



Ms Palmer

Supporting Design & Access Statement:

Proposed Extension and Associated Alterations
86 Park Road, Gosport, Hants., PO12 2HH



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19th January 2024

1.0 Introduction

- 1.1 This document is written in support of an application submitted to Gosport Borough Council for Householder Planning Permission to extend an existing, end of terrace dwelling in Gosport. The application is made by Plum Architects Ltd on behalf of the property owner, Ms Palmer, and is lodged via the Planning Portal.
- 1.1 Besides this statement the application consists of the following:
- Drg No. PA23-157:01 Plans & elevations as existing
 - Drg No. PA23-157:02(B) Plans & elevations as proposed
 - Biodiversity checklist
- 1.3 The application fee in the sum of £258 plus £64.00 handling charge has been paid directly via the Planning Portal payment system.

2.0 Site and Surrounding Area

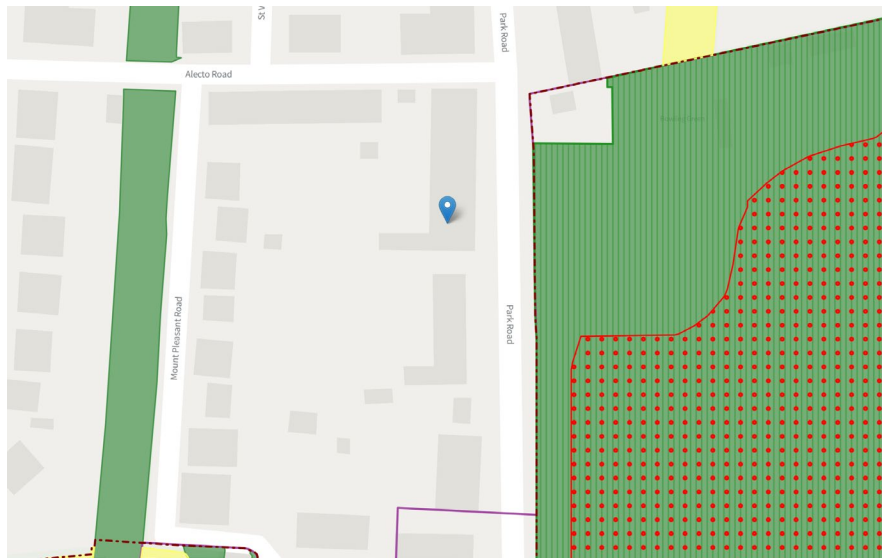
- 2.1 The application site comprises an approximately 585m² plot of level land. It is configured in a narrow strip running east west from Park Road and faces on to Gosport Park.
- 2.2 Park Road is a well-used, primarily residential, road running north from Little Anglesey Road as it winds along the northern shore of Alverstoke Creek. It terminates with Alver Road as it crosses a bridge over Workhouse Lake. It is relatively narrow with footpaths along each side and much on-street parking, particularly to the northern end.
- 2.3 Most of the road network was developed between the turn of the last century and the first half of the C20th. Whilst adjacent to Gosport Park, the urban grain is nevertheless relatively dense.
- 2.4 The creek forms a natural separation to the Clayhall suburb which was developed principally in the mid C20th.
- 2.5 Property types are varied in size, configuration and style but observe a consistent front building line, a little back from the highway. Extensions and alterations are commonplace.



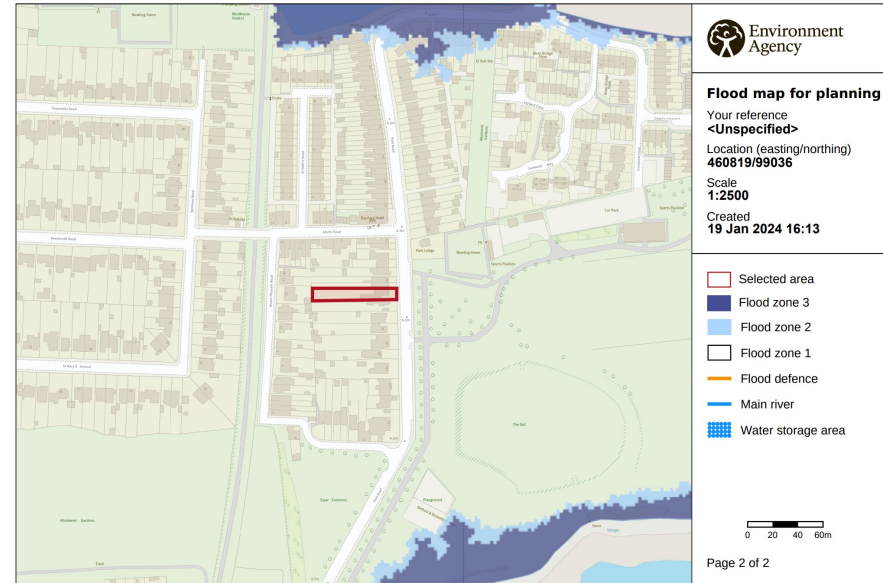
Aerial Photo (Google)

3.0 Site Analysis

- 3.1 The application site falls within the established settlement boundary as identified in the Gosport Local Plan 2011-2029 (adopted October 2015).
- 3.2 The eastern side of Park Road comprises Gosport Park which is designated as an Existing Open Space, a Local Historic Park and Garden, and a Site of Importance for Nature Conservation (SINC).



