REFUSE

DESIGN AND ACCESS

STATEMENT FOR

PROPOSED

PROPOSED DEVELOPMENT

WORKS

AT

32A HART PLAIN AVENUE,

COWPLAIN,

HANTS

FOR

MR G ABRAHAM

REV A – JUNE 2010

This Design and Access Statement is to accompany the attached planning application for the proposed development works at 32A Hart Plain Avenue, Cowplain. The works include the raising of the existing bungalow roof to form a two storey dwelling with new elevational treatment. The erection of a replacement garage and the erection of a new greenhouse and store building in the rear garden. The Design and Access Statement has been written in accordance with the associated govemment guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick built bungalow with two large flat roof dormers with tiled roof set back from Hart Plain Avenue. The property comprises a two storey dwelling with comprising lounge, dining room, kitchen, bathroom and bedroom at ground floor with a further two bedrooms and WC at first floor level.

There is an existing single brick built garage at the front of the dwelling. The property is accessed from Hart Plain Avenue and parking is provided to the front of the existing property, by way of block paved hard standing areas.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

a) Removal of existing bungalow pitched and flat roofs and construction of a "full size" first floor storey.
b) Demolition of the existing garage and erection of new garage in existing location.
c) Erection of new greenhouse and store building in rear garden

The extension and alterations to the ground floor footprint will provide the following accommodation at ground floor, Enlarged Lounge and Kitchen, dining area study and WC and will provide four bedrooms with one en-suite and a separate bathroom at first floor level.

LAYOUT (paragraphs 84 – 87)

The proposed first floor storey traditional construction with brick quoins and stone infill panels to match the re-built ground floor face work. The roof will be of plain tiles.

The footprint of the first floor storey will be the same as that of the ground floor.

The proposed replacement garage will be marginally larger than that of the existing and be built up to the boundary, as shown on drawing 090101 / 06 A.

The new combined greenhouse and store area will be built in the rear garden up to the boundary on all three sides as shown on drawing 090101 / 06 A.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention.*

SCALE (paragraphs 88 – 90)

The footprint of the existing ground floor of the property will remain unaltered with the new first floor storey being constructed directly on top of the ground floor footprint.

The replacement garage will be marginally larger than that of the existing garage and be built up to the boundary. The replacement garage will be 6.10m long x 3.75m wide measured externally.

The proposed greenhouse / store area will be 8.00m long x 3.00m deep. This building will be constructed up to all three boundaries within the rear garden.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain unaffected.

APPEARANCE (paragraphs 94 – 96)

The existing property is of brick construction throughout with concrete tiles to all roofs. The existing front face of the property is to be removed and the wall rebuilt with brick quoins and stone infill panels. The roof will be covered with concrete plain tiles to all roofs.

The proposed garage will be built of brick to match that of the existing property with the front roof being covered with new concrete tiles to match the existing to the property and the rear part of the roof being covered with profiled steel sheeting.

The proposed greenhouse / store will be constructed from brickwork to match the remainder of the development works and the roof covered with profiled steel sheeting to match that of the proposed.

ACCESS

The existing property is accessed form the entrance driveway and the proposed alterations will be accessed from the same driveway with a new level threshold entrance being provided in accordance with Part M of the Building Regulations.

All new doorways within the extension will be in accordance with Part M of the Building Regulations.