THORNS-YOUNG
ARCHITECTURAL

Our ref: 3124.10.CC

Your ref:

Date:

232 London Road,
North End,
Portsmouth.
PO2 9JQ
Tel: 023 9267 2883
Fax: 023 9266 3457

DESIGN AND ACCESS STATEMENT

PROPOSED NEW BUNGALOW ON LAND AT REAR OF

34 GLADYS AVENUE, COWPLAIN.

HISTORY: The current use of the site is residential and consists of a 1930's built detached bungalow on a 15 x 65mtr plot. Adjacent properties are similar, some being detached and others semi-detached. The property is occupied by our client's elderly parents.

LOCATION: The property is situated on the eastern side of Gladys Avenue directly opposite the junction with Passingham Walk. Gladys Avenue runs parallel with the London Road.

DESCRIPTION: The site is predominantly level and is bordered on two sides by the rear gardens of No.'s 32 and 38 and at the back by a small paddock which appears to be landlocked.

DESIGN: The proposals are for a chalet style bungalow to mirror the adjacent properties. The roof will be blue/black Eternate slates with flat rendered cavity blockwork over a dark red face brick plinth. The windows are to be high performance hardwood frames. Three pitched roof dormers are proposed for the front roof slope and a large flat top dormer to the rear roof slope. The accommodation will consist of a large open living space housing the living, dining and kitchen areas, a large utility room will be housed in a single-storey rear extension. At the front of the property either side of the large entrance hall, there will be a study and small living/TV room. On the first floor there will be a master bedroom with en-suite bathroom, two further double bedrooms and a single bedroom and a family bathroom.

SCALE: The main part of the building will be 12mtrs wide x 8.1mtrs deep. The rear extension will be 4.2mtrs wide x 5.5mtrs deep. The maximum height will be 6.5mtrs above adjacent ground level.

09 NOV 2013
RECEIVED

continued...

...continuation

Design and Access Statement
34 Gladys Avenue, Cowplain.

LANDSCAPING: The driveway is to be pea shingle on hoggin. The front garden permeable brick paviours on a permeable sub-base. The side and rear of the new bungalow to be laid to lawn with a timber pergola opposite the kitchen and living areas.

ACCESS: Access is via the existing driveway for No. 34 Gladys Avenue.

CONCLUSIONS: Whilst we appreciate new Government Guidelines for 'Garden Development', there is a similar, more ambitious development recently completed just north of No. 34. The proposed bungalow is designed to have a minimum impact on the surrounding properties and zero impact on the street scene.

THORNS-YOUNG LTD
PORTSMOUTH
PO2 9JQ

18th October 2010

dsgnstmntro34gladys

HAVANT BOROUGH COUNCIL
09 NOV 20
RECEIVED