

Design and Access Statement.

1270 - Design, Access Statement – Planning
No.2 - 18 Padnell Rd, Waterloooville, PO8
8DZ- Rev 01

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for a small infill porch, and a rear extension. Most of this design has already been approved via Application **APP/23/00408**.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under this planning application, we are proposing to extend to the rear with a 3m long extension, to accommodate a family-friendly dining/living area. This has already been approved by **APP/23/00408**. We are also looking to infill between the two bay windows to accommodate an unheated lobby space. As you'll see from the comparison on Sheet 21 submitted as part of this application, the new proposed design is much smaller than the prior approved.

Conservation Area & Listed Building

The site is not within any conservation area and is not a listed building.

Background & Need

Our clients would like a more practical house, and one that can host the entire family during special events. This is why they need a more generous kitchen/diner space, bathed in natural light. The clients would also like to increase the connection to the garden, to enjoy the views, and to better supervise the grandchildren. The garden needs a lot of maintenance and the couple enjoy gardening so they would also like a secondary entrance in the form of a mudroom, as well as other utilitarian spaces such as a more practical laundry room, and further storage.

Whilst making these changes they would also like to improve the thermal efficiency and airtightness of the building, as well as create a modernised building exterior which demands a complete overhaul of the property.

Location

The site sits in a road of other converted bungalows, which have also undergone numerous alterations and extensions, as you'll see in the next chapter of this document. As a result, our house sits very low compared to its direct neighbours.



Google satellite image— site with red boundary

Existing Photographs



Fig .01 - View of house from the street. The mature hedges and the distance away from the street minimises impact onto the public realm.



Fig.02 - Existing front of property. This will remain the same, except for the removal of the side window panels in the bay windows, and an infill porch.



Fig. 03 (Left) – Where the infill, unheated porch is proposed.



Fig 04 (Right) - The side panels of glazing that will be removed in this very conservative re-design.



Fig. 05 – True perspective of the proposed re-design of the front of the property. This has less impact on the public realm than the previously approved design APP/23/00408.



Fig. 06- One of the bedrooms affected by the works. There is too much light and not enough privacy in these street-facing bedrooms, hence the renewal of the bay windows with less glazing.

PLAN B: BAY CHANGES & PORCH ADDITION

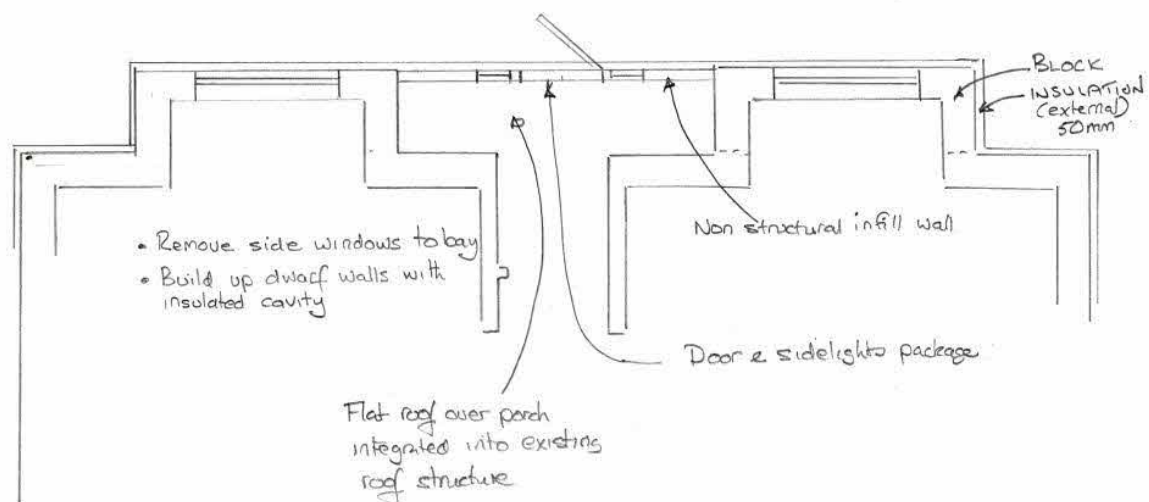


Fig 07- Sketch plan of the proposed re-design of the front of the property to maintain curb appeal, whilst keeping to budget. This has less impact on the public realm than the previously approved design APP/23/00408.



