

Planning, Design & Access Statement - October 2024

24002 - 24 St. George's Avenue

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1.0 - Introduction and Brief



Street view of existing house.

The Project:

This Design and Access Statement outlines a comprehensive plan to transform the existing, outdated, detached three-bedroom house at 24 St. George's Avenue, Havant, into a modern, energy-efficient, and comfortable three/four-bedroom home. The design is tailored to meet the evolving needs of the homeowner, ensuring the house remains functional and accessible in later life. The project focuses on utilising the existing structure, enhancing its sustainability, and providing a contemporary facelift to elevate its aesthetic appeal.

Key Points

- **Aesthetic Upgrades:** The project will focus on enhancing the appearance of the existing structure, with an emphasis on modernising the exterior in a way that is both sympathetic to the original design and appropriate for the surrounding area.
- **Future-proofing:** The design is tailored to ensure the long-term functionality of the house, with features that will accommodate the owner's evolving needs as they age.
- **Thermal Performance Enhancement:** A central goal of the renovation is to significantly improve the building's thermal performance. This will be achieved through the use of advanced insulation materials, energy-efficient windows, and other sustainable construction methods.
- **Rear Extension:** To increase living space, the plan includes a modest extension, largely situated within the footprint of the existing garage.
- **Water efficiency:** The project also aims to reduce the building's impact on the local drainage system by incorporating water-efficient measures.

Location

The property is located approximately 1.2 km from the center of Havant, near Warblington Train Station and the A27 road. The surrounding area is primarily residential, bordered by farmland to the east.

2.0 - Existing Photos - The House



The House

The images illustrate the current state of the existing property.

The exterior is in generally fair condition but shows signs of wear, indicating a need for comprehensive renovation.

Internally, the fixtures and fittings are outdated, worn, and in many cases, no longer functional. They will need to be replaced, particularly with a view toward future-proofing the house for later-life use. The staircase (as shown) is a notable example that requires replacement.

Architecturally, the house is of a traditional style, featuring white rendered walls and clay roof tiles. This design aligns with elements of the surrounding homes; however, the adjoining and nearby properties feature a more contemporary aesthetic. The proposed renovation will preserve the traditional style while incorporating modern updates to create a more contemporary feel.



2.1 - Existing Photos - Neighbouring Properties



Neighbouring Properties

These images showcase examples of neighbouring properties, all located within St. George's Avenue. While many follow a traditional design, some incorporate contemporary elements that complement the surrounding traditional houses.

There is no dominant architectural style on the street.

The houses are predominantly two-storey, with several featuring attic conversions.



Internal images of toilet block.

3.0 - Site Analysis Diagram and Ecology



Initial Site Analysis Diagram

Site Analysis

This diagram presents our initial analysis of the site, focusing on environmental factors and general access.

Public Transport

The site benefits from excellent public transport links. The nearest bus stop and train station are just 0.2 km away, with access to the A27 road located 0.36 km from the site.

Ecology

An Ecological Impact Assessment, Preliminary Bat Roost Assessment, and Bat Emergence Survey have all been conducted.

The overall findings of the report state that the proposals:

“are not considered to have a negative impact upon habitats or protected species in accordance with planning policy, and once enhancements are considered, could result in a minor net gain. The proposals would therefore accord with the relevant Local Plan Policies, the NPPF (2023), and relevant legislation.”

Due to the presence of bats, the ecologist has devised a bat mitigation strategy to be implemented throughout the works.

The full reports will form part of this application.

4.0 - Planning Policy

National Planning Policy Framework - NPPF

11. Making effective use of land

- 117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

- 118. Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

12. Achieving well-designed places

- 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.
- 127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

14. Meeting the challenge of climate change, flooding and coastal change

- 148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Planning for Climate Change

- 150. New development should be planned for in ways that:

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

- 51. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low

carbon energy supply systems and for co-locating potential heat customers and suppliers.

