DESIGN AND ACCESS STATEMENT

Residential Dwelling Extension

52 The Dale, Widley, Waterlooville, Hants, PO7 5DE

THE PROPERTY

DESIGN: An application is being made for Householder Planning Consent to demolish and rebuild a covered way support wall in a position to permit a side walkway to be maintained along the side garden driveway east garden area of 52 The Dale, Widley, Waterlooville, Hants, PO7 5DE and erect a single storey flat roofed extension within the plot connected to the east two storey side wall of the existing house. The proposal is to install a slot window at high level such that there will not be any overlooking of the property at nr 50 the Dale from the new single storey kitchen extension.

The proposals is principally to permit a wet room shower and w.c. extension to be erected underneath the existing first floor box room which was provided with the original house in the early 20th Century which will allow ground floor level access for the elderly occupant of the property.

The form of the proposed building comprises single level roof 2.6 metres above existing ground level of the south wall of the main dwelling with the northern and eastern part of rectangular building being provided to match the existing profile of the garden-driveway topography to the east side of nr 52. The roof covering will be a warm roof design to the highest insulation standards to a shallow fall with a modern black grey to the future-homes standard of 2023 with an EDPM finish topped with a solar reflective protection.

To achieve the energy requirements, it is proposed the building will be constructed with insulated brick and block construction with higher levels of insulation currently required by the building regulations . Fenestration will be provided such that triple glazing will be installed using white -finished frames to window casements, mullions transoms, surrounds all incorporating box section hidden structural steel support work with anti-cold bridging separation insulation within the components.

All incoming services into the dwelling will be maintained. It is proposed that a new foul drain extension to the new kitchen and the shower wet room will be installed into the existing accessible access chamber and a new chamber to the north elevation installed along the line of the existing foul drain and thence along the same route as existing by draining into the mains sewer off site.

Surface water drainage will be installed to an existing drain run to the existing soakaway installed within the gardens.

ACCESS: It is proposed that the existing direct access will be maintained onto nr 52 with clear sightlines and that a new footpath will pass from the existing hardstanding area around the east side of the property with the introduction of dwarf low level retaining wall 450 mm above existing paviour level and around the extension in a north direction gently sloping to the level of the pavement level to the north of the building. A new glazed door on the south elevation will be installed providing access at a level plane across the extension with a small step at the French window doorway and the existing kitchen door will be removed.

AVP/ /GSAL2543 /Aug 2025