Design & Access Statement

To accompany Planning Application

for rear extension & loft conversion to

1 Hawkewood Avenue,

Waterlooville,

Hampshire.

PO7 6EB

HAVANT BOROUGH COUNCIL
18 OCT 2010
RECEIVED

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DESIGN & ACCESS STATEMENT

Assessment of Physical Context:

The site is in an urban area of Waterlooville, known as the Berg Estate. Built around the late 1960's. The surrounding dwellings are mainly bungalows, although several have had loft conversions.

The area of the site is approximately 460m^2. The footprint of the existing bungalow is 78m^2.

The property is a bungalow with detached garage. All rooms are on one level. These consist of one double bedroom and two single bedrooms, lounge, kitchen and bathroom.

The property is bounded on three sides by 1.8m high timber fence. A concrete drive on the southwest boundary runs passed the bungalow to the detached garage. The site is flat.

The rear gardens of 177 to 185 Silverdale Drive back onto this properties southwest boundary. All these properties have had loft conversions, with first floor windows facing this property.

Involvement of Local Interests:

There has been no dialogue with parish council or local resident groups.
Pre-application advice was sort to determine if a planning application was required.

Design Principles:

The Application Site is approximately rectangular in configuration with frontage of 10.5m. Vehicular access onto Hawkewood Avenue already exists.

To enlarge the accommodation to provide a separate dining area without infringing on the existing kitchen and lounge. A double bedroom and a second bathroom.

Amount of Development:

The proposal is to form a 3.5m long extension beyond the existing rear wall of this detached bungalow. The extension will take the form of extruding the existing rear elevation, matching eaves and ridge heights.

The loft will be converted to form a double bedroom and bathroom. A dormer will be provided on the southwest elevation to partly house the bedroom and stairs. A much smaller dormer on the northeast elevation will house the bathroom. If this work was constructed separately from the rear extension it would be permitted development.

External materials will match the existing.

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Layout:

The footprint of the enlarged bungalow will increase to 104m^2, leaving an adequate amenity space around the bungalow of 356m^2.

There is sufficient parking space for three vehicles, see Site Plan on Drawing 1981.01

First floor windows in the side elevations will be obscure glazed, with fan-light openers not lower than 1.7m above floor level.

Scale:

The proposed rear extension will have the same eaves and ridge height as the existing bungalow. The dormer roofs will not be higher than the existing ridge.

Landscaping:

Gardens are laid to lawn, with various bushes and shrubs.

The existing concrete driveway will be maintained.

Existing boundary fences will be retained.

Appearance:

The front of the bungalow will remain the same. New dormers to each side will blend in with those on the front and rear elevation of bungalows in Silverdale Drive.

See photographs attached to the Design and Access Statement.

It is not proposed to have any external lighting except for perhaps a security light.

Access:

The approach to the property is via well established estate roads, meets the requirements of The Highway Agency, Building Regulations and The Fire & Rescue Services Act in relation to fire service access whilst other emergency vehicles can access the site with ease.

The property is located close to a bus route giving access into local shopping areas. Major motorways, A3M and M27 are a short drive away. Main line train stations are at Cosham, Havant and Petersfield. The use of bicycles is to be encouraged in this relatively flat area of Waterlooville, etc.

