PERMIT



20 Hamilton Close - Design and Access Statement

18 - 02 - 11

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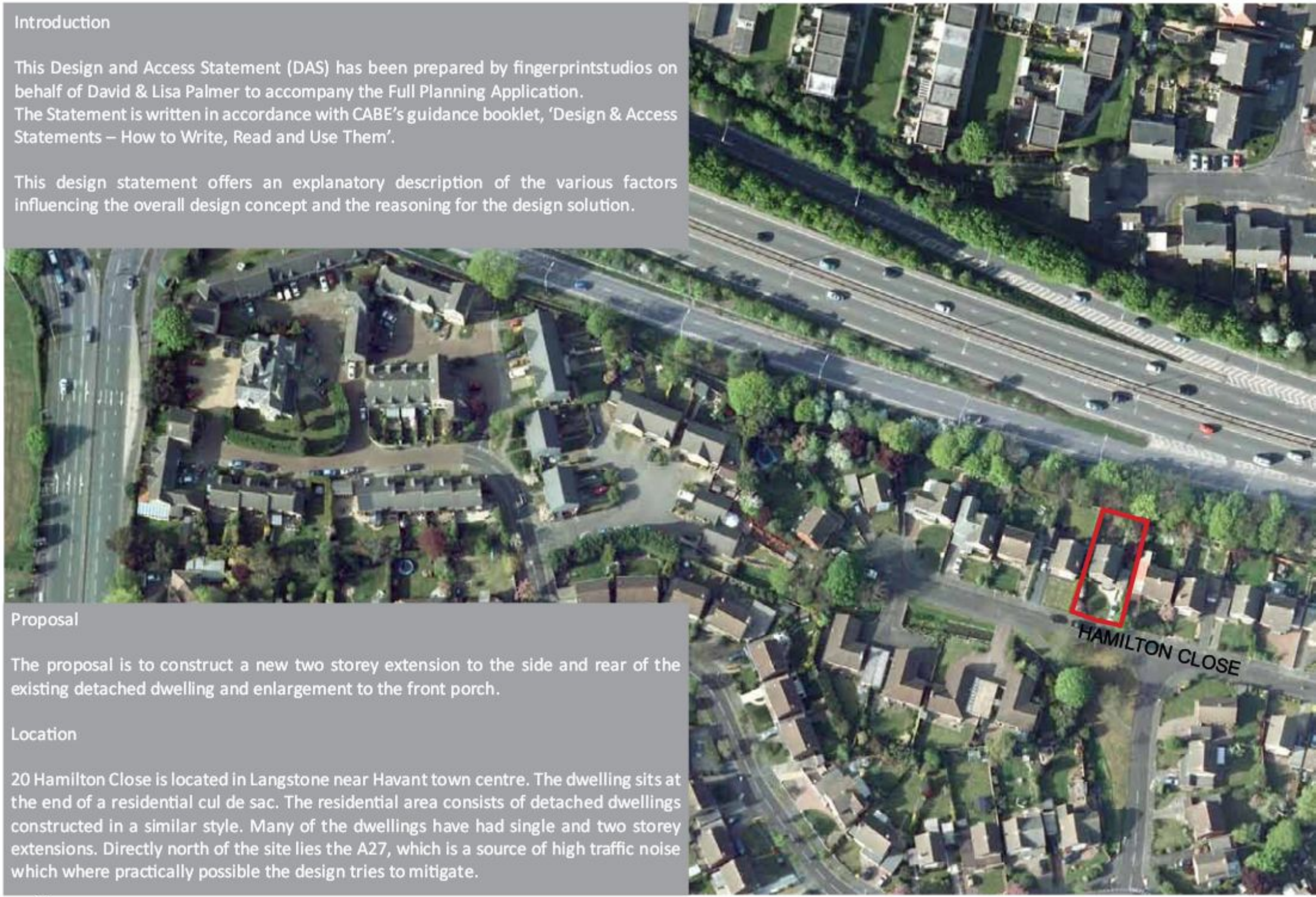
Introduction

This Design and Access Statement (DAS) has been prepared by fingerprintstudios on behalf of David & Lisa Palmer to accompany the Full Planning Application.
The Statement is written in accordance with CABE's guidance booklet, 'Design & Access Statements – How to Write, Read and Use Them'.

This design statement offers an explanatory description of the various factors influencing the overall design concept and the reasoning for the design solution.



Proposal

The proposal is to construct a new two storey extension to the side and rear of the existing detached dwelling and enlargement to the front porch.

Location

20 Hamilton Close is located in Langstone near Havant town centre. The dwelling sits at the end of a residential cul de sac. The residential area consists of detached dwellings constructed in a similar style. Many of the dwellings have had single and two storey extensions. Directly north of the site lies the A27, which is a source of high traffic noise which where practically possible the design tries to mitigate.


A27 - HAVANT BY PASS
N











Existing Road Elevation



Rear of Rear Garden



Existing Road Elevation



Side Access to property



Rear Porch and render



Rear of Rear Garden



Existing Rear Elevation pink area shows render



Pink area shows existing render



Existing Front Elevation

Design

The new development uses the existing building lines, to sympathetically blend in with the existing. All roof pitches will be maintained or matched. The scale of the proposal has been derived from the surrounding context. Openings have been chosen according to function, position and to compliment the existing, while consistently striving to maintain a sense of continuity within the scheme itself and its surrounding context.

The front of the proposal has been carefully considered to provide a balance with the existing street frontage and to sympathetically blend in with its surroundings. The rear of the property has had balance reinstated by the use of the new extension.

The rear of the property has been rendered as the existing recessed rendered panel would detract from the overall proposal.

Garage

The proposal for the garage is to integrate a new garage into the dwelling. The proposal looks to remove the flat roofs and existing porch way and to replace the existing with quality materials and an in keeping design.

Two story extension

The design for the two storey extension at the rear of the property has been designed to mirror the existing dwelling and will aid in the symmetry of the rear of the property. The design prevents any over looking with all windows and openings have been placed to retain neighbours privacy.

