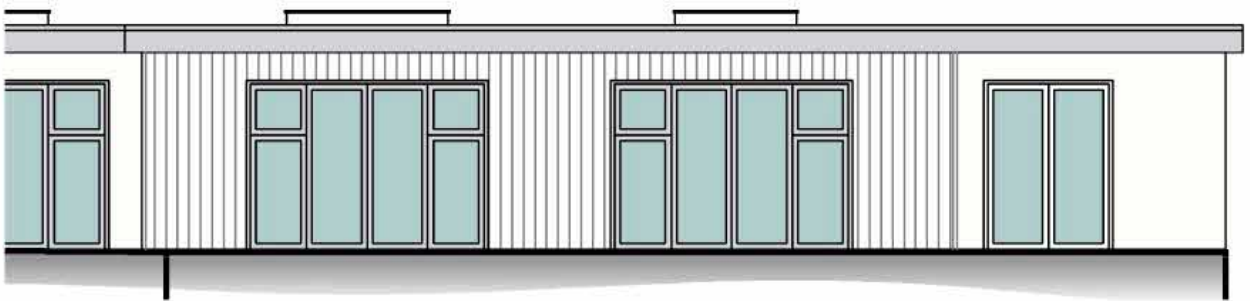


**Proposed extension and conversion of
outbuilding to form annex accommodation
along with extension to dwelling and new dropped kerb.
– 8 Warfield Crescent, Waterlooville, Hants**



DESIGN & ACCESS STATEMENT

August 2024

Ref:24261 Design & Access Statement

grp architectural design

1 Introduction

1.1 Summary of Design Statement

This document has been prepared by GRP Architectural Design in support of a planning application by the property owner of 8 Warfield Crescent who is seeking permission to:

- Extend and convert an existing outbuilding to provide annex accommodation.
- Extend the existing dwelling with single storey rear extension, along with a dropped kerb to the front road edge.

The scheme presented in this application has been carefully designed to provide comfortable and well-proportioned ancillary accommodation.

This report aims to provide a clear analysis of the constraints and issues that have been raised by the project and the design solutions that have developed from them in order to produce a scheme that is suitable for the owner, current and future residents and planning policy.

2 Assessment of context

2.1 Physical

The application site is to the south side of Warfield Crescent. It is approximately 0.5 miles south east of the London Road (A3) running from Portsmouth through Widley, Purbrook and Waterlooville.

The housing around the site is a general mix of single storey detached dwellings and chalet style bungalows, along with a mixture of outbuildings forming garages, summer houses and annex accommodation.

2.2 Amount & Layout

The proposed works within this application can be split into two separate parts. The first is the proposed extension and conversion of the existing outbuilding into an annex building. The second is the proposed rear extension to the existing dwelling. Both of these are discussed below.

Outbuilding

The existing outbuilding was originally a single garage and had previously been converted into a craft room and toilet for enjoyment of the existing dwelling.

Within this application we wish to extend and convert the outbuilding to provide an annex accommodation for use of the applicant. [REDACTED]

[REDACTED]

[REDACTED]

We are fully aware that it appears that the annex could be utilised and used as a two-bedroom annex. This is not the intention at all and has been designed to provide the applicant with a craft room, which is an important hobby for my client. The craft room therefore has been designed to be linked and open to the bedroom area.

My client has kindly provided an additional letter for the planning team so that it explains the need for the required extensions and alterations, along with a background of needs and requirements. A copy of the letter can be seen within Appendix 1.

The proposed layout of the annex can be seen below and within the planning application drawing PL302.

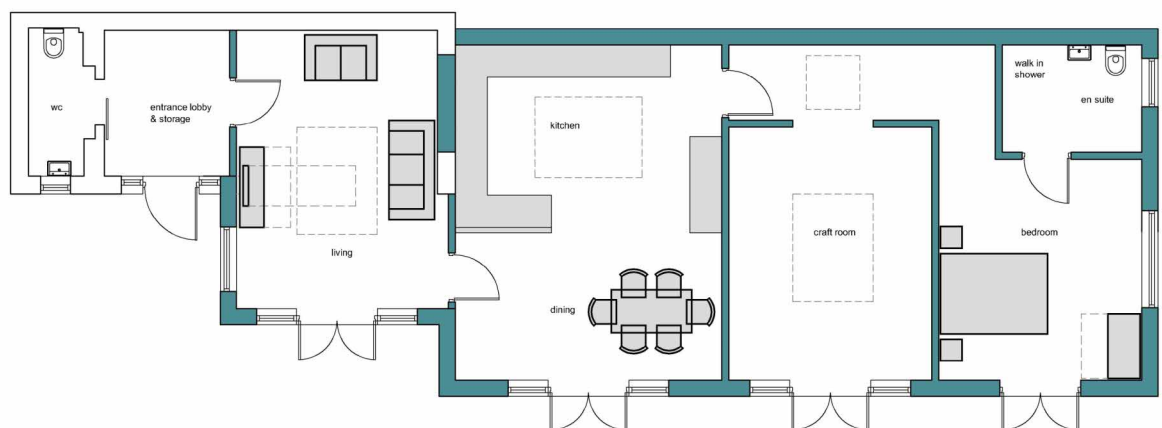


Diagram 1: showing the proposed ground floor layout of the annex

The proposed use of the annex and its reason for the number of rooms are discussed further within section 2.5 of this document.