Havant Adopted Local Plan - The Core Strategy March 2011

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

•a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

•c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

Relevant Planning Applications

- **APP/24/00565** - Construction of ground floor single storey rear and side extension, first floor extension (with new pitched roof), and side porch extension. 4 St Georges Avenue, Havant, PO9 2RX
- **APP/21/01253** - Two storey rear infill extension. New pitched roof to replace existing flat roof. Conversion of existing porch into bootroom and WC. New storm porch. Conversion of existing external store. Internal alterations. 8 St Georges Avenue, Havant, PO9 2RX

- **APP/21/00562** - Rear Single storey and rear first floor extension. 14 St Georges Avenue, Havant, PO9 2RX

- **APP/16/00515** - Demolition of existing garage and construction of a single storey extension to be used as a B1(a) business office (Monday to Friday). 18 St Georges Avenue, Havant, PO9 2RX

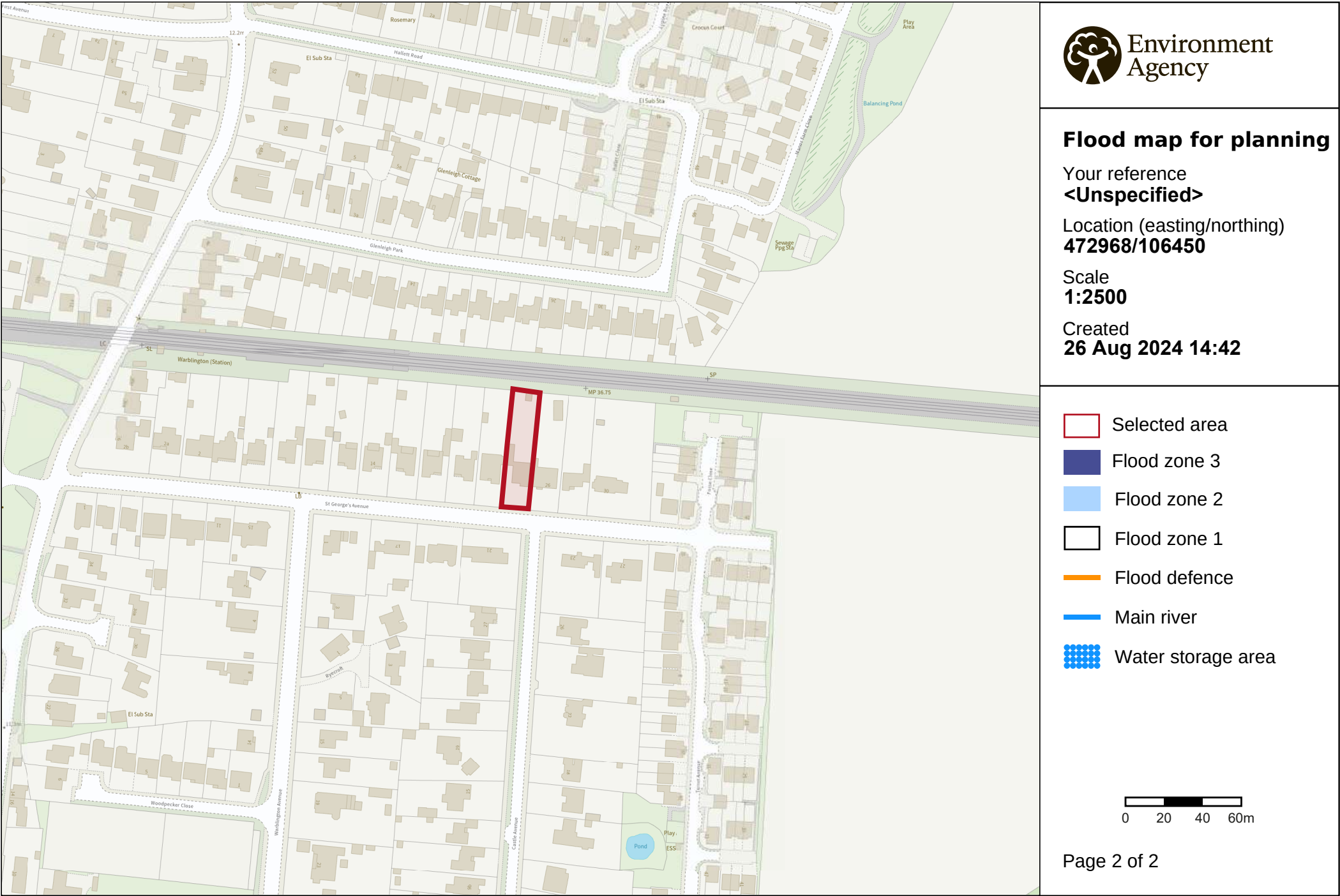
- **APP/13/00052** - Single storey rear extension to garage. 24 St Georges Avenue, Havant, PO9 2RX

