

DESIGN & ACCESS STATEMENT

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Extension and Refurbishment of Existing House

At

41 Meadway, Waterlooville PO7 7QJ



Figure 1: Front Elevation

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling, 41 Meadway, in Waterlooville.

This document outlines the proposed works to include:

- Proposed single storey rear extension.
- Two storey side extension.
- Loft conversion with rear dormer.
- Internal and external alterations.

The following documents accompany the application:

- 21089 Drawing Collection
- Community Levy Infrastructure Questions

Relevant Neighbouring Planning History

Reference: APP/18/00177

Address: 43 Meadway, Waterlooville PO7 7QJ

Proposal: Single storey rear extension.

Decision: Grant perm/ consent/ certify lawfulness

Decision Date: 09 Apr 2018

Reference: APP/17/00008

Address: 29 Meadway, Waterlooville PO7 7QJ

Proposal: Single storey rear extension and two storey side extension.

Decision: Grant perm/ consent/ certify lawfulness

Decision Date: 21 Feb 2017

Reference: 07/72189/000

Address: 15 Meadway, Waterlooville PO7 7QJ

Proposal: Two storey side extension and single storey rear extension.

Decision: Grant perm/ consent/ certify lawfulness

Decision Date: 15 May 2007

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2.0 SITE LOCATION

Surrounding Context



Figure 2: Google Map – Immediate Context

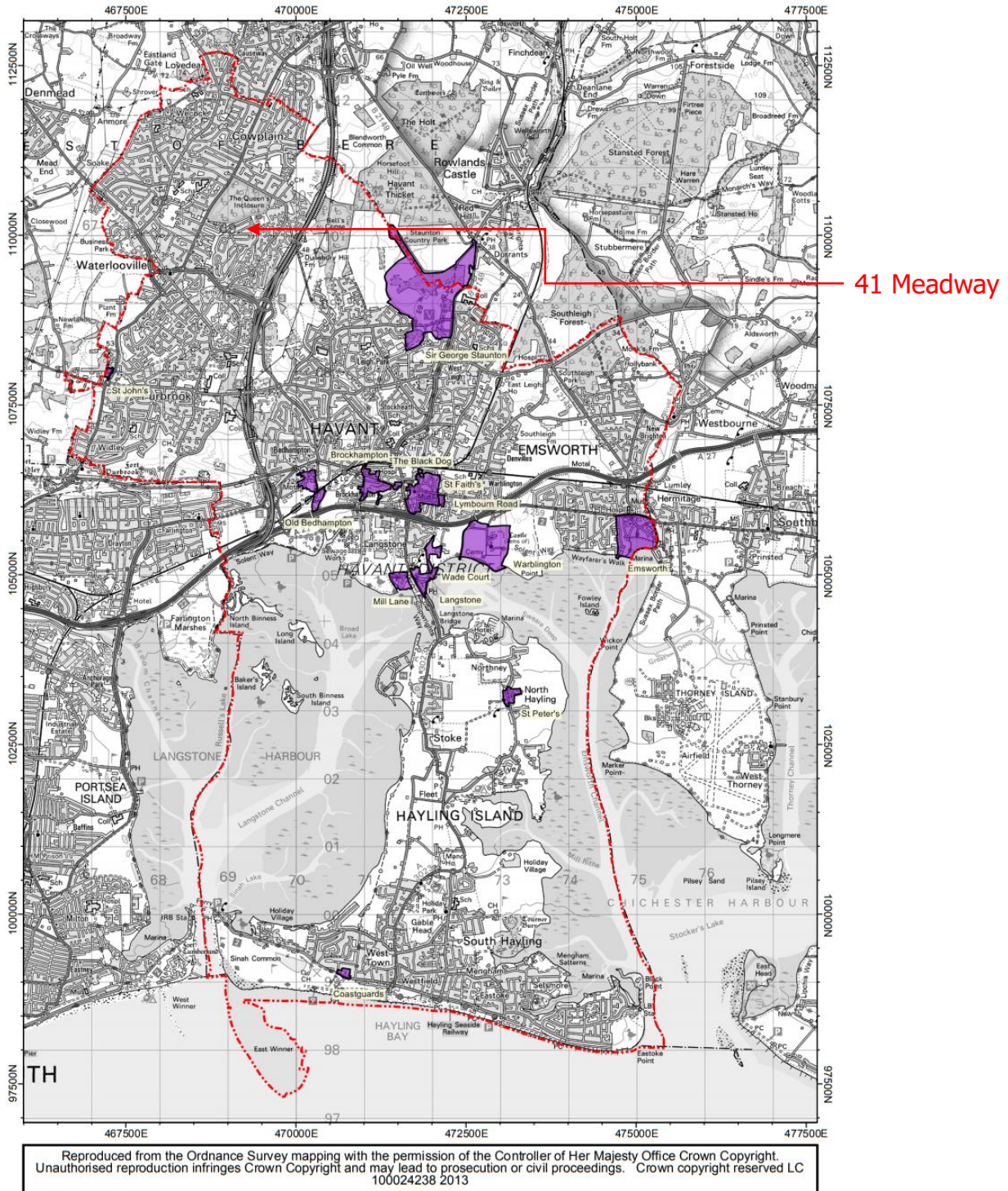
The site is situated on Meadway, surrounded by a mix of similar semi-detached dwellings, each with generous gardens. The homes have all been finished with similar materials, using a mix of light render and brick with tiled roofs.



