

Design and Access Statement document JB2988/P4
Loft extension to 24 Springvale Road, Cowplain PO8 9DA

Context

Springvale Road is a suburban 1960s development of primarily bungalows with a variety of external wall and roofing elements. Many of the dwellings have been extended to the side/rear or have had dormers introduced.

Applicant Requirements



To address her needs various internal changes are planned to the interior of the existing bungalow (refer to drawing JB2988/P1) and a loft conversion with a dormer is proposed to replace the 'lose' of the ground floor bedroom and bathroom.

Design

The proposed conversion of the bungalow includes primarily:

1. Using space from the existing kitchen to enlarge the bathroom into a wheelchair compliant 'wet room'
2. Converting the existing conservatory into a new kitchen with matching brick.
3. Providing stair access from the inner hall to a loft master bedroom and en-suite

The existing bedroom window to the conservatory will be blocked and a new side window introduced. This will overlook the side drive.

The rear gable will have a new window to the en-suite with opaque glass to prevent any overlooking of adjacent rear gardens.

The new dormer will be at the NE side overlooking the side drive and clad with tiles to match the existing roof.

Access

There will be no change to the vehicle access and parking.

The front entrance path will be widened and ramped to the widened front door with mobility threshold.

The rear patio doors will have mobility threshold and be ramped to the patio.

Local Requirements

1. The SW facing roof can be utilised for the installation of PV panels
2. The property is outside the flood risk zone
3. There are unlikely to be any archaeological or historic remains on the site
4. There will be no biodiversity issues associated with the proposals
5. There are no specimen trees or hedges within or adjacent to the site
6. The new first floor windows will have blinds activated between dawn and dusk in compliance with Dark Shies policy.
7. There will be no excavation requiring a Soil Management plan