- **APP/12/00607** - Two storey rear extension and rear conservatory. 6 St Georges Avenue, Havant, PO9 2RX

- **APP/11/01437** - Single storey rear extension and replacement detached garage. 20 St Georges Avenue, Havant, PO9 2RX

- **APP/18/01033** - Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works (approved 14.1.21). Land East of, Castle Avenue, Havant

4.1 - Flood Risk and Drainage



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Environment Agency Flood Risk Map - The site sits within Flood Zone 1.

Flood Risk

The site sits within Flood Zone 1 which means it has a low probability of flooding and does not need a Flood Risk Assessment according to the NPPF.

Drainage

In accordance with Havant Borough Local Information Requirements and Part H of the Building Regulations Approved Documents (BRAD), surface water will be disposed of into existing soakaways and additionally to a new soakaway which will be located within the rear garden.

The new soakaway will be designed to accommodate all new roof area which is additional to the existing roof area. In order to locate and size the soakaway, percolation tests will be carried out in accordance with BRE Digest 365. From these results, the soakaway capacity will be designed to withstand a 1 in 100 year event plus an additional 30% capacity to accommodate for climate change.

Foul Sewage

As there is already provision for foul sewage in place at the property, our proposal will seek to connect into this existing run wherever new foul sewage outlet locations are proposed.

The scheme seeks, whilst employing the existing mains drainage system, to reduce usage from the current state by the installation of water-efficient products.

5.0 - Precedents - Local Buildings



The images showcase examples of local architecture that have provided initial inspiration for our proposal. Each image highlights architectural features from houses within the surrounding neighbourhood that we have analysed and believe could be incorporated into our design.

