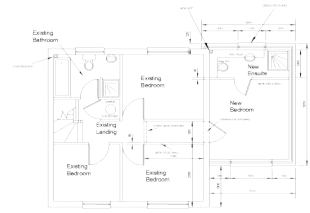


# CORNERSTONE PROPERTY DESIGN

Sean Jenkin BEng (Hons) AUS  
5 Harold Gardens  
Alton, Hants, GU34 2UN  
07970 540972  
sean.c.jenkin@gmail.com



## **Design, Access and Heritage Statement – 41 Greenfields Avenue, Alton, Hants**

### **The Proposal**

The proposal is to construct a new porch to the front, a new single storey extension to the rear and a new low level patio to the rear.

The current bungalow is 92m<sup>2</sup>, the existing garage, shed and greenhouse are 35m<sup>2</sup> and the proposed extension and porch are 55m<sup>2</sup>. The overall plot has an area approx. 600m<sup>2</sup>. An existing rear concrete slab patio of area 40m<sup>2</sup> would be removed to build the rear extension and a new sandstone or concrete slab patio of area 40m<sup>2</sup> would be built adjacent to the new rear extension.

### **Current Use/Location/Description**

41 Greenfields Avenue is situated on a residential road, in Alton. It is within a settlement policy boundary and outside of the conservation area.

41 Greenfields Avenue is a three bedroom detached bungalow with one reception room, kitchen and bathroom,

The bungalow is of traditional construction, consisting of a concrete tiled roof, faced brickwork cavity walls and a detached garage at the rear of the property which is accessed by a driveway to the side of the bungalow. The windows are white PVCu with the front and rear doors in glazed aluminium. There is currently parking for a number of vehicles on the drive and in the garage at the rear of the property, with both vehicular and pedestrian access to the front.

The property is residential and has mains electric, mains water and mains foul drainage. Rainwater from the roof is discharged to existing soakaways.

### **Proposed Use/Description**

The proposal is to build a new single storey kitchen/diner and bedroom to the rear of the property. This would have a pitched roof to match the existing with a flat roof section to keep the overall roof height the same. An existing 3<sup>rd</sup> bedroom would be changed to an en-suite. The existing kitchen would be made smaller to allow for a new corridor from the front to the rear of the bungalow. The remainder of the existing kitchen would become a utility room. The existing chimney would be removed. A new pitched roof porch to the front of the property is also proposed.

Both vehicular and pedestrian access would remain unchanged.

**Heritage Statement**

The existing property is detached and built circa 1961.  
The overall height of the roof will not be increased.

**Further Information**

**Energy Statement**

New double glazed windows and doors to be C rated or above.

A new concrete/natural stone slab patio 3.6m x 10.65m is proposed to replace the existing one that will be removed to allow for the construction of the extension.

**Foul Sewage Assessment**

Although an en-suite is proposed and the original bathroom will be kept, the number of bedrooms will remain at three, so the overall potential occupancy will not increase, therefore no increase to the sewage output is proposed.

**Parking Provision**

The existing tarmac driveway on concrete will be maintained.

**Refuse Disposal Details**

Existing facilities to remain unchanged.

**Tree Survey**

There are no significant trees within falling distance of the proposed extension.

**License Number**

The Ordnance Survey license number is 100048957