Materials

All proposed development takes into consideration the character and quality of the existing built environment. It is proposed that the roof tiles and brick work will match the existing dwelling. White painted aluminium windows, doors and curtain walls will be used and external painted render will be used on the rear of the proposals.

Impacts on neighbours

All neighbouring dwellings will not be affected by the loss of light and the proposals will have little or no visual impact. The design intentionally avoids any overlooking towards the existing dwellings around the site.

The boundary line to the rear of the property is bound by mature trees and hedges which reduces the view from the Havant By Pass.



A27 Havant By Pass

Buildings

Sun Path

Boundary Trees & Hedges


Proposed Application

Approach to the building.

The approach to the dwelling will be improved and the elevation will be balanced with the use of pitched roofs in place of the existing flat roofs.

The proposal seeks a balance with the existing dwellings and the public entrance approach has been designed to be in keeping with the street scape. It was the intention of the design to be subtle and blend in to the context of the street.

Layout.

The layout of the proposal has been arranged to ensure that the development does not impact on the surrounding neighbours or local context.

The layout seeks to provide a dwelling suitable for a large family with four bedrooms on suite and family bathroom. With a kitchen dinner, generous family living space and downstairs cloak room.

The rooms have been placed to allow daylight and ventilation to penetrate all spaces. The rooms have been positioned to allow a natural flow and circulation through the dwelling. The upstairs has been arranged to allow a suitable sized bathroom for a four bedroom house. The bedrooms has been placed to provide two distinct area to the east the adult wing and the west the teenager child wing.

Landscape

There will be minimal intrusion to the existing landscape. All existing trees found on the site will be retained and protected. The existing hard landscaped terrace to the south of the proposal will be reused as part of the proposal.

Scale

The extensions and alterations to the dwelling have been designed to fit comfortable within the site boundaries of the property. The design also takes in to consideration the neighbouring properties and public views and ensures that the scale is not inappropriate within the local context and ensures that it is of the highest in design quality and consideration.

The design should not have an unacceptable adverse impact on adjoining land, uses or property, as the design insures that its scale and placement does not have any or little visual impact.

Flood Risk

The map from the environment agency indicates that there is little risk of flooding. The homeowners have had no previous history of flooding.

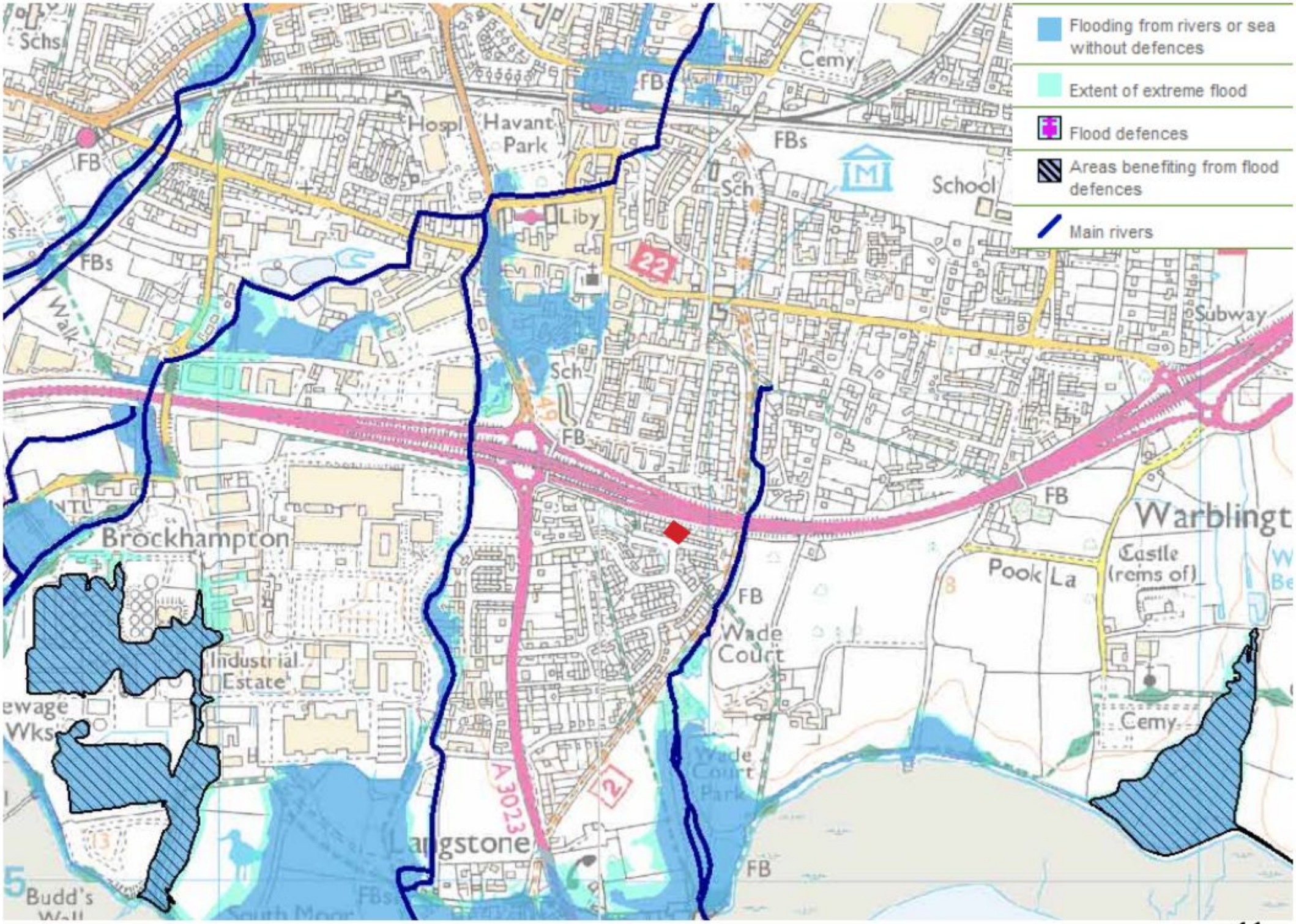
Summary

The proposal will improve the accommodation for the dwelling, will have minimal or no visual impact on the surrounding neighbours or public.