5.1 - Precedents - Other Examples

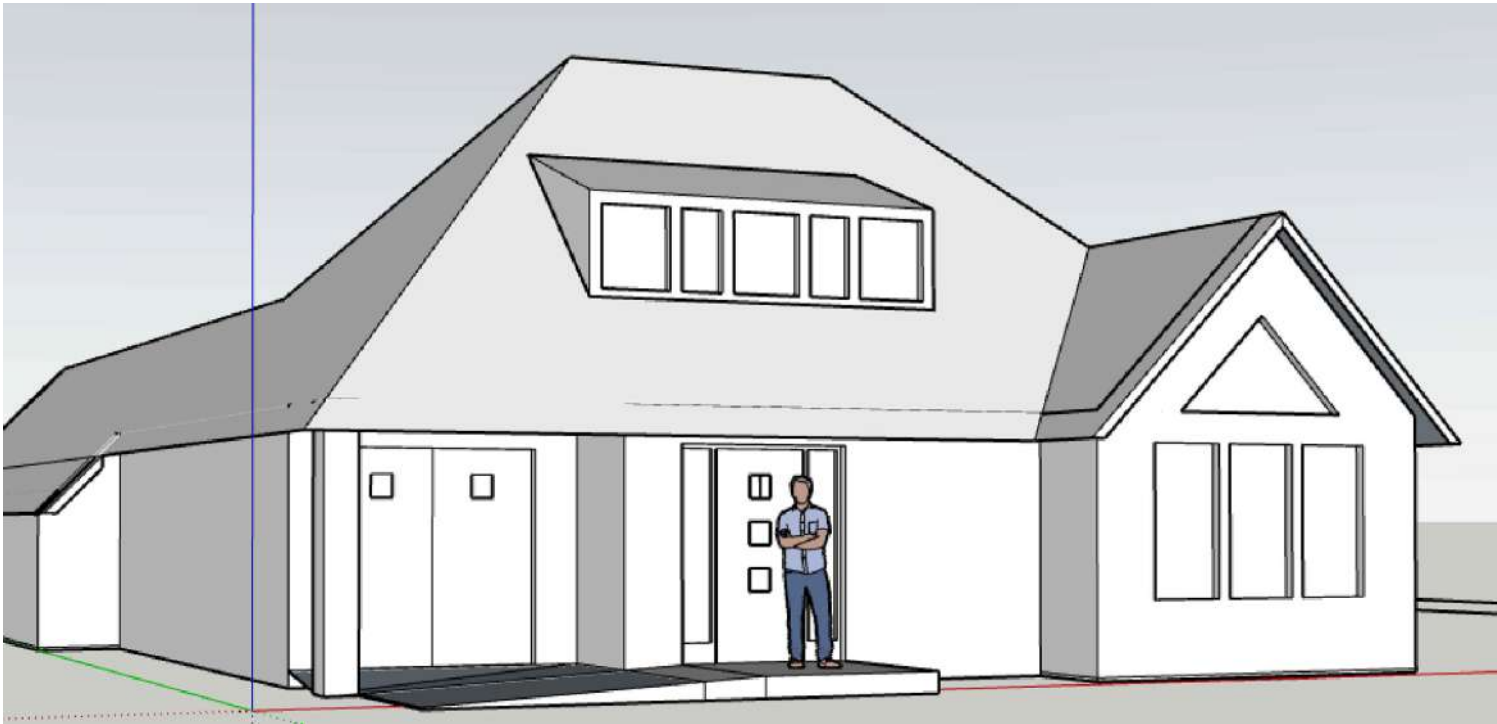


We also examined other existing examples of bungalows and houses with roof extensions, given their similarity to the form of our existing building. These examples illustrate contemporary interpretations of traditional architectural styles.

This provided us with valuable references for massing and contemporary aesthetics.

Design Development

6.0 - Design Development



Initial Concepts - 3D modelling was utilised to explore the internal layout, ensuring that the spaces would be comfortable and functional for future residents. Additionally, 3D modelling was employed to examine massing and aesthetic options. This process allowed us to test the design, ensuring it would be a positive addition to the setting while blending seamlessly within the surrounding context.



Final Proposal

7.0 - Final Design -Proposed Floor Plans

Floor Plans

The overall footprint of the house has not been significantly increased.

Useable living space has largely been gained from the existing garage and the redesign of the roof to accommodate more floor area.

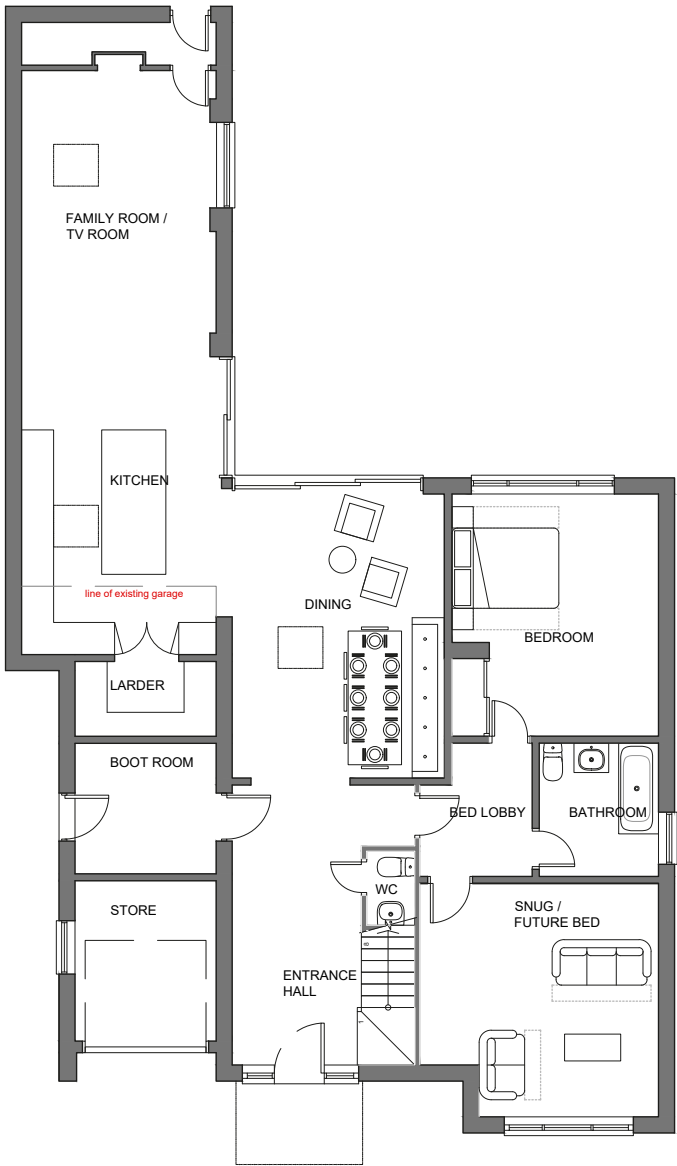
Existing GIA (Including Garage)

