

Design and Access statement

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Site address: 14 Highbank Avenue

Date: February 2011

Applicant's name

Mr Mrs Jeffries
14 Highbank Avenue
Widley ,
Waterlooville
Hants
P07

Description of development

Rear extension, alteration to raise ridge level and alterations to reduce size of existing flat roof front dormers and form smaller pitched roof dormers.

1. Introduction

This Design and Access Statement (DAS) accompanies an application for the above work at 14 Highbank Avenue, Widley The DAS has been written to support the design for the upgrading and improvement of an existing chalet bungalow in a mature residential street. The proposal is shown on dwgs HAJ 010- HAJ040

2. Design Principles and Concepts

Amount

The site has an area of 0.033 hectares and is rectangular in shape with a maximum depth of 31m and a frontage of 12.1m which is typical of properties in this road. The front of the site abuts an existing public road with a private access road immediately to the west of the property, giving vehicular access to two dwellings at the rear-Numbers 10 and 12 Highbank Avenue. The proposal is to modernize and extend an existing chalet bungalow.

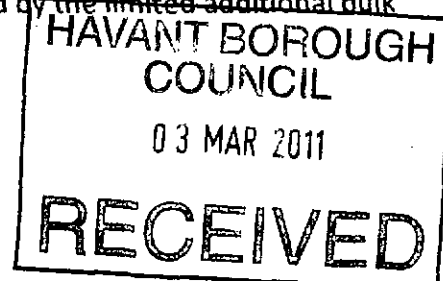
An additional 26m² floor area will be added to the ground floor with just over 37m² being added to the first floor by utilising existing roof space and forming new space over the extension. The maximum width of the extension is 4m from the rear of the existing house with the dimension being reduced to 2.82m where the extension abuts side boundaries.

The size of the existing plot will easily accommodate these proposed works whilst leaving a generously sized rear garden-see site plan dwg HAJ 040

Scale

The elevation of part of the street scene shown on drawing HAJ 040 is very representative of the appropriateness of the scale of this proposal.

Although the existing ridge line of number 14 is being raised by 1.2M, the impact on the nearest adjacent property (16 Highbank) is minimised by the limited additional bulk



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directly on the boundary, the limited extension width at this point (2.82m) and by the proposed barn hips and maintenance of existing eaves heights in line with number 16.

Appearance

The property has been previously extended by the addition of very large flat roof dormers at the front and rear, giving a very box like appearance when viewed from any angle

The existing roof covering and dormer cladding is slate which accentuates the boxy angular appearance and is out of keeping with the adjacent properties. It is proposed to completely replace all slate covered area with mid brown colored plain concrete tiles to match adjacent properties at number 8 and 12.

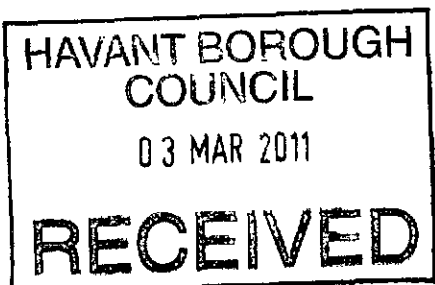
The predominant character of Highbank Avenue is one of a 1930's estate of detached, semi-detached houses and bungalows. Three newer properties at 2, 4 and 6 Highbank Avenue have been added at a later date and are designed as more modern 3 storey chalet bungalows. These properties have ridge heights that are considerably higher than the adjacent street scene properties because of the west to east slope of Highbank Avenue and also because they are three storey buildings.

Number 8 Highbank Avenue, the property immediately to the east, is set back over 20m from the main building line and consequently does not have a direct visual relationship with this site

The overall design concept for this property is to ensure the style and appearance of the existing adjacent properties is respected and maintained. This involves use of matching materials including face brickwork/rendered masonry and plain concrete tiles. The design incorporates the removal of existing features such as the over large front and rear box dormers and the replacement with smaller pitched roofed tile hung dormers. This ensures the new front and rear fenestration is more in keeping and sympathetic with adjacent properties and restores a more traditional appearance. Window sizes and positions are designed to ensure the new elevations do not dominate the visual appearance of the street scene.

The use of hipped roofs follows the features already present in the roof to number 12 Highbank Avenue and serves to lessen the visual impact of the enlarged roof.

The additional bulk to the elevation on the boundary between 14 and 16 has been minimised by only extending the roof line from the new ridge down to the eaves level of the existing single storey utility room.-see proposed west side elevation, dwg HAJ020.



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The proposal does not involve adversely affecting the existing outlook from rear facing windows in number 14. At present there already are three first floor windows in the flat roof dormers.

These existing windows serve an en-suite bathroom, a bedroom and the main family bathroom.

The proposal will have exactly the same configuration of windows/room usage with obscured glass to the bathroom and en-suite windows. The line of sight into the garden of number 16 is taken further down the garden and remains onto the gable end of number 12 Highbank Avenue which is located to the rear. The use of the rooms- bathrooms and a bedroom also serve to lessen any overlooking issues.

3.0 Access

Access to and around 14 Highbank Avenue will not be affected by this proposal. The internal layout of the property will be improved by the provision of a ground floor wc and by enlarging the existing hall way and stairs. This will also ensure that the property will not need major adaptation should any occupant become less ambulant.

The existing brick pavior front driveway provides parking spaces for three cars with the existing divided garage already providing ample storage space for cycles and motorbikes.

The development site is effectively level so there are no issues of gradients. The existing hard surfaces at the front of the property are suitable for use by prams and wheelchairs.