Dwelling

As part of this application, we are also seeking approval for a modest single storey extension to the main dwelling. The internal space will then be redesigned to allow for an additional good and well-proportioned bedroom and an open plan kitchen, dining and family living room.

The proposed layout of the dwelling extension can be seen below and within the application drawing PL302.

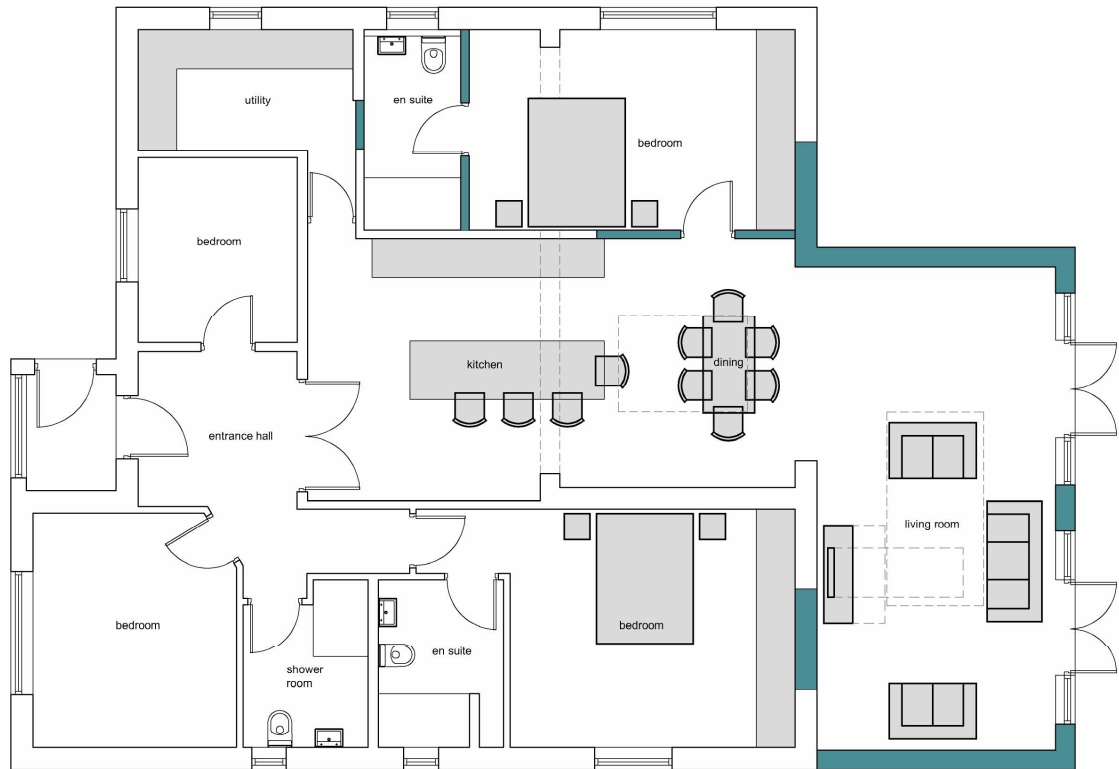


Diagram 2: showing the proposed ground floor layout of the dwelling

2.3 Scale

Outbuilding

The existing outbuilding is proposed to have a single storey flat roof rear and side extension to form additional living, kitchen and bedroom spaces. The proposed extensions will continue with a flat roof to be subservient to the house and set to follow the boundary to the south east side.

The existing boundary fence will be replaced with a 2 metre high close boarded fence to provide security and privacy to the neighbouring property. The replacement boundary fence will also screen the proposed annex extension from the neighbours view.

The proposed annex has been designed to ensure that the views from the neighbouring properties are respected and that the building will not appear overbearing. The location of the building is screened by the neighbouring garage / outbuilding from the main house.

Dwelling

The proposed dwelling extension is to be a single storey flat roof extension to form a family living room and dining area.

The flat roof will match that of the existing dwelling and will have two flat roof glazed lanterns inserted into the roof to provide some additional natural light.

2.4 Appearance

Outbuilding

The proposed annex building will be predominantly rendered to match existing with a section of vertical timber cladding to break up the amount of rendered external walls.