Fig.08 - Side view of house, looking from the driveway (left).



Fig.09 - Side view from the garden (right).



Fig. 10 - View of rear of house.



Fig. 11 - View of garden where you can see rear extension of 16,18 (our site) and 20 Padnell Rd.



Fig. 12 - View from garden of 16 Padnell Rd. Here you can see multiple extensions, including a double-storey one.



Fig. 13 - View of No. 20 and 18 Padnell Rd.



Fig. 14 - View of No. 22 Padnell Rd.



Fig. 15 - View of No. 24 Padnell Rd.



Fig. 16 - View of No. 5 to 9 Padnell Rd. The architecture is very mixed..



Fig. 17 - View of No. 16 Padnell Rd.



Fig. 18 - View of No. 26 Padnell Rd.



Fig. 19 - View of No. 34 Padnell Rd.



Fig. 20 - View of No. 36 Padnell Rd.



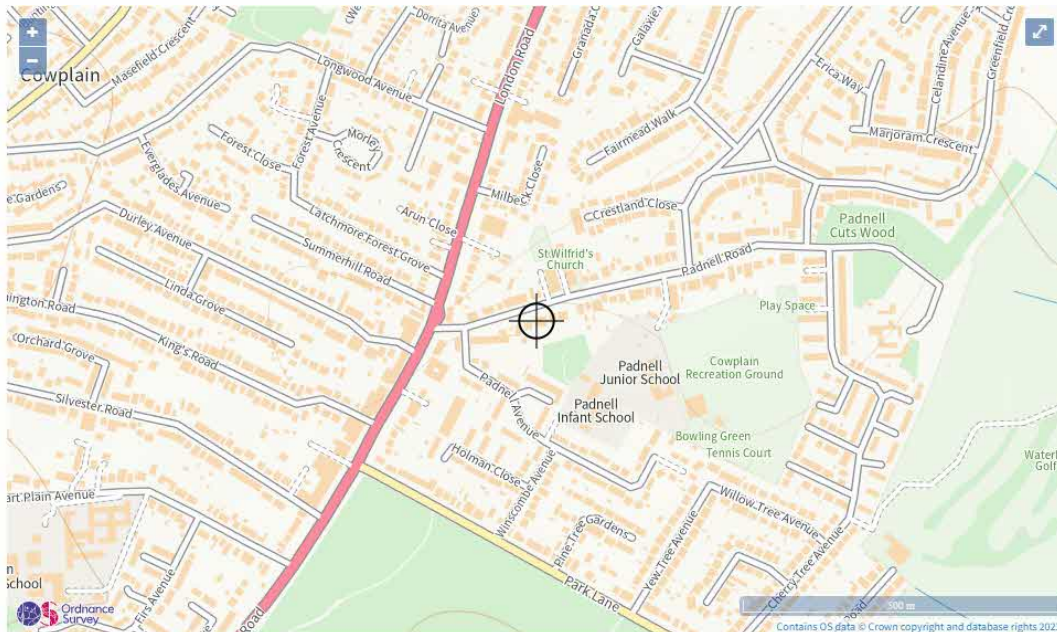
Fig. 21 - View of No. 9 Padnell Rd.



