

Ref: N327



DESIGN & ACCESS STATEMENT

27 Bell Hill

Petersfield

Hampshire

GU32 2EH



INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Householder Planning approval to the South Downs National Park. The proposals consist of converting the attic into habitable space to provide a master bedroom and ensuite shower room. The proposals also include converting the garage into a workshop. The site address is 27 Bell Hill Petersfield Hampshire GU32 2EH. The application is made on behalf of our clients Mr & Mrs Preston.



Location Plan - Application site marked in red

The purpose of this document is to support and illustrate by the proposed design and should be read in conjunction with the submitted drawings PL01 – PL09.

BACKGROUND INFORMATION

The property is of traditional brick construction with render to first floor level under a plain tile roof. The windows are white uPVC casement style. The property is a semi detached dwelling and has accommodation over 2 floors with a later single storey addition to the rear. The front of the building faces South West and looks out over Bell Hill road. The rear of the building faces North East. The property has a good sized garden which includes a single garage although not used for parking.

The proposal site is located within the Petersfield settlement boundary and is administered by the South Downs National Park.

EXISTING USE

The existing property is domestic and has had a long standing residential use (C3).

RELEVANT PLANNING HISTORY

Ref: SDNP/17/00500/HOUS

Single Storey extension to rear, conversion of loft space to habitable accommodation with dormer windows to side and rear following demolition of conservatory

27 Bell Hill Petersfield GU32 2EH

Approved: 18/04/2017

Ref: SDNP/15/05833/HOUS

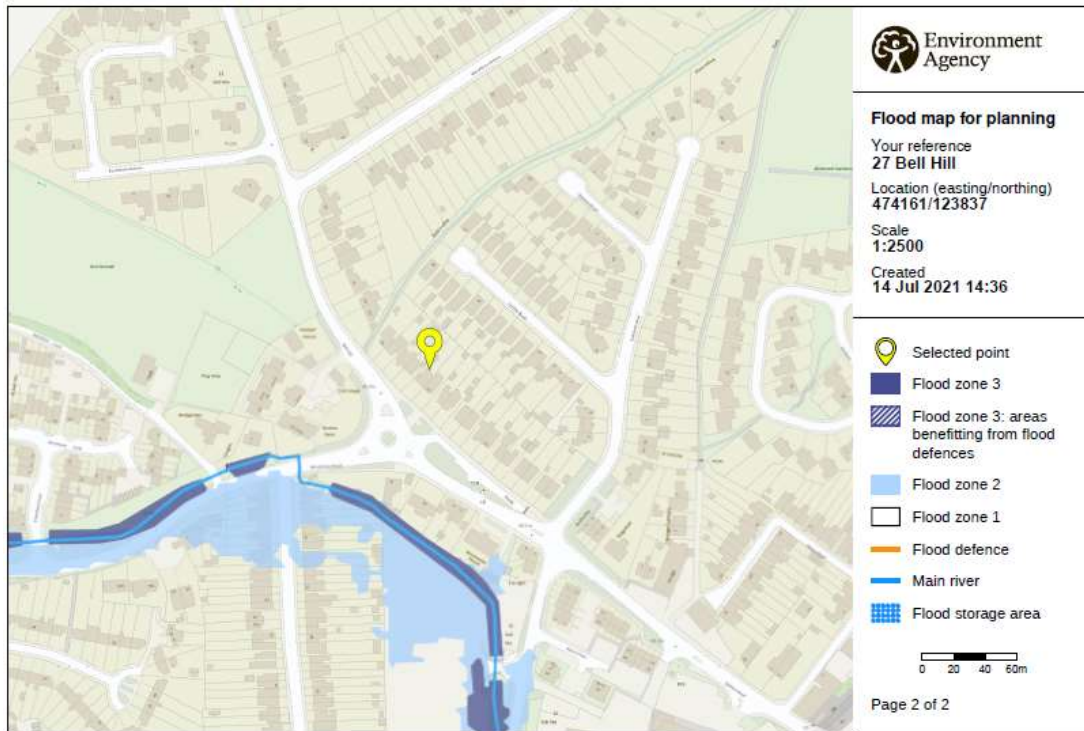
Single storey side extension, two storey rear extension and second storey roof extension to include loft conversion following demolition of detached garage (as amended by plan and additional information received 07/12/2015)

33 Bell Hill Petersfield Hampshire GU32 2EH

Approved: 29/12/2015

FLOOD RISK

The site is located within a flood zone 1 with a low probability of flooding as can be seen in the Environment Agency Flood Map shown below.



THE PROPOSAL

The proposals consist remodelling the roof line to create a gable end to the North West elevation and the construction of a mono pitched dormer window to the North East elevation to enable the conversion of the attic space into habitable accommodation. The new space will provide for a Master Bedroom with an En-suite shower room. To the front of the roof it is proposed to install 1no Velux roof window and photovoltaic roof panels. Internally it is proposed to install a new staircase to provide access to the new attic conversion.

Externally it is proposed to remodel the existing garage to include upgrading the structure internally to increase its thermal resistance. To the North East elevation it is proposed to replace the existing window with a single entrance door. The doors on the South West Elevation are to be replaced with new and opening reduced in width. A roof light is also to be installed to the rear on the east facing slope.

The palette of good quality materials selected has been specifically chosen to match existing building. The external wall to the new gable will be finished with vertical tile hanging to match the existing bay window on the front elevation. Windows and doors are to be white uPVC to match existing. The extended main roof will be finished in a clay tiles with GRP standing seam roof to the new rear dormer. Rainwater goods to be black plastic half round with circular downpipes to match existing.

PARKING & ACCESS

The proposed alterations will not introduce any new issues with regard to parking or access. The existing parking area to the front allows for a minimum of 3 no. cars.

CONCLUSION

The proposals are a reflection of how our clients use the house and by making these alterations will allow them to fully enjoy their home and garden.

We believe the proposals are appropriate to the property and will be in keeping with the area, furthermore we do not feel that there will be any loss of amenities to neighbouring properties.

For these reasons we hope the Local Authority will view the proposals as sympathetic to the site and therefore able to support this application.

APPENDIX A – Photographs



Photograph 01 – Existing South West elevation



Photograph 02 – Existing North East elevation



Photograph 03 - Showing the South West elevation of the garage



Photograph 04 - Showing North East elevation of the garage where the new single door is to be inserted.