

Design Statement
Extension to No 2 Como, Barnham Road, Eastergate
PO20 3RT

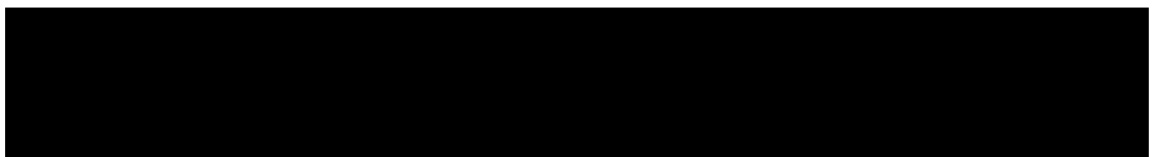
Scope of the Development

The proposed development includes the demolition of an existing concrete panel garage and the construction of a part one and two storey extension to the side of the existing two storey house. The existing building is comprised of two separate dwellings and No 2 Como occupies the first floor with its own ground floor entrance and dedicated staircase. The design of the proposed extension alters the existing entrance arrangement and extends the accommodation in order to provide a ground floor living area with direct access to the garden of this property.

View of the existing house from the driveway.



View of the existing northeast elevation of the house.



The Site

The property is located in the settlement area of Eastergate and the immediate neighbouring properties are mainly two storey detached houses with sizeable gardens. The existing house is orientated towards the shared access way on the southeast side of the property and the existing garage is located to the rear of the property. The garden for No.2 is located to the rear of the garage and gravelled parking area. The site is generally level with a slight slope towards the northeast side. There is little level change between the properties.

The area of development is either the garage to be demolished or part of the gravelled surface. There is a slight incursion onto the grassed area which extends northeast from the gravelled area. A relatively small oak tree dominates the garden and this will remain unaffected. Other small trees and bushes form the perimeter to the garden and these will also remain unaffected. The proposal does not involve the loss of any significant trees or hedges.

Design Considerations

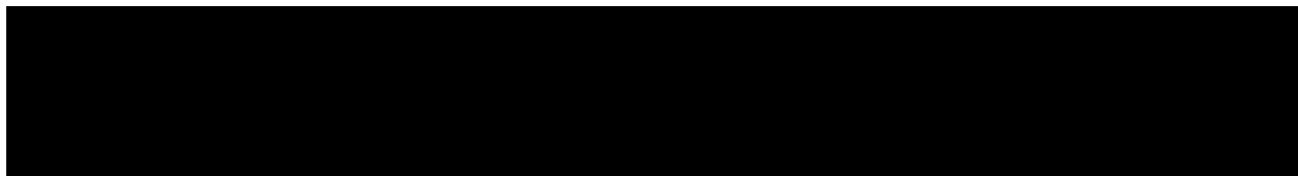
The potential impact of the proposed extension on neighbouring properties has been considered. Any significant impact is likely to be generated by the height and size of the extension and the effect of shadowing. To mitigate this the eaves height along the boundary with No 18 is reduced to single storey and with the roof pitched away from the boundary. Thus, the ridge and highest point of the roof is located as far away from the boundary as possible and this height is reduced as the extension extends away from the existing house. A sun path study which assesses the extent of shadowing has been included in the application. The study tracks the sun path in the spring, mid - summer and autumn and the results are shown for mid-morning, midday and mid-afternoon. The study shows that because of the form of the extension there is no significant shading the neighbouring No 18 property.

