



22 June 2018

Design and access statement to accompany planning application for extension and alterations to 47 Hazleton Way, Waterloooville, PO8 9BP

1. The Site

Hazleton Way is located to the north of Waterloooville, near Cowplain. Waterloooville sits in the Havant Borough Council and is around 5 and a half miles north of the city of Portsmouth and around 10 miles west of Chichester.

The site is not within a conservation area. Cowplain is considered a village, whereas Waterloooville is a town that has seen significant growth over the years and is now up to the boundaries of Cowplain and other surrounding villages.

The nearest train stations are Havant and Bedhampton train stations that are well served by bus routes. Havant is a key station serving Portsmouth, London, Brighton and other major destinations. Just half a mile down the road is a junction joining the A3, a major road connected to the M27 and M25, making this particular residence desirable in terms of connectivity. Cowplain's high street is just outside of Hazleton Way, and whilst small has all the standard modern amenities.



The principal elevation of 47 Hazleton Way faces south east and is served by an ample off-street parking area for two cars directly outside the front door. The rear of the property consists of a large, long fenced off garden. The existing building is first indicated on survey maps in 1962 (left), with the previous available map (1954) showing Padnell Cuts Wood, which is now either built over or makes up the local Waterloooville Golf Course.

2. Building

The existing house is a single storey structure. Walls are mainly of brick with white render around the front bedroom block which extrudes further than the rest of the primary elevation.

The existing house has two bedrooms, one kitchen, two living spaces and a dining room, along with a bathroom to the rear of the property. The front elevation includes a porch and hallway area which is an addition to the original structure. The rear lounge is an extension to the back of the property.

The extension work that has taken place on this property is not of recent times and does not fit with the character of the original building with a flat roof and differing window sizes. The current function of the building is as a domestic residence which is typical to the majority of the buildings in this area of Waterlooville. This building is not listed.



3. Sustainability

Waterlooville is an existing town with residential use being the primary function, along with a large commercial sector. The extension of an existing house is sustainable in this location as all major infrastructure is currently in place, including the A3 junction nearby.

A bus route runs just one road west of site and feeds into the Portsmouth city bus system.

Any new extension will be built to current Building Regulations standards and external fabric of the building will be designed to be in accordance with Part L Conservation of Fuel and Power of the Building Regulations.

The extension will see to make the current house more useful to a wider age range of occupants. Keeping one bedroom on the ground floor will suit older occupants, whilst other bedrooms could easily serve a whole modern family. This proposition is also adaptable so that over time part of the house could either be used as an annexe or as a complete comprehensive house. The adaptability of this proposal will make it easier for future inhabitants to change the layout of the home. This proposal can be seen to be more inclusive for a large age range and can be considered future proof in these respects.



The house does not sit in Flood Zones 2 or 3 as seen in a screenshot of the Environmental Agency Flood Map (left).

4. Design Approach

47 Hazelton Way is proposed to be altered internally and extended upwards and outwards to create a house with four bedrooms and four bathrooms. These will be spread across the house's now two floors. The kitchen is to be extended at ground floor level. The ground floor is proposed to be extended at the rear with a new roof constructed over the main structure of the building. The roof will be pitched at the centre with gable ends on either side of the property. The existing front lounge will have a door directly into the existing kitchen upon the removal of the chimney and subsequent fireplace. The kitchen will then be part of the open plan extension that will feed out to the generous garden through bi-fold doors. The existing kitchen door will be filled by a staircase that winds through the centre of the house, making the most of the highest point of the roof space. The ground floor will also feature another kitchen that is part of the left wing living space. This left wing is also to contain the existing dining space and rear lounge, which will be linked to the main kitchen extension.

At first floor level the landing will consist of doors entering into three bedrooms. The main bedroom spaces are served by large dormer windows, along with en suite bathrooms that sit at the core of the building, which will enable them to work with the already capable existing disposal system. The master bedroom will be to the rear of the property with its

own mansard roof extension over the existing and proposed ground floor extensions which will feature a long dormer with two pitches on its roof. The bathrooms are served by small privacy windows.

The gable ends of the main roof will be faux-timber clad to suit the extension at the neighbouring no.49, fitting in with the newly established look of the street. It is worth noting that many other properties on Hazleton Way have had similar extensions to this one done in recent years, to much success and no extra strain on the local infrastructure.

Materials proposed for the extension are matching roof materials to the existing and a facing brick for the walls up to the part of the structure where it is to receive render or cladding. The existing render on the front of the property is to be tended to and the dormer windows and existing bay window are to receive render to match the existing render. This will see the front elevation look comprehensive and aesthetically pleasing. Beneath this, the structure of the extension is to be of brick and blockwork and the appropriate cavity to match the existing structure where possible whilst conforming to the building regulations. Windows and doors are to be UPVC to match the existing structure and in similar style.

This application is seen to be in-keeping with the local aesthetic mainly since it is to emulate the house which it is extending, or other extended properties in the street. The extension will not effect the neighbouring properties daylight more so than the existing property nor will it put the shared infrastructure such as drainage under any extra strain.