- 3.3 Land to the east of Park Road and to the south of Little Anglesey Road, encompassing Alverstoke Creek, is designated as the Anglesey Conservation Area. The applicant site is outside of this zone.
- 3.4 Many front gardens in the immediate vicinity, including the application site, have been hard paved to provide off-street parking.
- 3.5 Rear gardens in this section of the road are long and narrow. The application site extends almost 50m beyond the rear elevation. It has been left unmanaged for many years and consequently is somewhat overgrown.
- 3.6 None of the site falls within a recognised flood risk zone.



4.0 Existing Dwelling

- 4.1 The existing dwelling is a 2 storey, 2 bedroom, early C20th structure of red brick walls below a pitched, tiled roof. Glazed brick bands run horizontally at eaves, first floor and plinth level.
- 4.2 Whilst technically end of terrace, it reads as a distinct unit attached to a pair of taller, semi-detached dwellings. It has a separate, fully hipped roof which abuts the adjoining property by means of a full-length valley running against a parapet wall.
- 4.3 The properties to either side have clearly been extended at both ground and first floors resulting in the application structure having a very recessed rear elevation that feels almost claustrophobic.
- 4.4 Although in a poor condition, the property has been previously extended on different occasions. A shallow pitched element to the rear contains an extended dining room and side door lobby whilst a further, polycarbonate roofed element behind contains a poor-quality conservatory and shower room. A long, part brick/part timber outbuilding adjoins the southern property and extends some 10m into the rear garden.



- 4.5 Internal spaces are rather dark, and the kitchen and sanitary provision is poor. Storm and foul water pipes run through the rear rooms and damp is visible on the concrete floors.

5.0 Brief

- 5.1 The brief called for the modernisation and renovation of the property to create a usable, family dwelling.
- 5.2 A desire to create a third bedroom and provide better sanitary facilities was key.
- 5.3 Also of importance was a means to draw natural light deeper into the footprint and resolve the claustrophobic, recessed nature of the rear rooms.
- 5.4 Finally, there is a need to improve the fabric of the structure, particularly at the rear and create a building with improved environmental characteristics.

6.0 Proposals

6.1 Layout

The front of the property remains unaltered over both stories although the staircase is reversed to give more space in the entrance hall and avoid the limited headroom to the existing flight. This creates space below to insert a utility room and ground floor cloakroom. The remainder is made open plan and replaces the poor quality, life expired, rear elements with a new, thermally efficient, flat roofed structure incorporating a large, glazed lantern. At first floor level the reversed stairs allow for an en-suite to be inserted for the front master bedroom and storage space along the new landing. Bedroom 2 covers the same space as existing but features an oriel window that gives views front and back. A new bedroom is formed to the rear along with a family bathroom.

6.2 Architectural Style

The street frontage is retained and so the public face of the structure is unaltered. The rear rooms are still set back from the building lines either side with the first floor recessed nearly 2m from the ground floor giving a layered appearance. The oriel window is positioned some 4m from the front façade in a deeply recessed position and so has minimal impact on the streetscene.

6.3 Amenity

No windows are positioned which may promote possible overlooking. The removal of the outbuilding which adjoins the southern neighbour should prevent deterioration of the property and possible water ingress.

6.4 Landscaping

No changes to the general topography or landscaping are proposed. The front garden will retain its off-street parking.

7.0 Sustainability

- 7.1 The changes will require compliance with the June 2022 implementation of Part L1 of the Building Regulations. New elements will therefore be of significantly better performance than used on the original dwelling. It is proposed to offer the following element U-values: roof 0.11W/m²K, walls 0.18W/m²K, floors 0.13W/m²K.
- 7.2 New lighting will be by means of mains voltage, low energy, led units.

8.0 Highways

- 8.1 No new pedestrian or vehicular access is proposed into the site.
- 8.2 The existing parking provision offered by the hard paved front garden will remain.

9.0 Accessibility

- 9.1 No changes to the main entrance are proposed, however, the accessibility of the property will be greatly improved with a more spacious entrance hall and the removal of internal level changes.
- 9.2 The rationalisation of the internal spaces also enables sanitary accommodation to be located on each level making the dwelling more adaptable to changing needs.
- 9.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M