The appearance of the front of the house will blend in with the existing street scape.

The proposals to the rear of the property will increase the balance and symmetry of the dwelling and sympathetically adds to the history and character of the property.

The scale and massing is in context within the boundary of the property and is also in context in scale terms with the neighbouring properties.


Flooding from rivers or sea without defences
Extent of extreme flood
Flood defences
Areas benefiting from flood defences
Main rivers
Schs
Cemy
FB
Hospl
Havant Park
FBs
Sch
School
Liby
22
Subway
Walk
Sch
FB
FB
Warblingt
Brockhampton
Castle (rems of)
Pook La
FB
Wade Court
Industrial Estate
Cemy
Wade Court Park
A 3023
2
Langstone
FB
Budd's Wall
FBs


Artistic Impression of the street elevation


Artistic Impression of the Rear of the property


Artistic Impression of the rear elevation


Artistic Impression of the street elevation


Artistic Impression of the kitchen interior


Artistic Impression of the kitchen interior

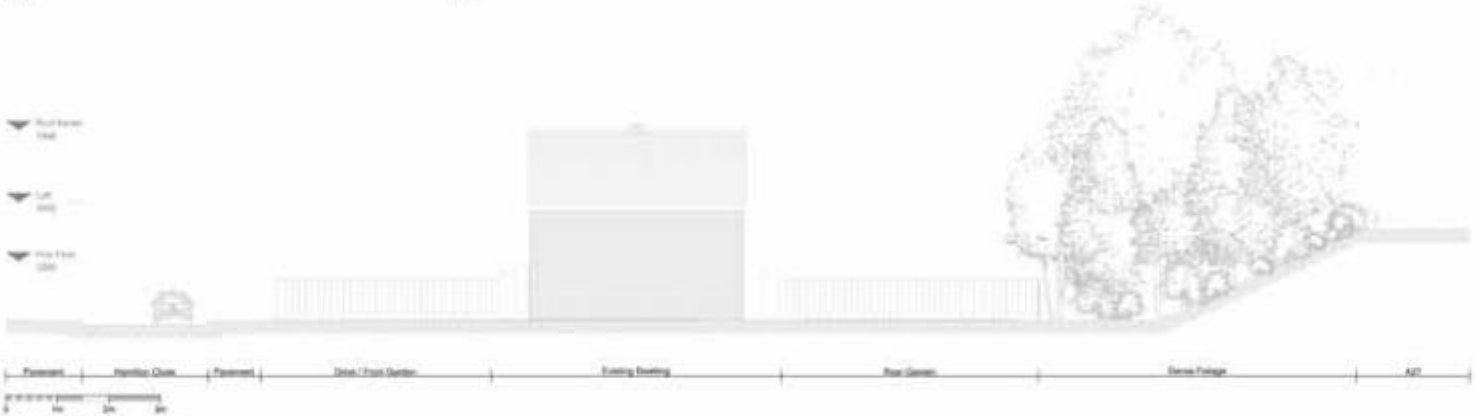


Existing South Elevation

1:100

Existing North Elevation

1:100



Existing East Elevation

1:100



Existing West Elevation

1:100

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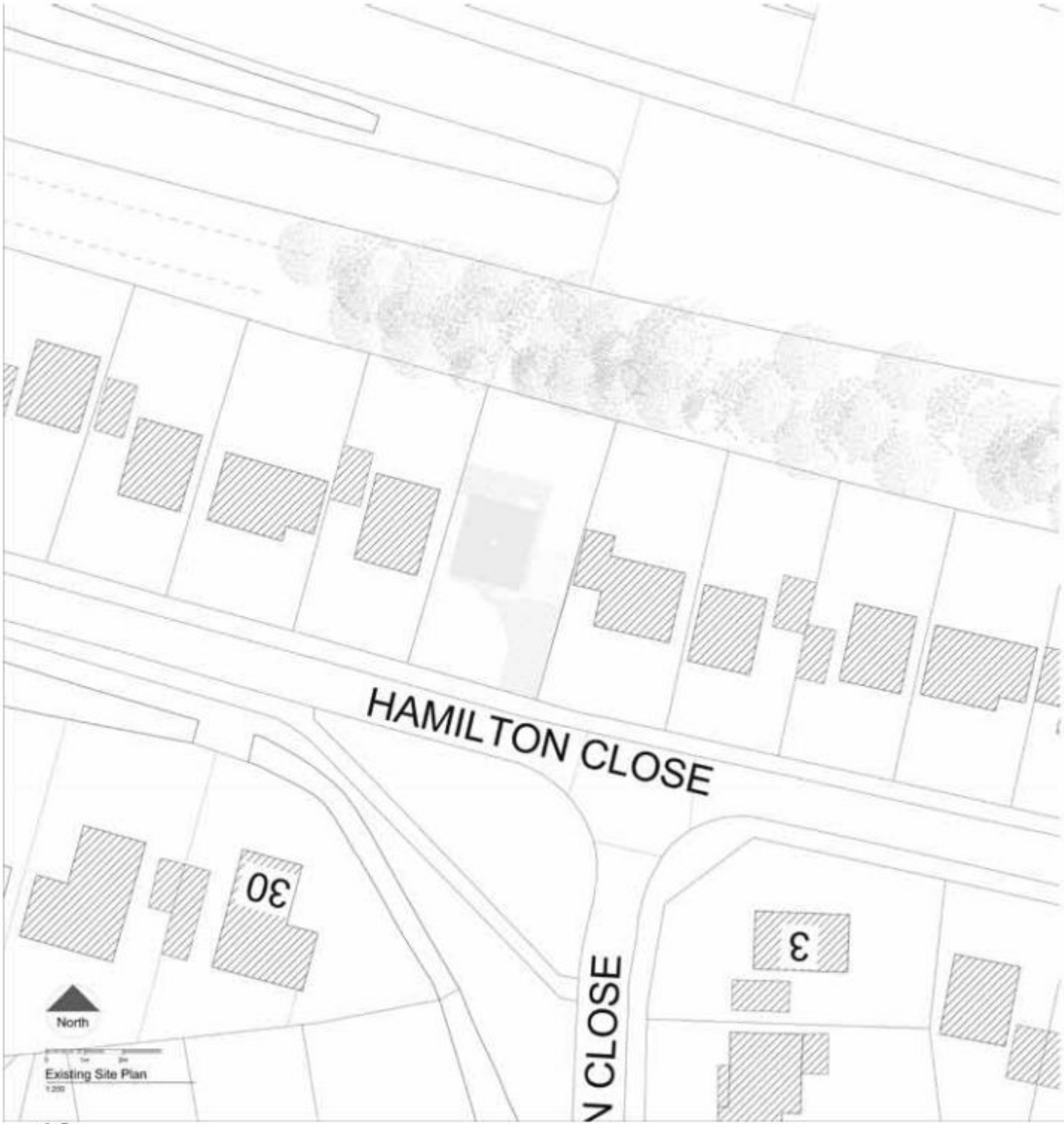
South Lodge
House & Garage Proposal