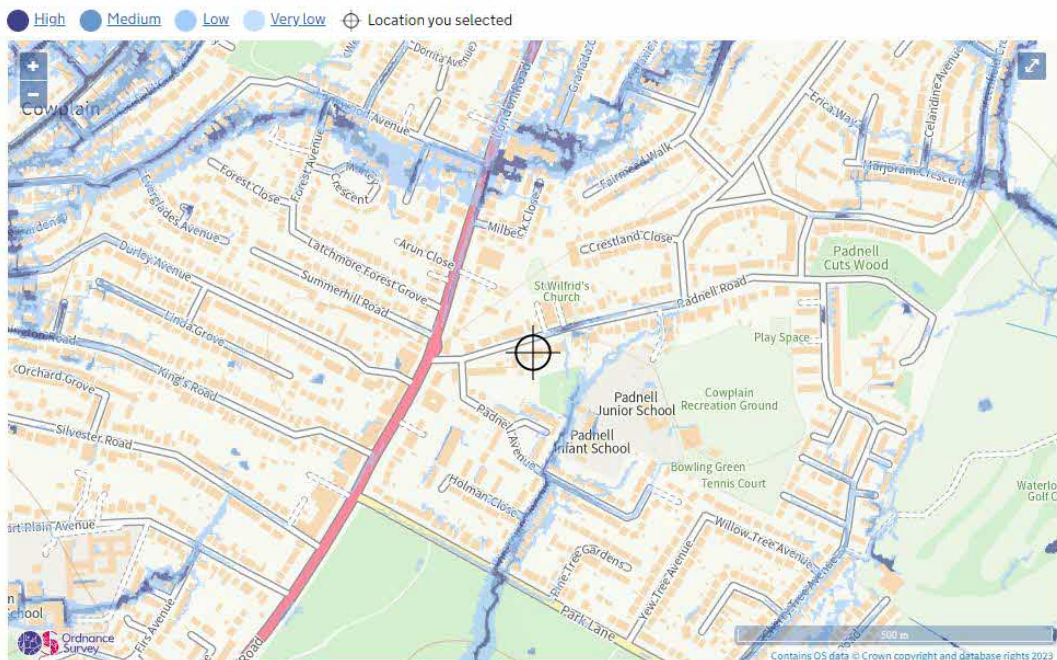
Fig. 22 - View of No. 11 Padnell Rd.

Flood Risk Assessment

The site is sat within a zone of very low flooding risk from both the sea, rivers, and surface water. As a result, the proposed development will not cause any adverse effect or increase flooding in the local area.



Extent of flooding from rivers or the sea



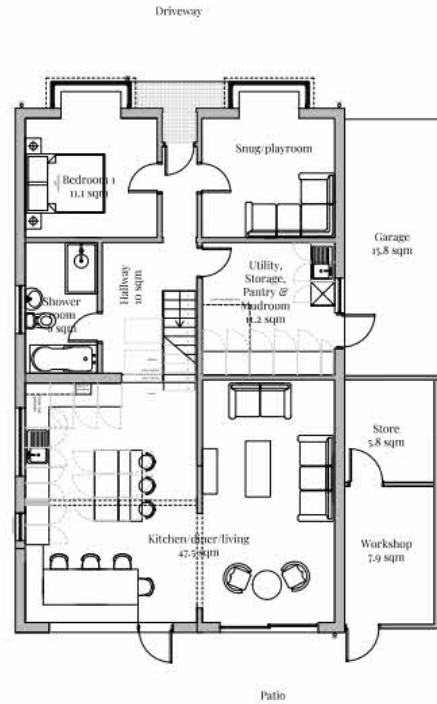
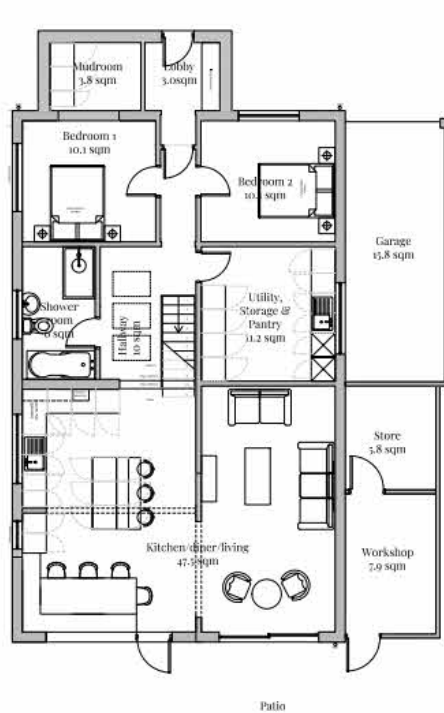
Extent of flooding from surface water