- 150m²
- Garage - 40m²

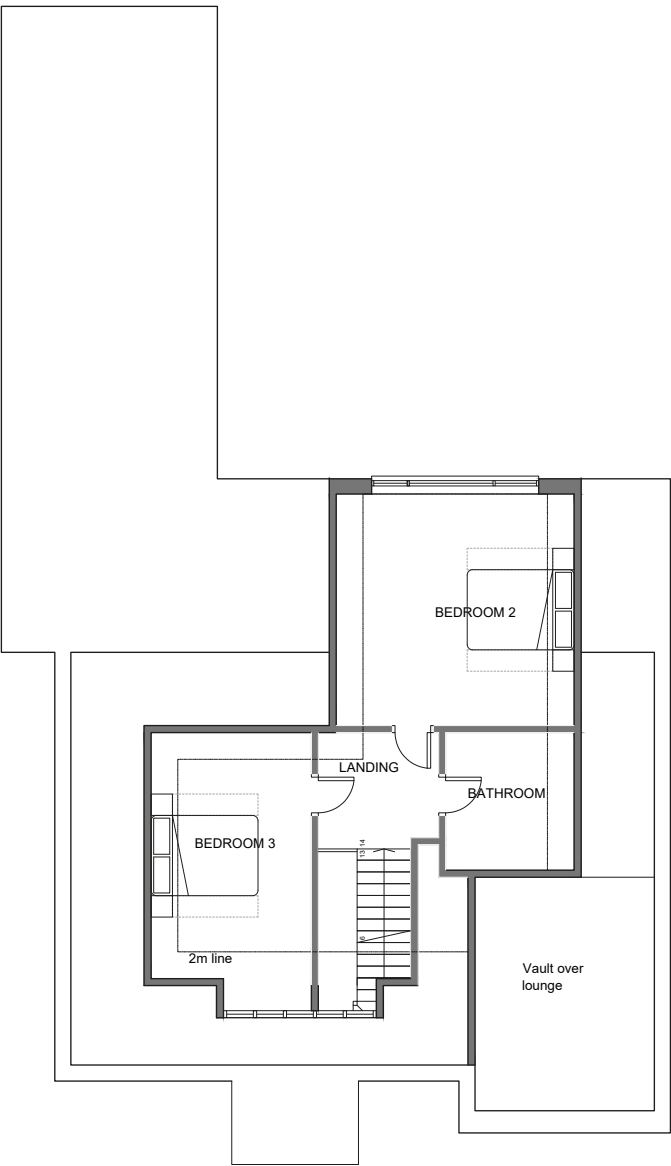
Proposed GIA

- 200m²

This gives the house 50m² of extra living space, mostly confined to the existing footprint.



Proposed Ground Floor Plan



Proposed First Floor Plan

Proposed Plans for Planning Issue

Refer to CSA Drawing 24011-V03-300
This sheet is not for scaling.

