

Design and Access Statement
Concerning
Proposed extensions and alterations to
3 Watch Lane
Freefolk
Whitchurch
Hants RG28 7NU

1.0 Introduction

This statement has been prepared in support of a planning application for a single and a two storied extension to 3 Watch Lane, Freefolk.

2.0 Description

3 Watch Lane comprises a 3 bedroom semi-detached house, believed to date from the early part of the 20th century.

3.0 Location

The property is situated on the west side of Watch lane, a short distance to the North of the main road (B 3400) leading between Whitchurch to the West and Overton to the East.

The property is situated within a Conservation Area.

4.0 Construction

The existing building is constructed with elevations of face brickwork under a roof which is pitched, hipped and covered with plain clay tiles.

5.0 Services

Mains electricity, water, gas and drainage are currently connected.

6.0 Proposed Extensions

The proposed 2 storey extension to the side (South) of the existing building together with the proposed internal alterations is required to improve the accommodation and to provide a more suitable arrangement and the space required for modern day living. It is proposed to add a living room on the ground floor with a double bedroom and bathroom on the first floor.

The single storey extension will further add a small boot room and W.C. to the rear.

7.0 **Scale of Extensions**

The 2 storey extension on the South side is proposed to extend by 5.0 metres from the existing south elevation and will measure 5.450 metres in depth.

It is therefore less deep than the existing building, which means, with the roof at the same pitch as the existing, that the ridge line will be considerably lower than the existing, thus reducing its impact accordingly. The existing ridge line is at 8619 mm above the ground floor level, whilst the proposed will be 600mm lower. The roof will be hipped to match the existing form, further reducing visual impact.

The single storey extension will extend by 1.55 metres beyond the existing West facing elevation and will measure 3.40 metres in width. The roof to this extension will be mono pitched.

8.0 **Materials**

It is proposed that the external walls will be built with elevations of face brickwork, to match as closely as possible the existing. The roofs will be covered with plain clay tiles, again carefully selected to match the existing. Timber framed doors and windows will also be installed, upgraded to meet with current Building Regulation standards. These are of similar design to the existing.

The existing service installations will be extended to the proposals.

9.0 **Topography**

The property is situated on a more or less level site, and the proposed floor levels will match the existing. The height of the ridge to the proposed 2 storey extension is referred to above.

10.0 **Flood Risk**

The property is not within an area of flood risk.

11.00 **Development within the Locality**

It is noted that the majority of the other properties within this area have been extended in similar form and manner

12.00 **General Points**

The property occupies a large, wide plot and the building sits well within it.

The proposed development will have no affect on vehicular access or parking on site.

The proposal has been designed to minimise its visual impact and will not affect any of the neighbouring properties.

It is considered that the proposals are therefore very much in line with the Local and National Planning Policies for a property in this Conservation Area