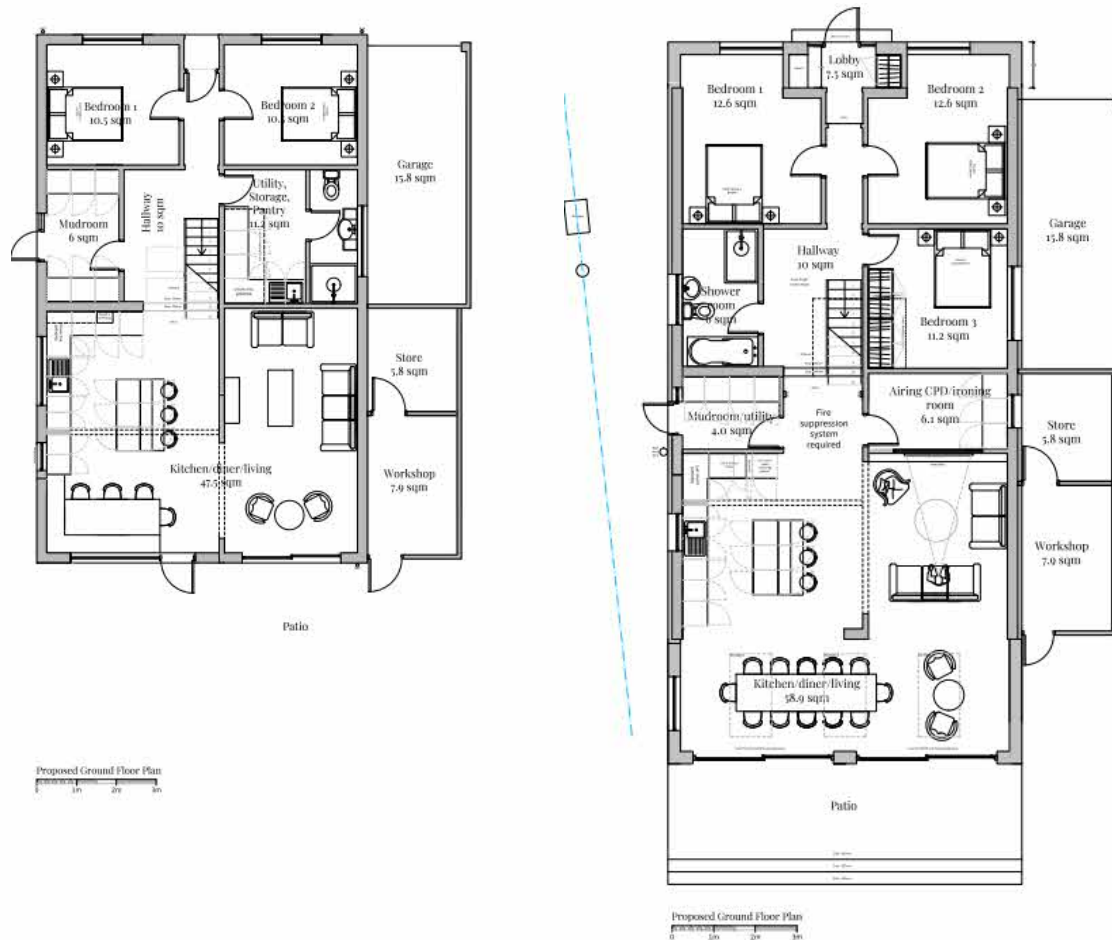
Ordnance survey. Source: <https://check-long-term-flood-risk.service.gov.uk/risk>

Scale, Massing and Material.

Scale & Massing

We have explored several options to hit the brief, starting with utilizing the existing footprint.





Conceptual options to decipher the winning solution for this house.

However, it was decided that to meet the brief and to achieve the desired long-term home, further space would need to be created. As a result, we decided to minimally extend to the front with the infill porch, and more impactfully extend to the rear, as shown by the conceptual option above.

The winning plan provides all of the desired places and are all bathed in light with big expanses of glass on the southern side, which also provides wide panoramas on the garden.

The floor of the new kitchen/lounge/dining space should carry through onto the new landscaped steps, with level thresholds. This will draw the eyes outdoors, connecting you with the garden.

Materials

The materiality will be a sharp contrast between white render and dark grey windows and doors, along with dark grey aluminium or UPVC fascia's, and soffits. The rainwater goods will be black. The roof will be a flat, smooth dark grey slate-effect interlocking tile, similar to Marley Edgemere. There will be a grey masonry base to ground the existing home. The whole will be a clean, modern aesthetic.

Overlooking and Rights to Light.

There is no one that directly overlooks the new extension, and the extension does not impede on anyone's views. We are proposing new veluxes in the new home but this will not have any adverse impact on the neighbours.

Conclusion

The proposal will create a family-friendly home for my clients to enjoy for many years to come. The overall aesthetic is contemporary but fits in within the eclectic vernacular of the street. The scale and massing are appropriate for the area. There are no privacy or overlooking concerns.

We hope the Council see the merits of the scheme and approve with earnest.