7.1 - Final Design - Proposed Materiality



Materials

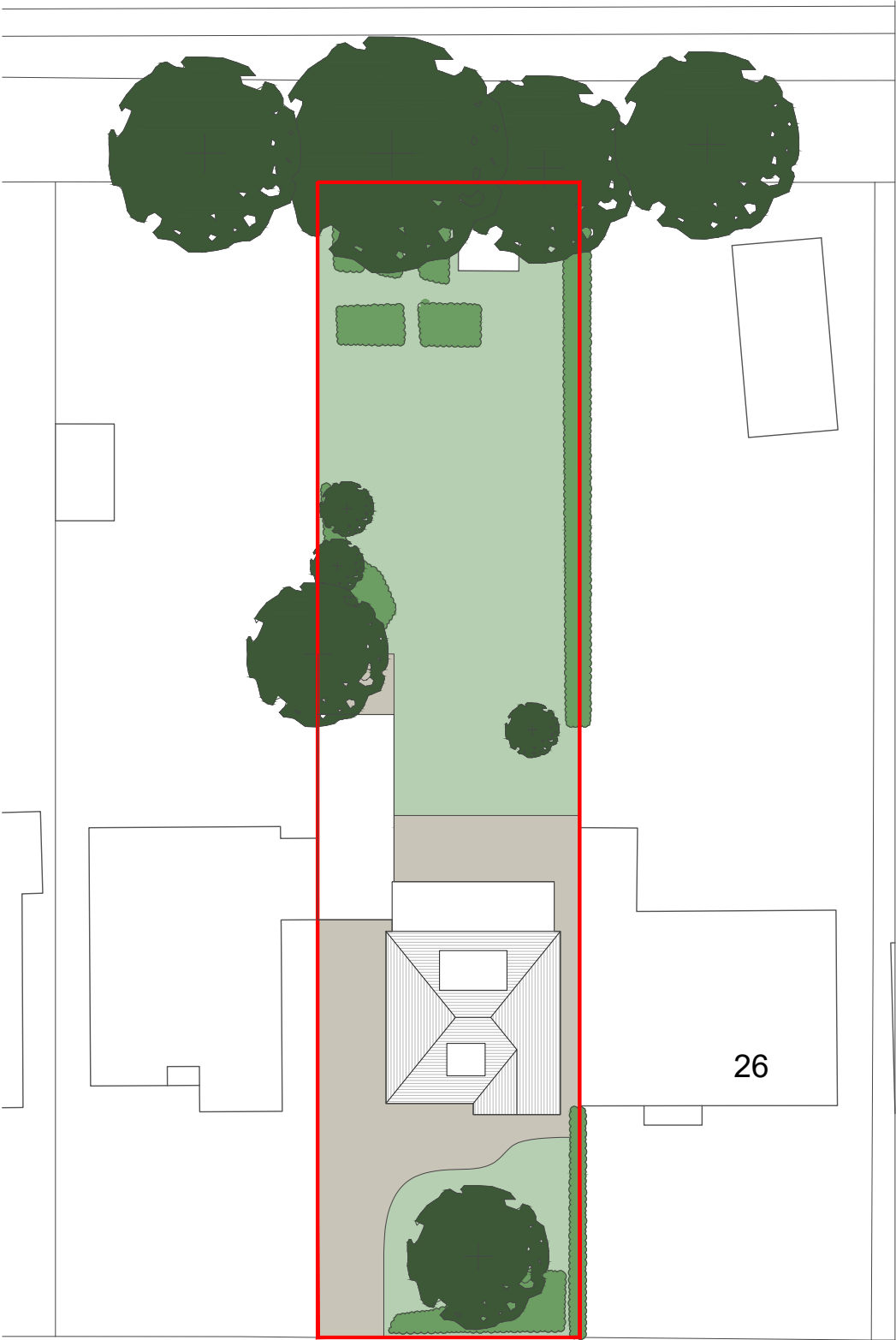
The materials have been chosen to reflect local houses and to give the building a contemporary appearance.

- 1. Dark grey colour coated double glazed windows
- 2. White render
- 3. Dark grey colour coated double glazed Doors
- 4. Slate roof tiles
- 6. Standing seam zinc cladding.
- 6. Dark Grey rainwater goods and fascia.

