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Design & Access Statement

Proposed single storey rear extension and internal

Alterations at:

53 Vectis Road
GOSPORT
Hants
PO12 2QD

Job Ref MC/057

Introduction

This statement has been prepared in support for the construction of a single storey extension and internal alterations to the rear of 53 Vectis Road, Gosport PO12 2QD

Requirements.

The above property has been in the ownership of the Mr. & Mrs. Harvey for some 2½ years and as such has been a much loved & happy family home for themselves and their two children. As the family has grown however along with changes to their lifestyle, there has now become a need for additional space within the house.

To facilitate this, the owners wish to add a single storey extension to the rear. The clients have a large social circle and are in the habit of entertaining on a regular basis. Also, both Mr. & Mrs. Harvey also work from home with Mrs. Harvey having done so, full time for many years. So at present are using the existing dining room for this purpose. The additional space created will enable them to do so without compromising the dining area, as at present. There is also a requirement for additional space to provide a more open & workable kitchen area. It is also intended to replace the existing Gnd FI WC in tandem with creating a utility room thus freeing up more space in the kitchen area as well as allowing more flexible toilet facilities for the growing family.

Proposal.

The existing building is of traditional cavity wall construction with a painted render finish to the front and sides at high level over facing brickwork at low level. The roof is of plain concrete tiles. The windows are uPVC to the front & rear. At the rear there is an existing single storey lean-to extension with tiled, pitched roof with inset twin wall polycarbonate panels. This extension is of single rendered masonry construction and contains the existing Gnd FI WC. This area suffers from the associated problems with this style of construction such as damp & mould growth etc.

The external walls to the new extension will be rendered & painted to match existing on the rear elevation, but with the facing brickwork at low level retained on the side. The roof over will be a flat roof construction with the addition of a crown type pitched element facing into the rear garden. The flat roof area will enable a traditional rooflight to be used to allow additional light to penetrate into the rear of the house.

A large sliding patio doorset will be fitted to the rear of the extension to allow access to the garden, as well as allowing additional light into the space. There will be a further window into the rear elevation. This along with the changes to the existing fenestration on the side of the building will allow plenty of natural daylight, as well as ventilation to the dining and kitchen areas.

The existing door into the dining room will provide access to the WC/utility room, whilst the existing kitchen pantry will be utilised to house the new boiler. This will allow the removal of the rear chimney serving the existing one. A new pantry will be created at the rear of the WC/utility room.

Foul & surface water drainage will be to existing within the confines of the site.

Site & Surroundings

The existing house & gardens stand within an established residential area of Alverstoke in Gosport.

Both front & rear gardens are laid mainly to lawn with some decorative paving. The boundary being a mixture of close boarded fencing and small amount of hedging.

At the rear of the property is a single flat roof garage accessed by means of a graveled drive with ample off road parking.

Planning History

A search of the Local Authority Planning database returned no record of any previous works carried out to the property

Appendix Photos

1: Front elevation (South) of property



2: View of rear corner (West) of property



3: View of rear of property from West corner



4: View of rear at boundary line (North) of property



5: View of existing roof at rear (North) of property