Existing Elevations

Design	Planning
1:100 @ A1	
P.B.B.21-03-11	P.B.B.12-07-15
1006	1000 /


Proposed South Elevation
1:100
Proposed North Elevation
1:100
Proposed East Elevation
1:100
Proposed West Elevation
1:100
fingerprint studios
South Lodge
House & Garage Proposal
Proposed & Existing
Elevations & Sections
1006
1001



Existing Site Plan
1:200



Location Map
1:1250

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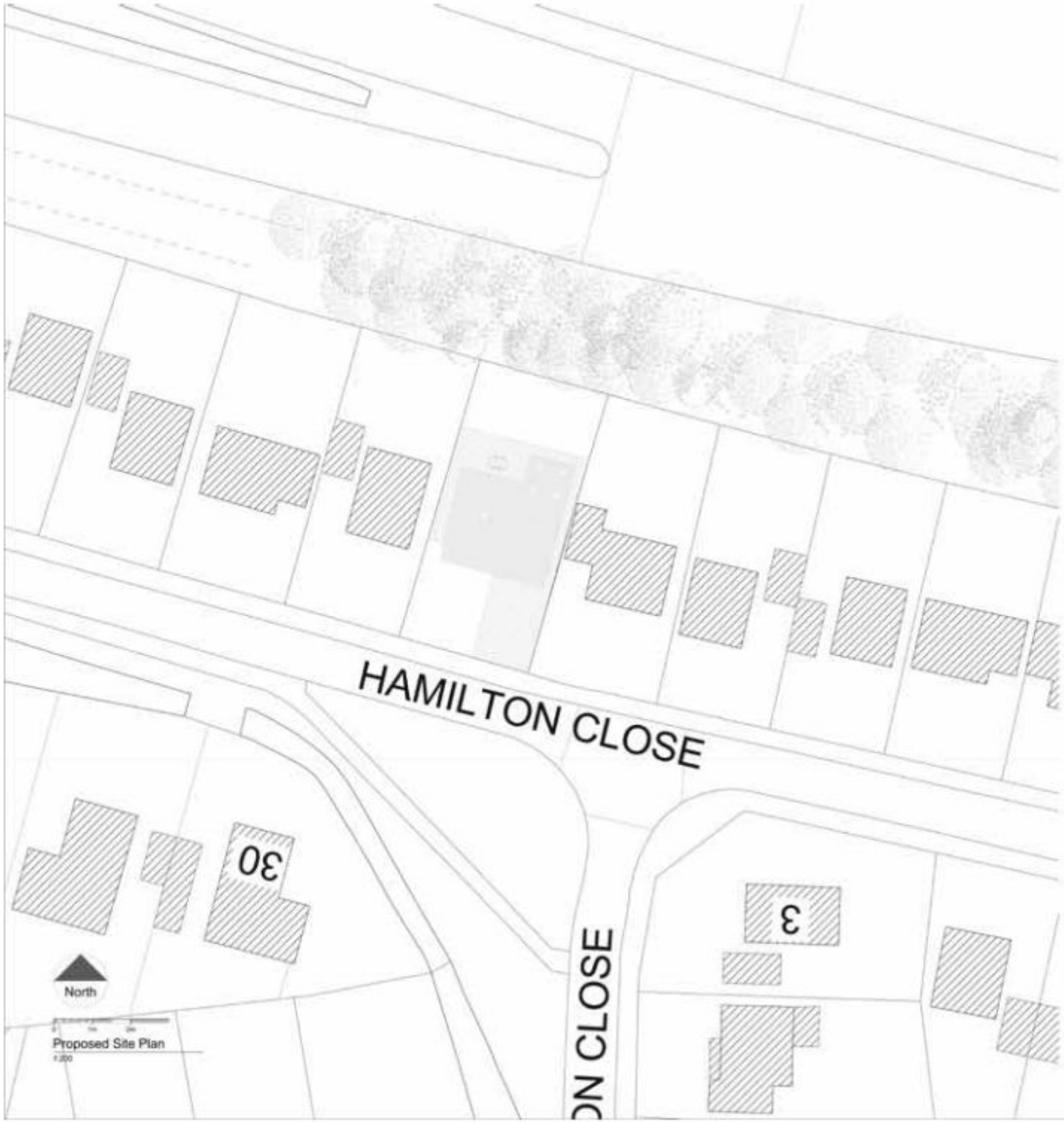
South Lodge
House & Garage Extension