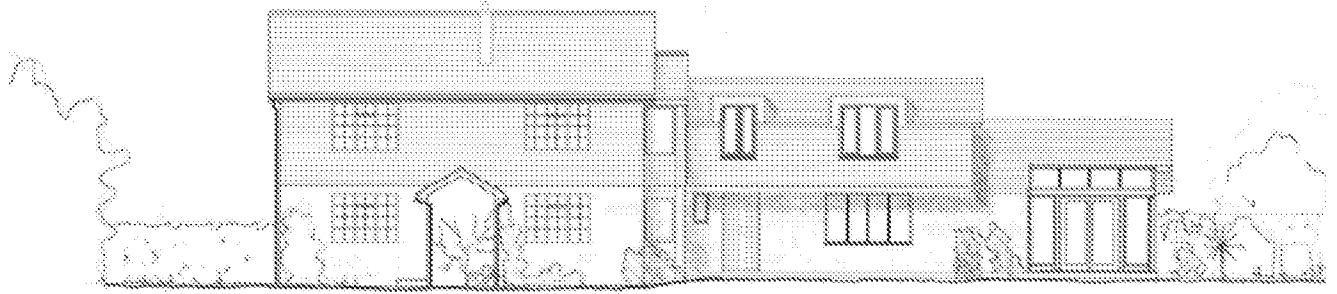
Scale

The new extension is attached to the existing side projection which has a lower roof ridge and eaves than the primary pitched roof. The scale of the extension reduces from a lower two storey element to a single storey element as it extends away from the existing house. This reduction in massing means that the new extension is both subservient to the existing building and reduces the visual impact on neighbouring properties. This scale is domestic and appropriate to the building typology.

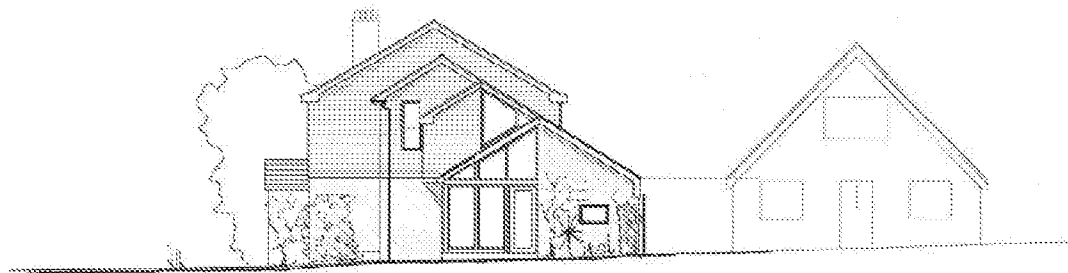
Appearance

The existing house has facing brickwork typical of the 1960's period of construction. In order to improve the appearance and thermal performance of the existing house the intention is to re-clad the first floor with timber substitute weather boarding. The same cladding will be used on the first floor of the new extension whilst the ground floor will have matching facing brickwork. This use of materials should visually tie the proposed extension to the existing building. Matching roof tiles will be used on the new roof.

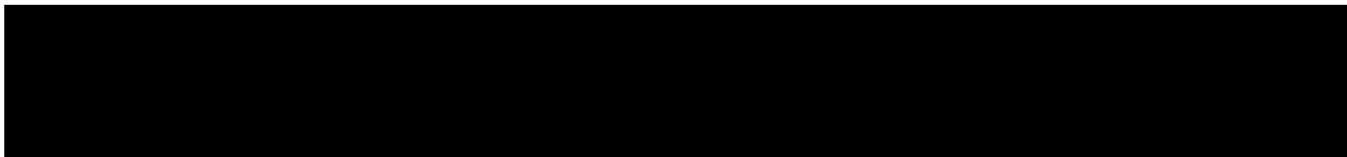




View of the proposed southeast elevation of the house.



View of the proposed northeast elevation of the house.



Drainage

A surface water drainage assessment has been carried out by Robert Clark Associates and the results have been used to calculate the surface water drainage requirement. The assessment and soakaway design is included as part of this application. The location of the proposed soakaway which serves the new extension is shown on the site arrangement drawing included in this application. The existing garden has sufficient space for the proposed new soakaway.

The existing foul water drainage system will be retained and the new shower room and kitchen will be connected to that system. The foul water drainage has an existing connection to the mains drainage system.

Access

The existing vehicular and pedestrian access arrangement to nos. 1&2 Como will remain unchanged. The existing gravelled drive will be retained and vehicles will continue to park in the current used area. 2 vehicles can park in the formal parking space allowance and additional cars can park in the driveway without obstructing the use of No.1. There will be level access to the new front entrance and garden and the main living space will be located at ground floor level. A toilet is also located at ground floor level.

