

## DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with raised terrace & glazed balustrading

At

28 Fairmead Walk  
Waterlooville  
PO8 9AL

For

Mr & Mrs S Kneller

By

BH Architecture Ltd  
Heath Cottage  
Newlands Lane  
Waterlooville  
PO7 5SQ

On

24<sup>th</sup> September 2021



## 1 LOCATION

The site is located to the western end of Fairmead Walk facing northwest and is a three-bedroom detached bungalow. It benefits from a driveway, a front garden with off road car parking for a number of vehicles and a large rear garden.

The bungalow is of masonry construction, facing brickwork, with rendered panels under some windows, white pvc-u windows & doors with a hipped concrete interlocking tiled roof. There is an existing raised patio area at the rear to take advantage of the sloping site which runs in a north westerly direction.

This area is predominately residential, with many detached bungalows & houses, some of which have been extended and refurbished over recent years.

## 2 SITE USE

This detached bungalow is occupied as a family dwelling. There are three bedrooms, living areas, kitchen and bathroom. Our clients have recently purchased the property & would very much like to extend / refurbish the rear part of the bungalow to create a modern open plan living environment.

The ground slopes away at the rear which is mostly laid to lawn. There is a tree located to the property to the east, 26 Fairmead Walk, which will be subject to an Arboricultural Report / Method Statement prepared by Johnston Tree Consultancy which forms part of this planning application.

## 3 PLANNING HISTORY

We have conducted a search on your website and have found the following planning history:

1. Erection of single storey front extension to form single garage Ref: 00/64980/001 Granted consent 10<sup>th</sup> July 2000

## 4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a very low risk of flooding from rivers & sea (of less than 0.1% per year, Flood Zone 1), low risk of flooding from surface water (0.1 – 1.0% per year).

## 5 PROPOSALS

Our clients wish to refurbish & extend the rear of this property. This will include a single storey flat roofed addition, dimensions the full width of the bungalow x 3.928m depth. This will enable a large open plan kitchen / garden room to be created together with a new master bedroom & ensuite. This will be supplemented with a raised terrace to take advantage of the ground levels with easy access via bi-folding doors into the new extension.

We are aware of a foul public sewer running between numbers 28 / 30 Fairmead Walk in the shared ground between. Therefore, all proposals will need to comply with Southern Water Legislation / Havant Borough Council requirements.

## 6 DESIGN

The proposed single storey rear extension will be 3.928m in depth & will extend the full width of the property. Accommodation to include a relocated / replanned kitchen with garden room complete with bi-folding doors to access the raised terrace / garden area. Sections of the existing cavity wall will be removed to create an open plan kitchen space with direct access into the extension. The proposal will have a flat roof to limit the impact in terms of scale to the adjacent neighbours at 30 & 26 Fairmead Walk. To increase natural light into the proposed plan a roof lantern will be introduced to create a pleasing space.

A relocated bedroom will be provided, complete with an ensuite & a replanned family bathroom where the original bedroom was located. We have not introduced any side windows to the western side to prevent overlooking to the adjacent bedroom window to number 30 Fairmead Walk.

Minor internal alterations including repositioning partition walls enable a through hall / glazed door arrangement to be provided to enable glimpses to the new extension beyond. This will create an inviting experience to both occupiers & visitors alike.

The materials for these proposals will match the existing in all respects. These will be facing brickwork walls, white pvc-u windows, doors & roof lantern. The flat roofed extension will use the latest single ply membrane system. Glazed balustrades will be utilised as guarding to the raised terrace.

## 7 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme will include two off road car spaces as per Local Authority requirements. (3-bedroom unit)

## 8 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours. In and around this location there has been much refurbishment/enlarging of similar style bungalows. This design will not be out of keeping with these properties. These proposals will enable a bungalow to be enlarged and modernised for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.