PERMIT

DESIGN STATEMENT

3d
Danesbrook Lane

Waterlooville

Proposed Roof Extension and modifications to existing garage.

SL Ref: 1016 rev. A

November 2010

1.0 Introduction

This design statement is submitted by Studio LUNDI in support of an Application to provide a new extension on the top floor and to modify the use of the existing garage on the ground floor for 3d Danesbrook Lane.



View of 3d Danesbrook Lane.

The current dwelling has been a family home to the Randall family for a few years and although the property benefits from 6 bedrooms, most of them are small and use of space not ideal.

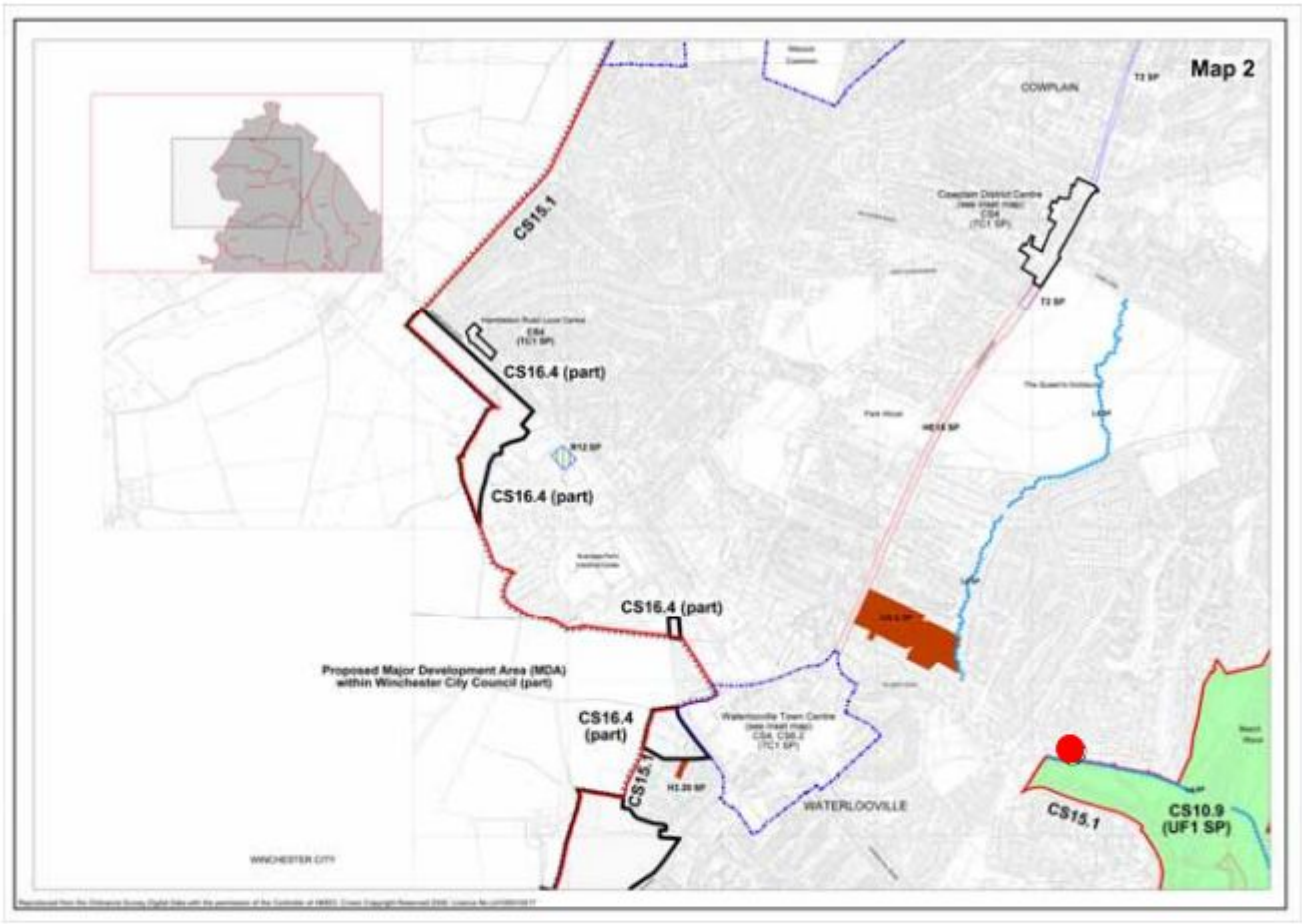
The client wants to modify the top floor to create a larger master bedroom suite as can be seen on the floor plan. They are also looking at creating a more family friendly living space on the ground floor and are therefore proposing to convert the existing garage into a open plan family room connected to the existing kitchen and opening out onto the existing balcony at rear.

Parking is not affected. Parking is always on the drive in front of the garage and current garage space is only used for storage. This storage facility lost within the garage will be provided internally or with a new external shed as necessary.

2.0 Site and Character

The site is approx. 0.1ha in size and is located on Danesbrook Lane which is a shared surface, cul-de-sac, just off Tempest Avenue in Waterlooville. All the houses in this street are of a similar style and layout and evidence of small extensions to upper floors is evident.

Danesbrook Lane is within a development boundary and is not restricted in any way according to the LDF or current Planning recommendations. It sits on the border of CS10.9 Maintenance of Undeveloped Gaps and UF1 SP Strategic Gaps. The rear of the property is bounded on three sides by a 6' wooden panel fence, which will not be altered or affected in any way.



Extract from Havant Borough Council Local Development Framework Document on their Website – red dot denotes the approximate location of the site.

3. Pre-Consultation advice.

We had a very helpful pre-consultation with J Shore of the Planning Department on 29th July 2010. (ref GEN/10/00490)

We have taken on board comments raised and feel that the original proposals were too big and the proposed garage block being moved forward would have been out of proportion to the surrounding area. Additionally, parking and access could have been an issue. We did consider extending at the rear as an alternative, but have agreed to scaled down our plans and will be containing the modifications to within the current footprint as these drawings now reflect.



Existing first floor plan.



Proposed first floor plan.

The new extension is set back from the edge, but a central bay feature picks up the line of the existing wall.



The new first floor extension is set back, but a central bay feature picks up the line of the existing wall.

4. Description of the works

This proposal is well suited to its context and takes into account the visual appearance and architectural language of its neighbours. We believe the extension meets all the key requirements of good urban principles:

- creating a hierarchy of rooflines to minimise visual impact.
- appropriate massing of roofscape with the extension clearly being subservient to the main roof
- promoting use of traditional materials
- using materials appropriate to local vernacular.

There is no impact on the existing landscape or parking.

According to the Environment Agency website, the site is not identified as being in a Flood Risk Area.

Studio Lundi
November 2010

Ground floor plan and view as existing.





Ground floor plan and view as proposed