The annex shall have a single ply membrane flat roof with four various sized flat roof glazed rooflights. These rooflights shall be flat glazed to reduce height rather than a lantern style.

The new windows and doors shall be grey anthracite upvc to match existing. An example of the materials can be seen below.



Diagram 3: example photograph showing the mix of proposed materials, grey anthracite windows and doors, render and vertical timber cladding.

Dwelling

The proposed dwelling single storey extension will be predominantly vertical timber cladding to match the outbuilding extension. Any infill of existing openings shall be blocked up and rendered to match existing.

The flat roof shall be single ply membrane to match existing with two flat roof glazed lanterns.

Both extensions to the outbuilding and the dwelling have been designed to be sympathetic to the surroundings and the visual appearance of the building has been shown in further detail on the proposed elevation drawing PL302.

The proposed new boundary fence shall be constructed of 2 metre high close boarded timber fence panels and gravel boards.

Photographs of the existing dwelling, outbuilding and garden can be seen within Appendix 3.

2.5 Use

The proposed annex is required for the sole use of my client with her daughter and family living in the main dwelling.

It shall be occupied solely for the purpose's ancillary to the occupation and enjoyment of the existing dwelling. It shall not be used as a separate independent unit of accommodation and would welcome any condition restricting its use on the planning decision.

3 Evaluation

This application has taken careful consideration and design development in order to present an opportunity to create a good quality annex and extension to the dwelling.

It does not cause any detrimental effect to the surrounding area and is well hidden behind the existing dwelling. As such, we hope that the application meets the support of the Local Authority and are happy to discuss any concerns they may be.

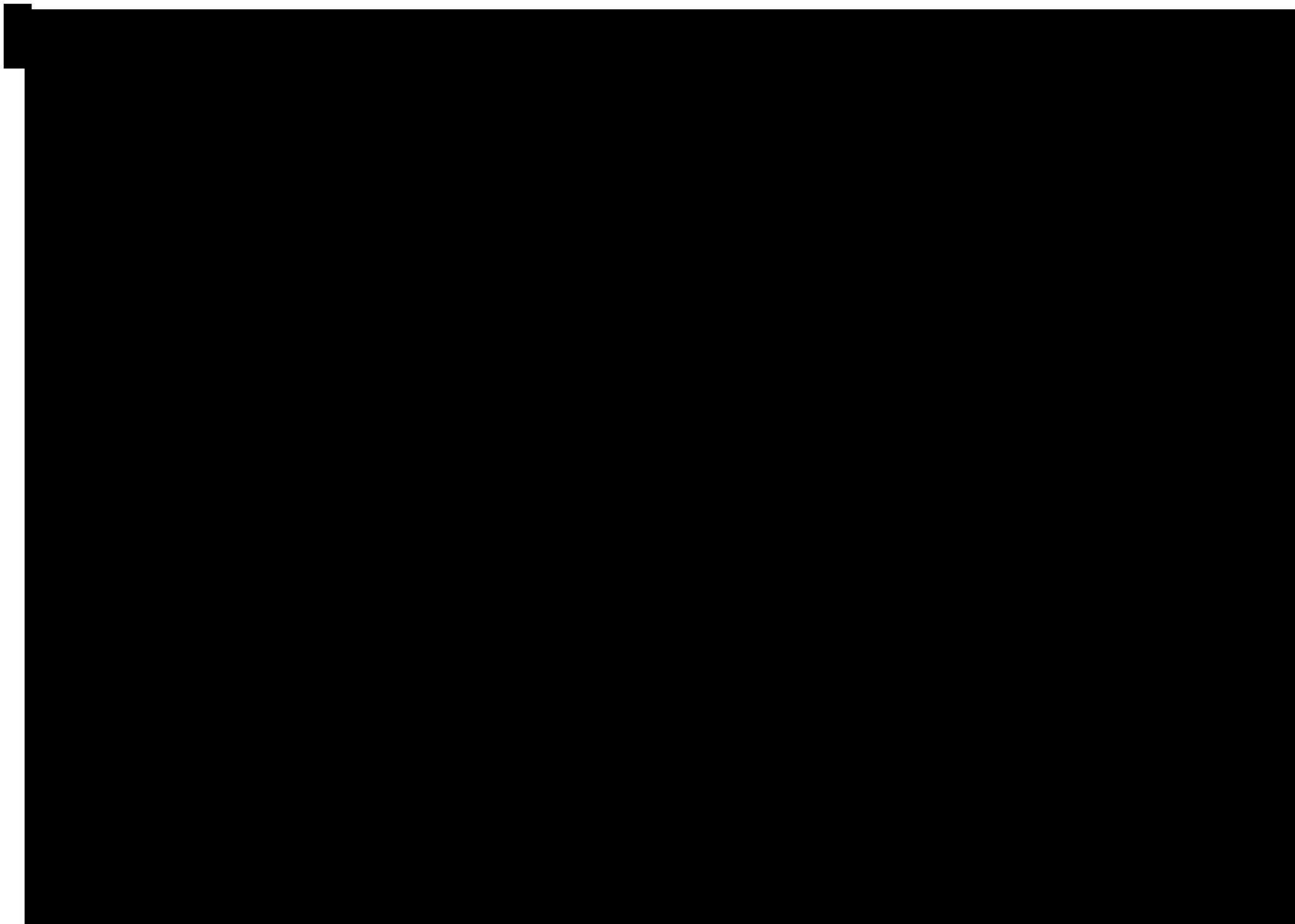
Appendix 1 – written letter from applicant