Existing Location Map
& Existing Site Map

Design	Planning
1:200 & 1:1250 @ A1	
P.B.B 21-02-11	P.B.B 13-07-15
1006	1002





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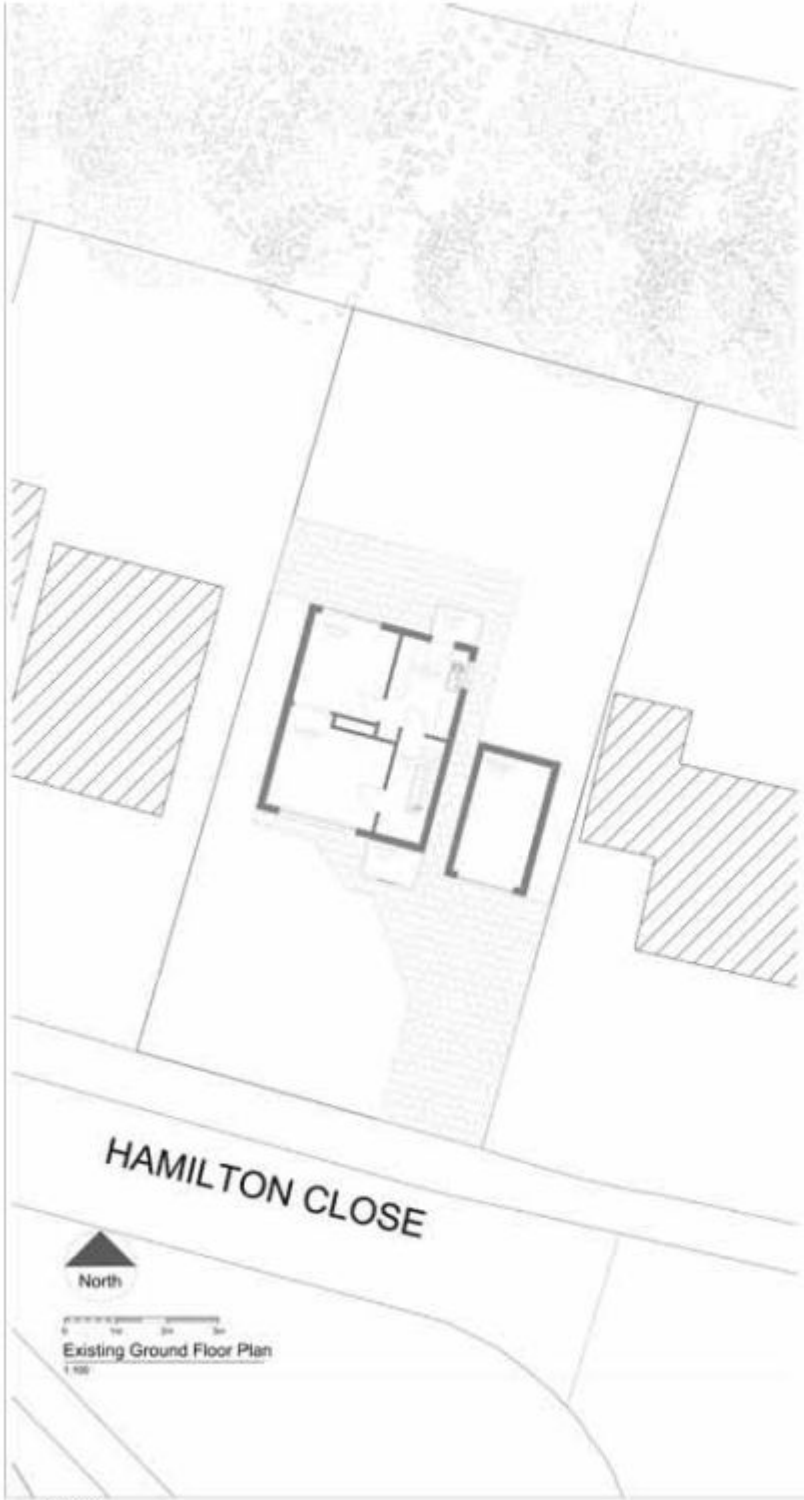
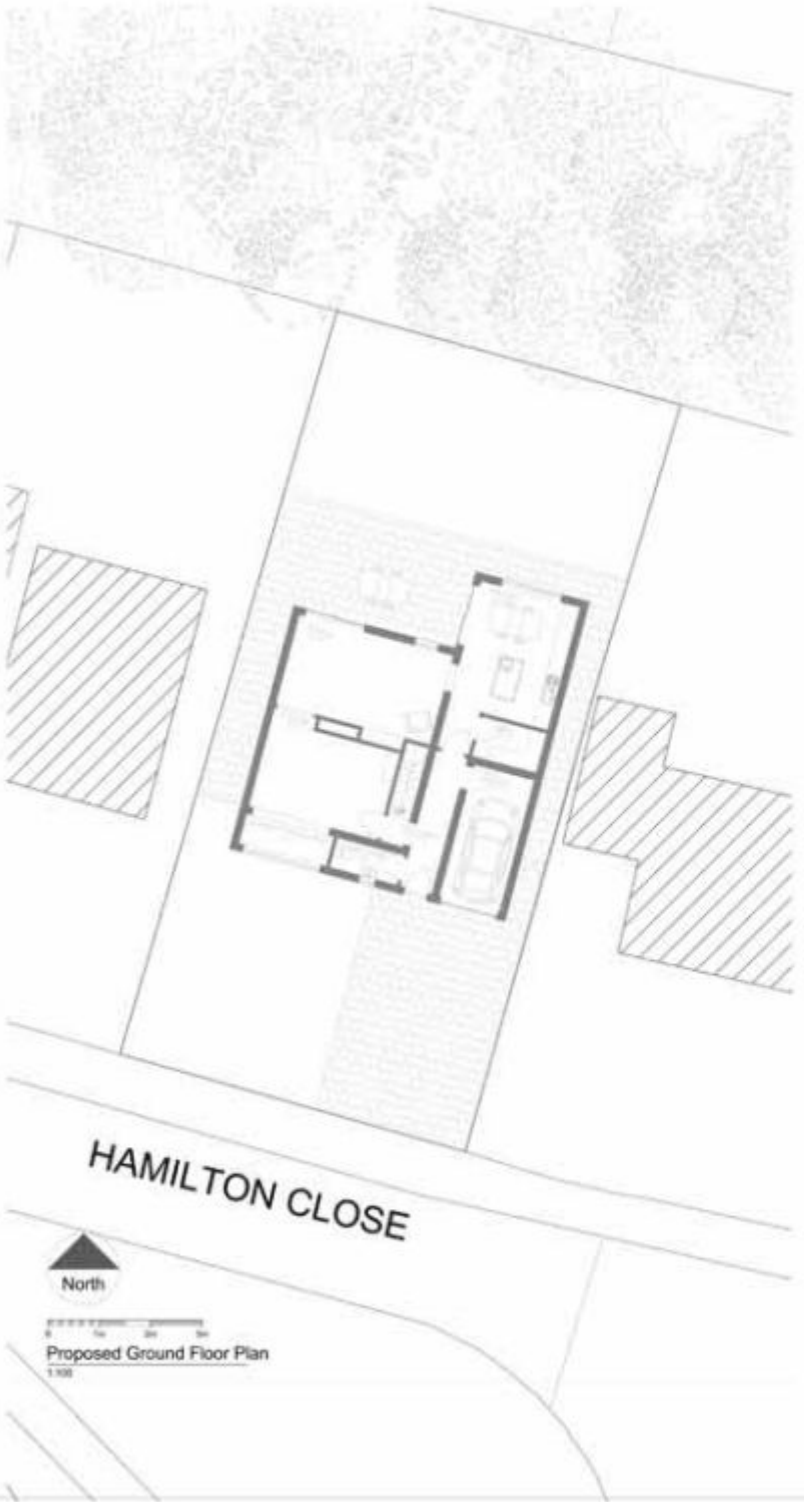
South Lodge
House & Garage Extension

