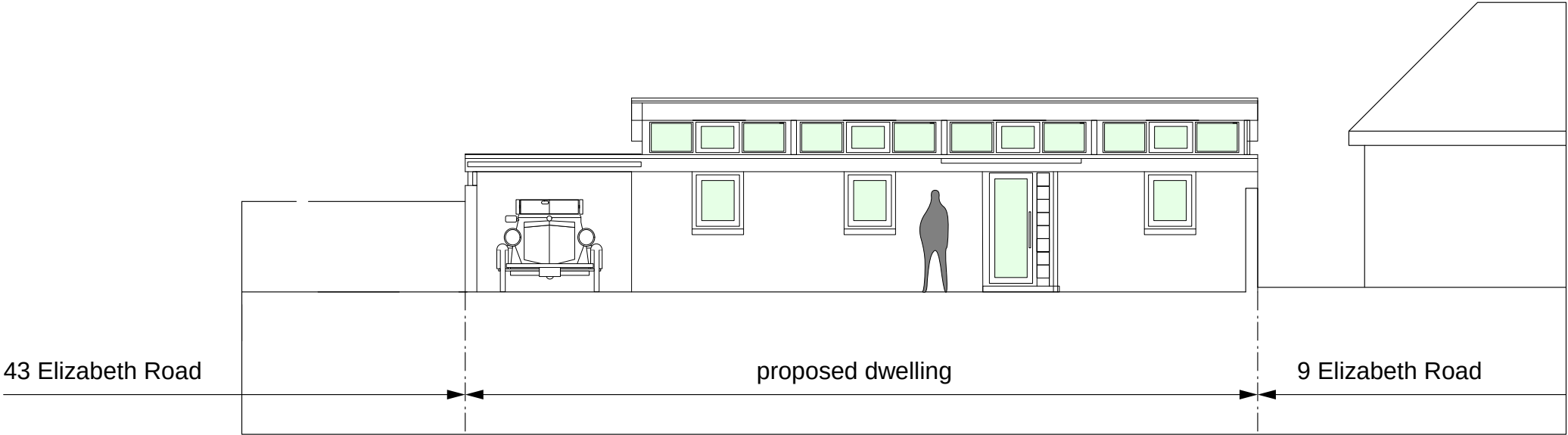
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09



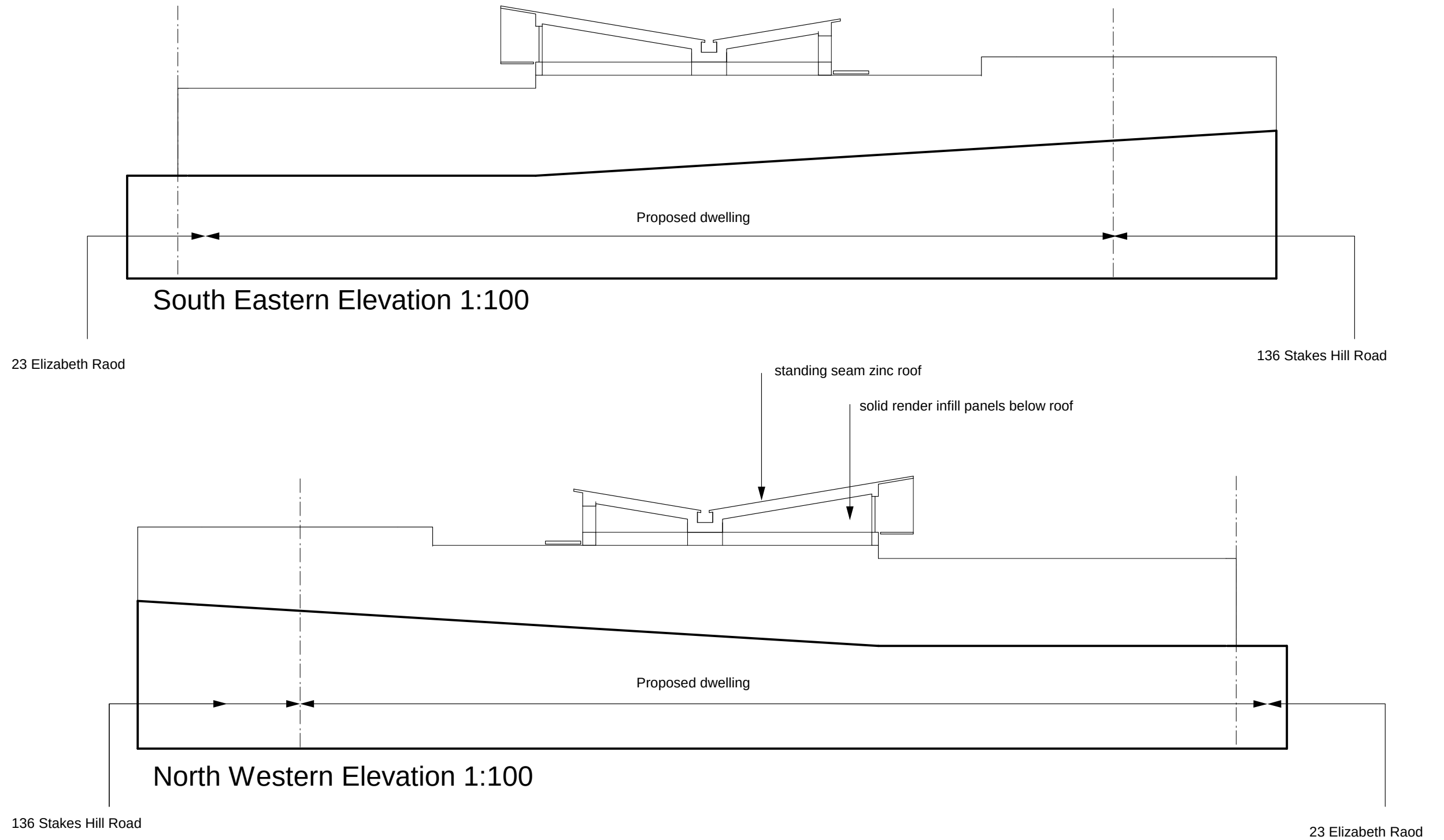
Aerial perspective of North East Elevation