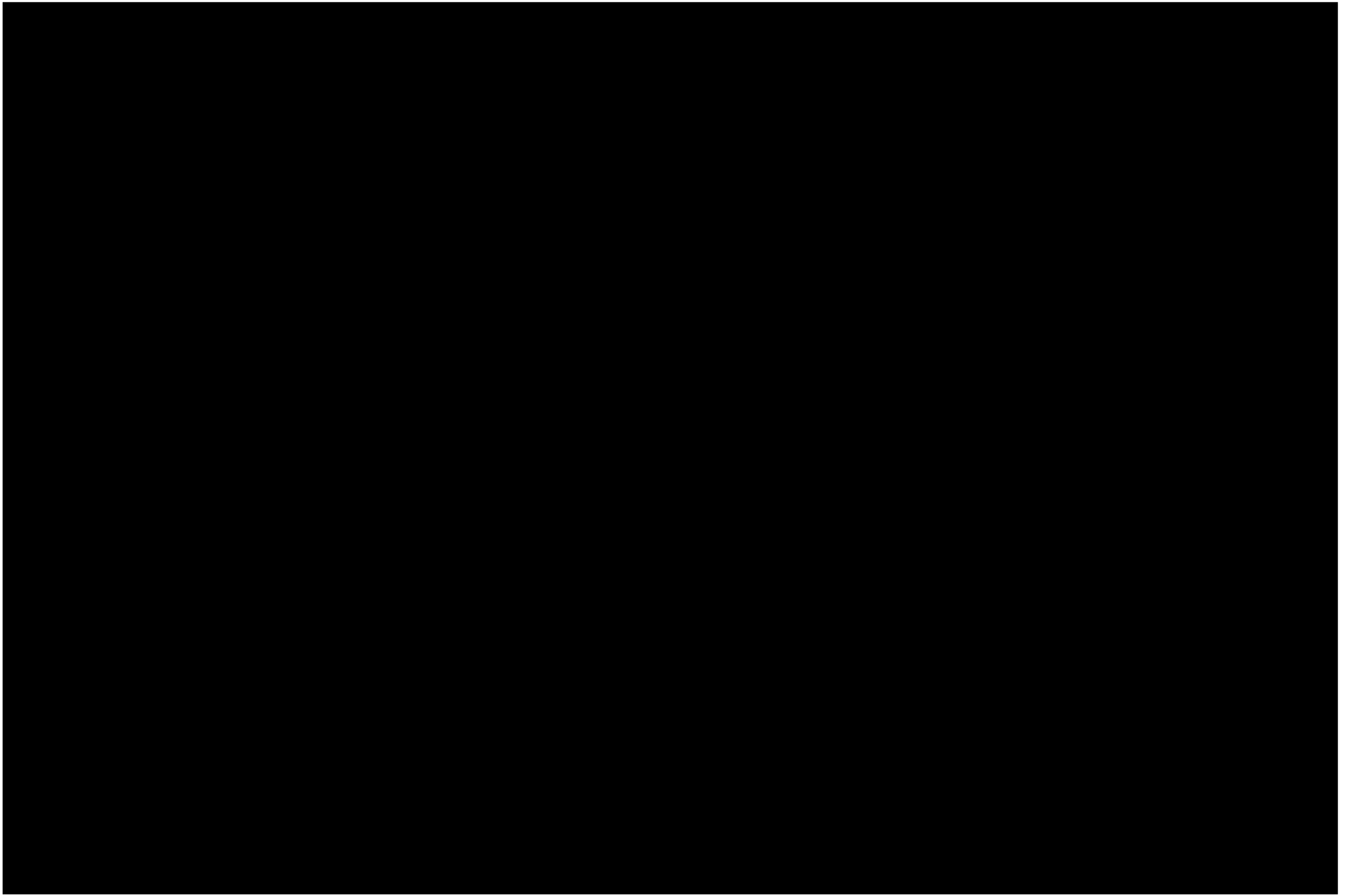
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Appendix 2 – photographs







Appendix 3 – photographs of site