Existing Location Map
& Proposed Site Map

Design	Planning
1:200 & 1:1250 @ A1	
P.B.B 21-02-11	P.B.B 12-07-19
1006	1003 /





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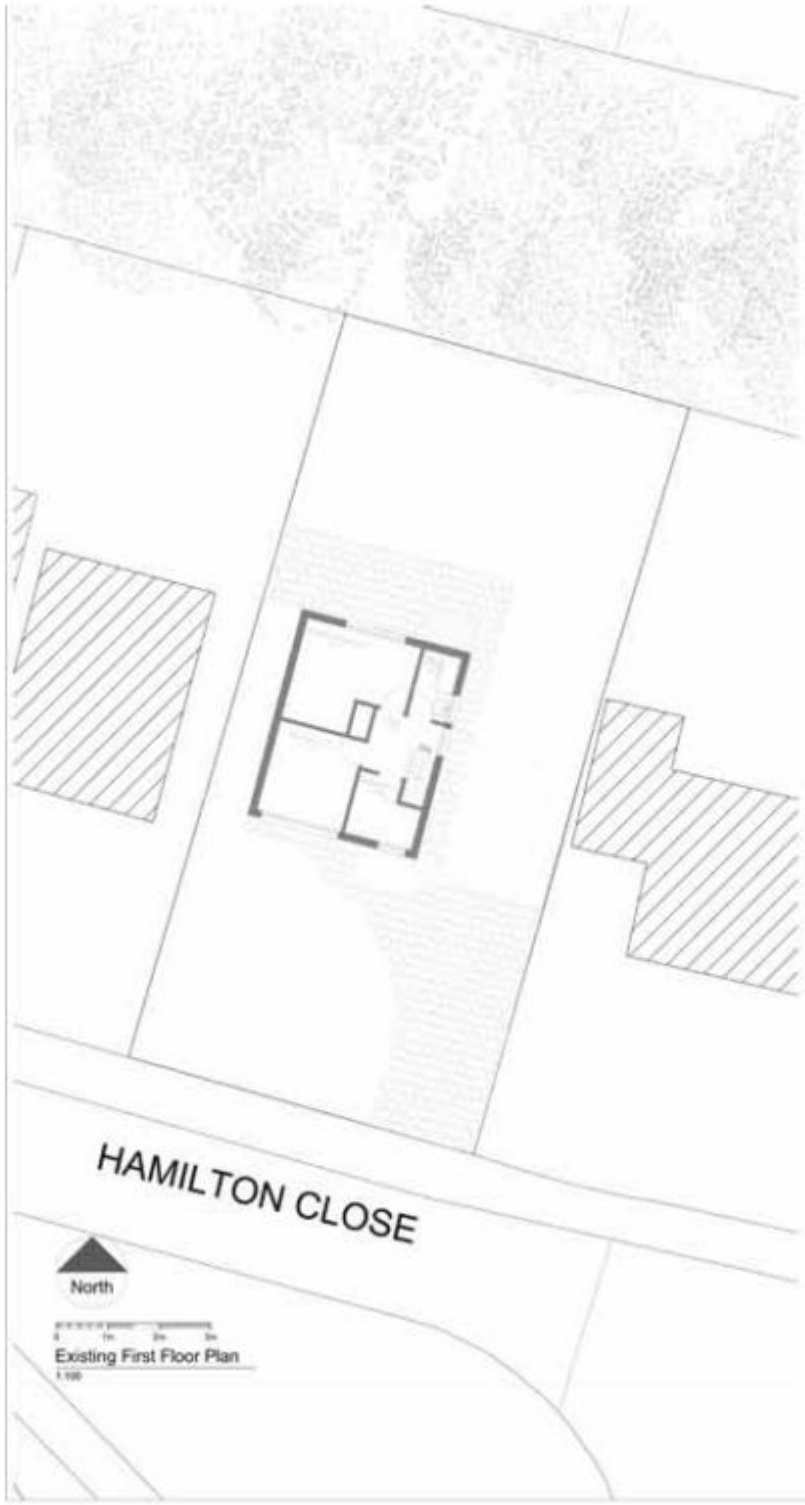
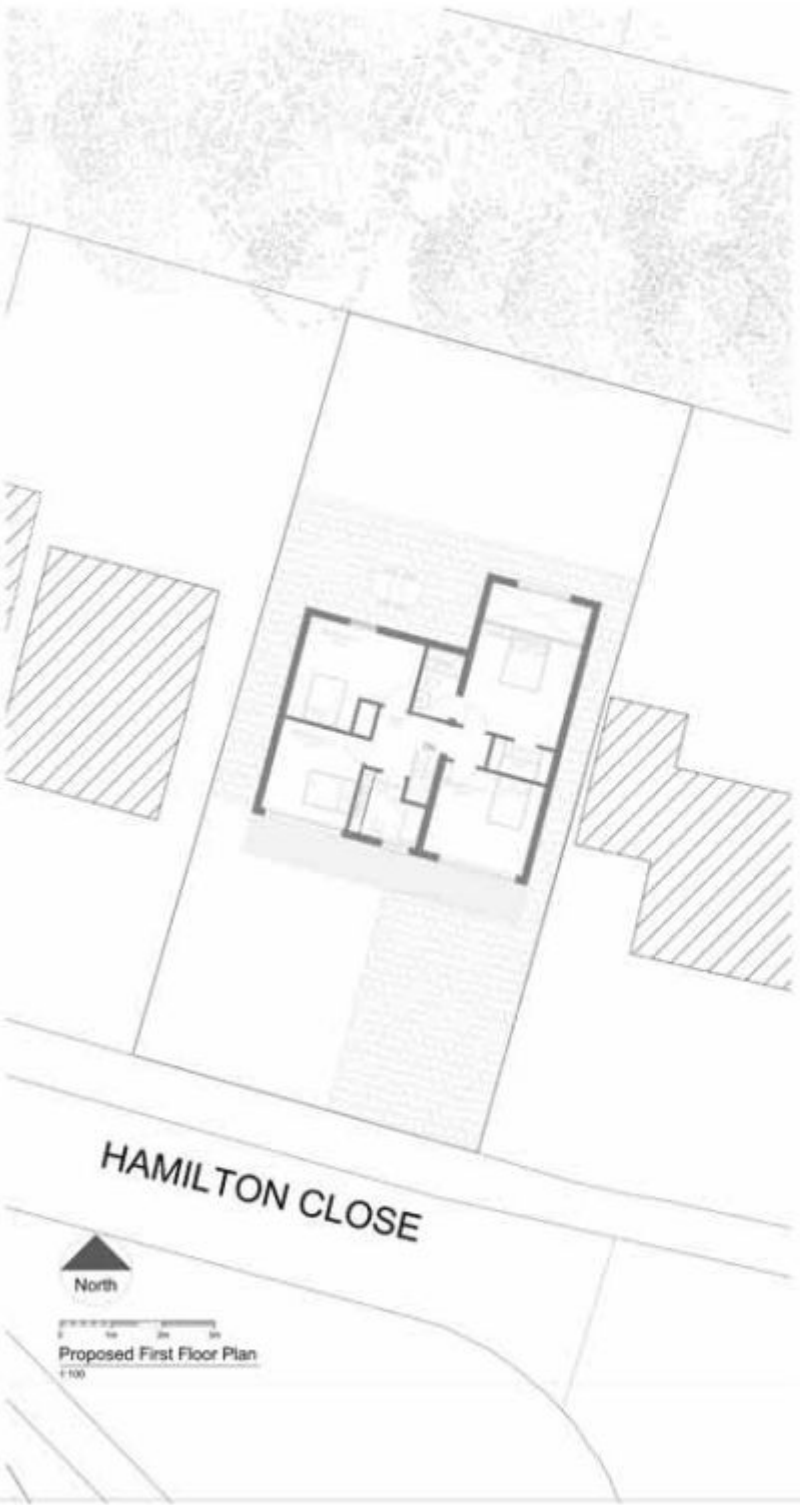
South Lodge
House & Garage Extension