Figure 3: Google Map – Wider Context

Within the wider context, the site is situated just south of the Queens Enclosure, surrounded by a mix of similar residential streets and dwellings.

Havant Borough Conservation Areas



As shown within Figure 4, the site of 41 Meadway is situated far outside of and out of view from any local Conservation Areas.

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3.0 FLOOD RISK ASSESSMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

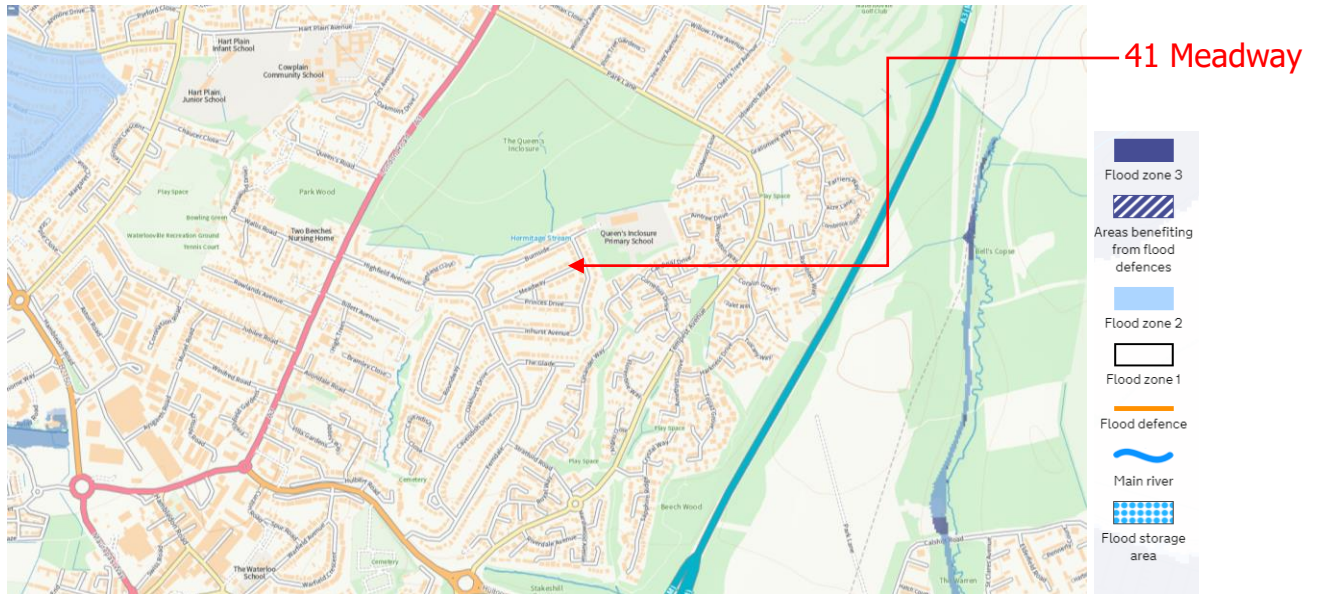


Figure 5: Environmental Agency Flood Risk Map

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

41 Meadway is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, our application does not require a flood risk assessment.

4.0 DESIGN

The proposals are to extend and renovate the existing dwelling.

- Ground floor rear extension to create a new open kitchen/living space.
- Two storey side extension to create a new ground floor utility and office space with a first floor master bedroom with dressing room and en-suite.
- Loft conversion with rear dormer to create two additional bedrooms.
- Minor external and internal alterations.

Use

C3 residential dwelling.

Appearance

The proposed work to the dwelling is of high-quality design and is to be in keeping with the characteristics of the existing property and local area.

The single storey extension will be located on the rear of the dwelling to the north-west side of the dwelling. The extension is to be finished with a white render, linking to that used on the existing dwelling with a stone coping with hidden drainage. Large aluminium framed sliding doors are to be used to create a new direct access between the proposed kitchen and garden, whilst the three skylights allow for the north facing extension to be filled with natural light. This extension will create a new open living/dining area connected to the kitchen within the original house footprint.