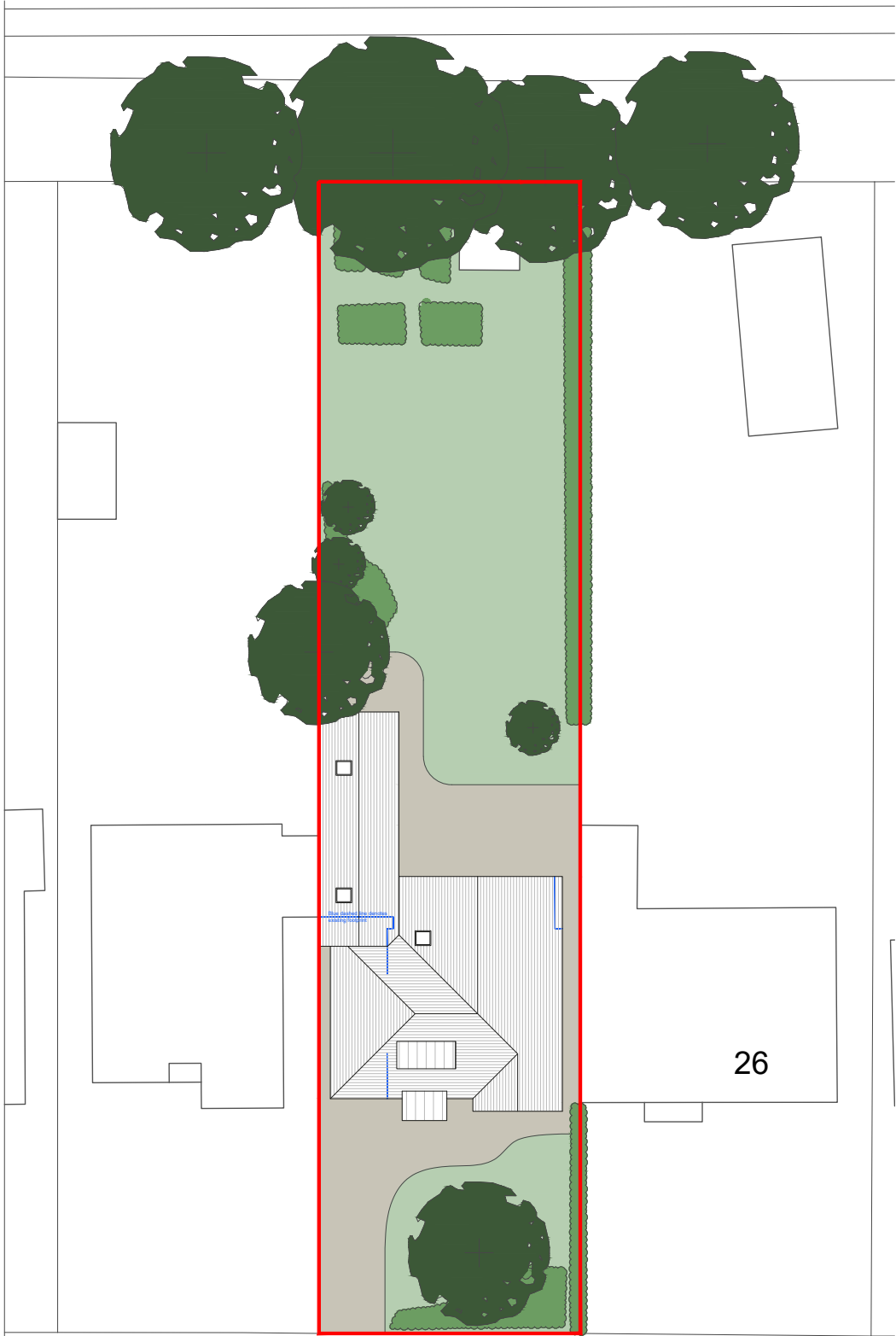
Refer to CSA Drawing 24002-V05-300 for more information

8.0 - Biodiversity, Landscaping and Access

Existing Site Plan



Proposed Site Plan



Site Plan

The overall site plan is largely unchanged and will only increase paving to a small area at the rear of the property.

Access to the site will remain in it's current location.

Biodiversity

This application is a Householder Application and therefore exempt from the requirement to provide a 10% biodiversity net gain.

Not to scale.

9.0 - Proposed Visuals



View from Driveway

9.0 - Proposed Visuals



Front View

9.0 - Proposed Visuals



Rear View 1

9.0 - Proposed Visuals



Rear View 2