Existing & Proposed
Ground Floor Plan

Description: Design	Purpose of Issue: Planning
Scale: 1:100 @ A1	
Drawn By / Date: P.B.B 21-02-11	Checked By / Date: P.B.B 12-01-15
Job No: 1006	Drawing No: 1004 / Rev: /



Existing First Floor Plan



Proposed First Floor Plan

General Notes:

1. [illegible]

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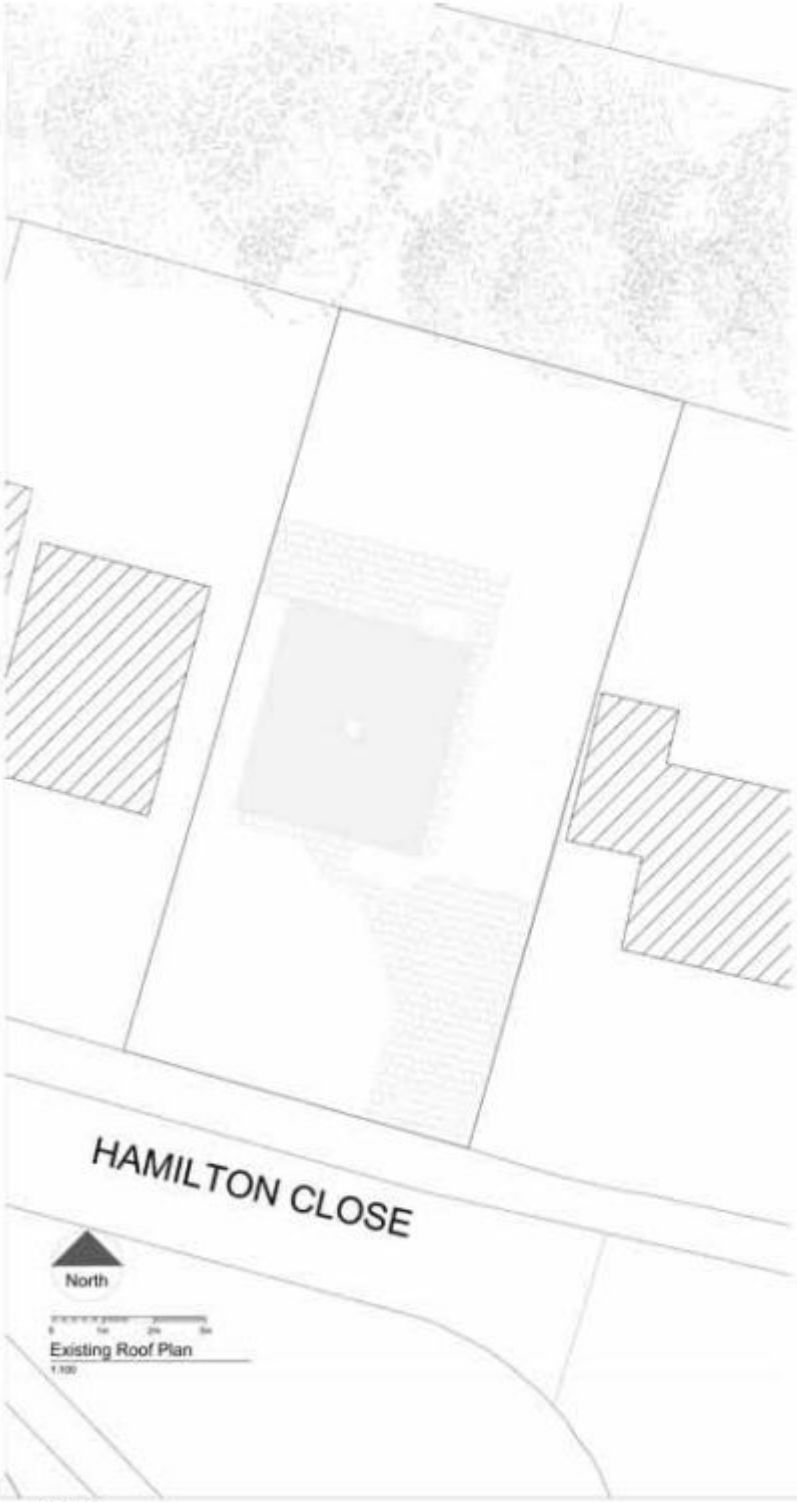
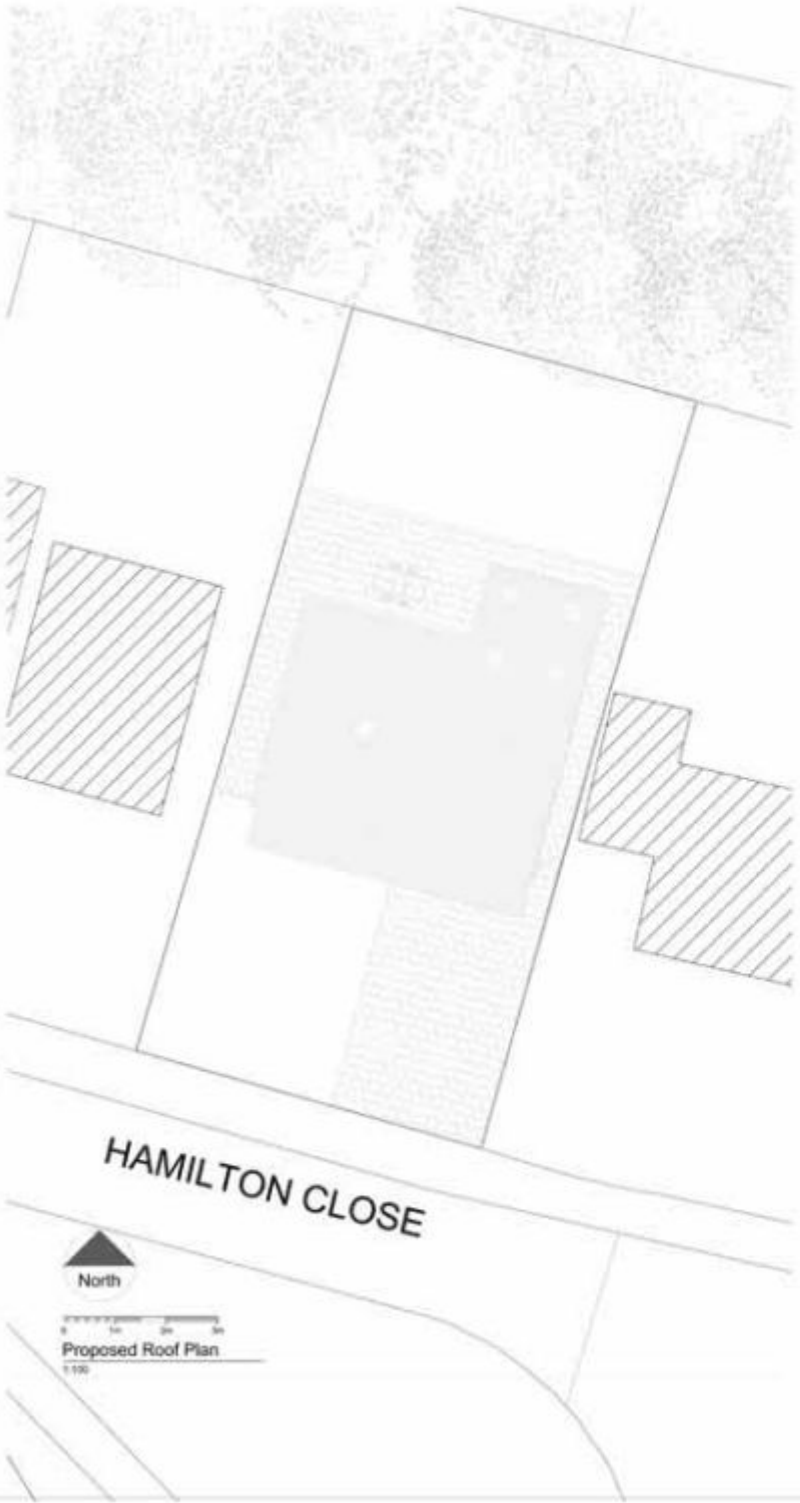
South Lodge
House & Garage Extension

Existing & Proposed First Floor Plan

Description	Purpose of Issue
Design	Planning
Scale	
1:100 @ A1	
Drawn By / Date	Checked By / Date
P.B.B 21-02-11	P.B.B 12-01-12
Job No.	Drawing No.	Rev.
1006	1005	I





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South Lodge
House & Garage Extension

Existing & Proposed
Roof Plan

Description: Design	Purpose of issue: Planning
Scale: 1:100 @ A1	
Drawn By / Date: P.B.B 21-02-11	Checked By / Date: P.B.B 12-01-15
Job No: 1006	Drawing No: 1006 / Rev: /



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