The side extension on the ground floor will make room for a new office at the front of the house, with a side accessed utility and WC, along with a generous pantry accessible from the new proposed kitchen. Externally, the extension will aim to respond to the existing home, using a light render across the front and rear elevations, whilst the side is to be completed with brickwork to match that currently used.

The proposed loft conversion will stretch across the length of the existing roof and two storey extension. On the front elevation, a single skylight will be visible, used to add natural lighting to the stairs below. On the rear elevation, there is a rendered dormer with a tiled roof, both materially linking to the existing home and further proposed works.

Single storey rear extension materials:

Roof – Flat roof with three flat skylights.

Walls – To be finished in a light render.

Windows/doors – Aluminum framed windows and sliding doors.

Two storey side extension materials:

Roof – Tiles to match existing.

Walls – A mix of matching brick and light render.

Windows/doors – uPVC to match existing.

Loft conversion materials:

Roof – Tiles to match existing.

Walls – To be finished in a light render.

Windows – uPVC to match existing.

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Amount

Extension to Existing Dwelling

Existing ground floor: 95.2m²

Existing first floor: 38.1m²

Existing total GIA: 133.3m²

Proposed ground floor: 109.5m²

Proposed first floor: 64.0m²

Proposed second floor: 36.4m²

Proposed total GIA: 209.9m²

Dwelling Net Increase: 76.6m² (56.5%)

Footprint

Existing footprint: 106.6m²

Proposed footprint: 122.6m²

Footprint Net Increase: 16.0m² (15.0%)

Silhouette

Existing Silhouette: 59.6m²

Proposed Silhouette: 75.6m²

Front Silhouette Net Increase: 16.0m² (26.8%)

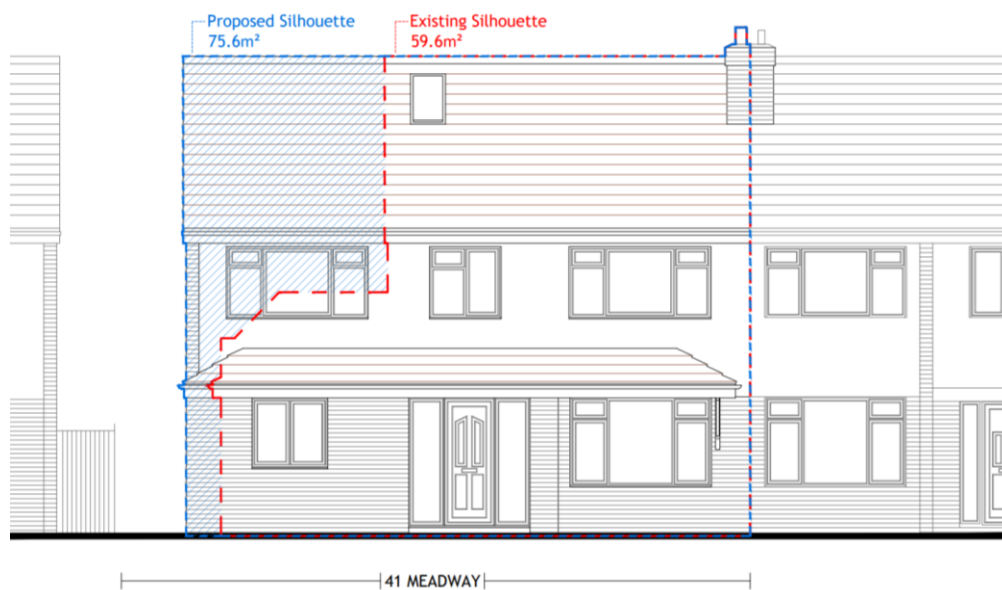


Figure 6: Front Elevation Silhouette Change

5.0 ACCESS

Access to the Site

The existing access point to the site will be retained.

Parking

The proposed works will remove the existing garage, resulting in the loss of a single parking space.

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6.0 PHOTOGRAPHS

See drawing 21089 – 03 for Photo Plan



Figure 7: Front South Elevation.



Figure 8: Front South East Elevation.



Figure 9: Rear Elevation



Figure 10: Rear Elevation



Figure 11: View of neighbouring dwelling with similar two storey side extension.



Figure 12: Part of rear elevation showing neighbouring extension

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Relevant Neighbouring Projects



Figure 13: Two storey side and rear extension at 37 Burnside.



Figure 12: 29 Meadway with a two storey side extension and loft conversion.



Figure 12: 49 Burnside with a two storey side and rear extension.



Figure 12: 13 Burnside with a two storey side extension.



Figure 12: 31 Meadway with a two storey side extension.



Figure 12: 21 Burnside with a loft conversion dormer.

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