North Eastern Elevation

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Drawing

NW, SE Elevations

Drawing Number

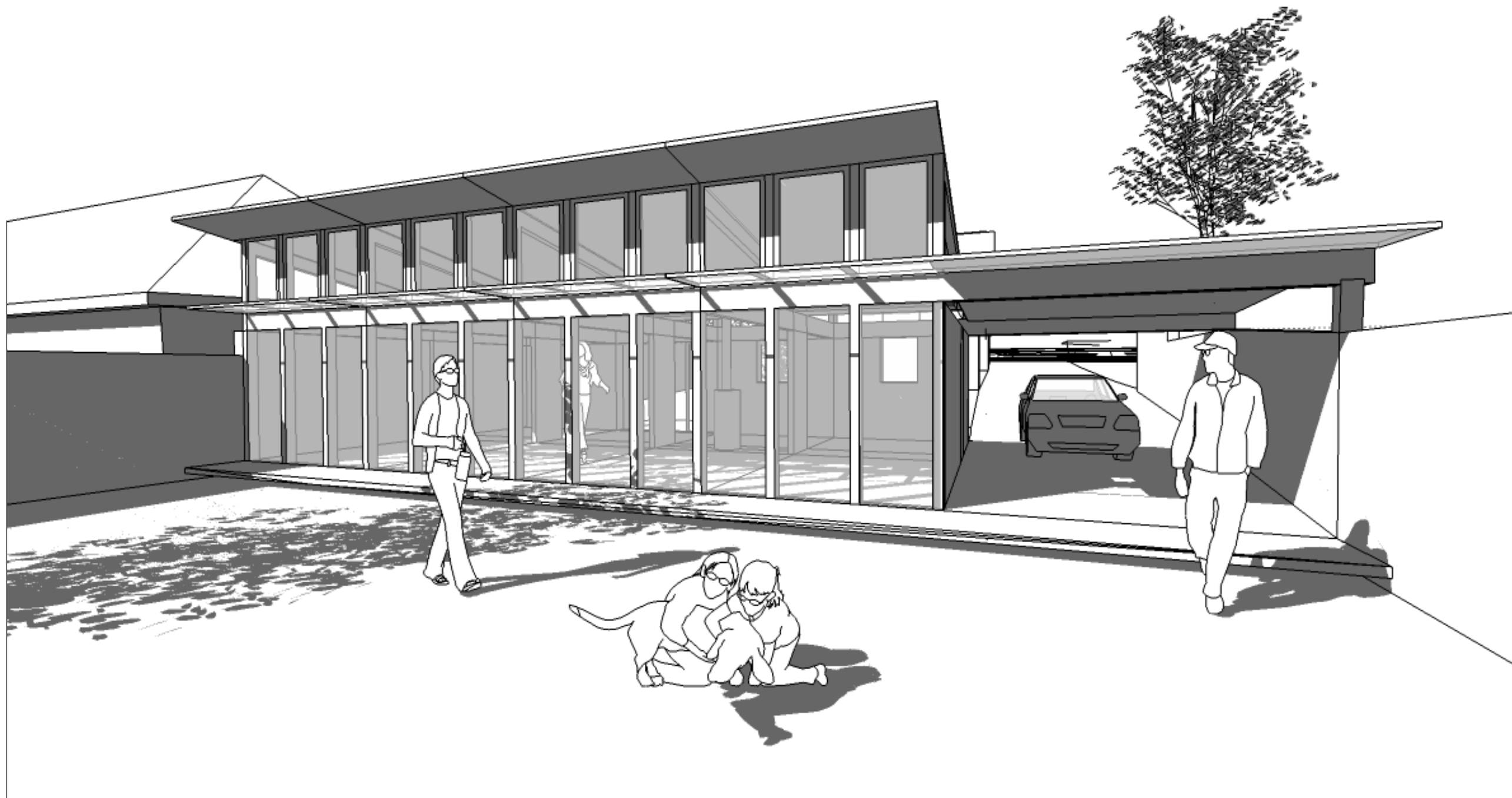
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South Western Perspective

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South Western Perspective

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