16 SOUTHLEIGH ROAD, HAVANT

DESIGN & ACCESS STATEMENT

hd
architects

Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 16 Southleigh Road, Havant, PO9 2RS.

The house is situated on the east side of Southleigh Road, the site sits on an east-west axis. The existing dwelling is a semi-detached property with views out towards a private tennis club to the rear.

The surrounding dwellings vary in style and scale and are primarily semi-detached or detached in nature. Number 16 is connected to the neighbouring property, number 14, via similar gable ends that are not to the exact same scale or proportion. Both properties have been altered over the year, which now gives a varied appearance.

Making use of the natural light and merging the external and internal spaces will be a prominent feature in the design given the site orientation.

The client's aspirations are to create a comfortable family home with contemporary features whilst allowing the building to subtly fit in with the surrounding context. As privacy and security is important within a family home, the design will create a balanced relationship between large open living areas and private spaces.

The design proposals, although contemporary in form, will seek to blend in harmoniously with the local context.

Site location maps
(Source: Google Maps aerial view)

Site Constraints

Conservation & Trees

The property itself at 16 Southleigh Road is not listed and is not located within a conservation area. The nearest conservation area lies to the west of the site, and the nearest listed property, 10 Southleigh Road, sits to the south of the site. The boundary to this property is well screened, with number 10 sitting at the southern-most edge of its plot.

There are no TPO areas or individual TPOs located on the site.

Relevant Planning History

The most recent planning application at 16 Southleigh Road is listed below:

APP/22/00673 – Convert existing single storey side extension to two storey side extension, extensions to the front elevation , a balcony to the rear with an external staircase and alterations to the boundary treatment – Permitted
(Decision Date - 16 January 2023)

The front wall, piers, gates & railings to 16 Southleigh Road have been built as approved under APP/22/00673. The rest of the proposals in this application will take precedent from the works approved under APP/22/00673, and aim to include a contemporary element, to fulfil the client brief.

Other relevant local planning applications include:

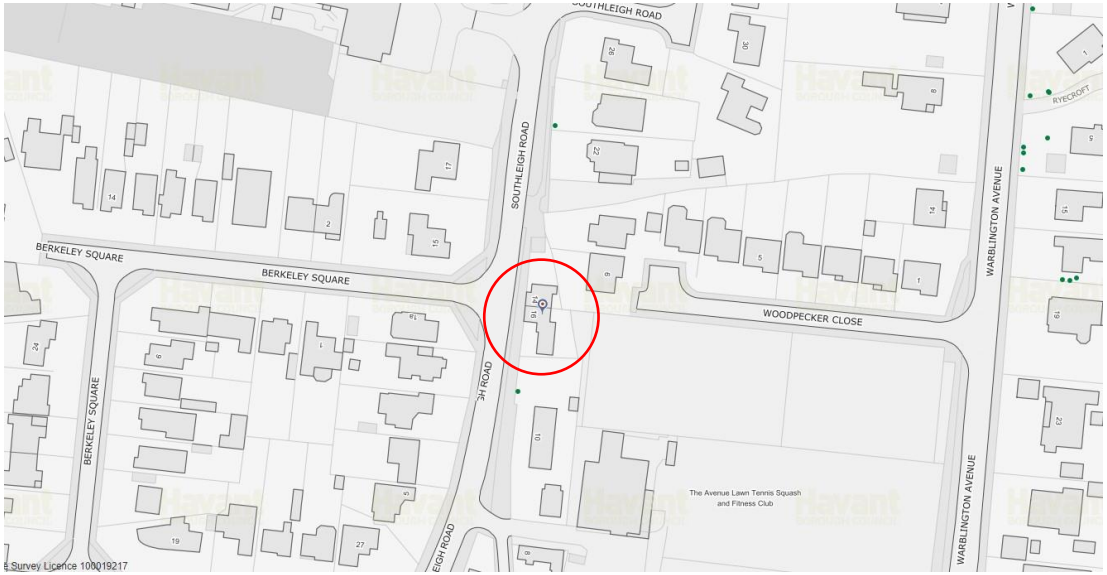
11 Southleigh Road
APP/21/01257 – Two storey rear extension and external alterations – Permitted
(Decision Date - 14 January 2022)

1 St Georges Avenue
APP/10/00425 – Single storey rear extension; loft conversion incorporating rear dormer; recladding of entire dwelling in shiplap weatherboarding and alterations to fenestration (part retrospective) – Permitted
(Decision Date - 18 February 2015)

23 Southleigh Road
APP/16/00170 – Single storey front and side extensions. – Permitted
(Decision Date – 18 April 2016)

24 Southleigh Road
APP/15/00650 – Single storey rear extension; loft conversion to include front and rear dormers; conversion of garage to living accommodation. – Permitted
(Decision Date – 24 July 2015)

Conservation Area Map (Conservation Area highlighted green, Listed properties outlined in brown)
(Source: http://maps.havant.gov.uk/mycouncil.aspx)



Tree Preservation Orders – Individuals (TPOs marked with green dots)
(Source: mydistrict.chichester.gov.uk)

Flood Risk

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

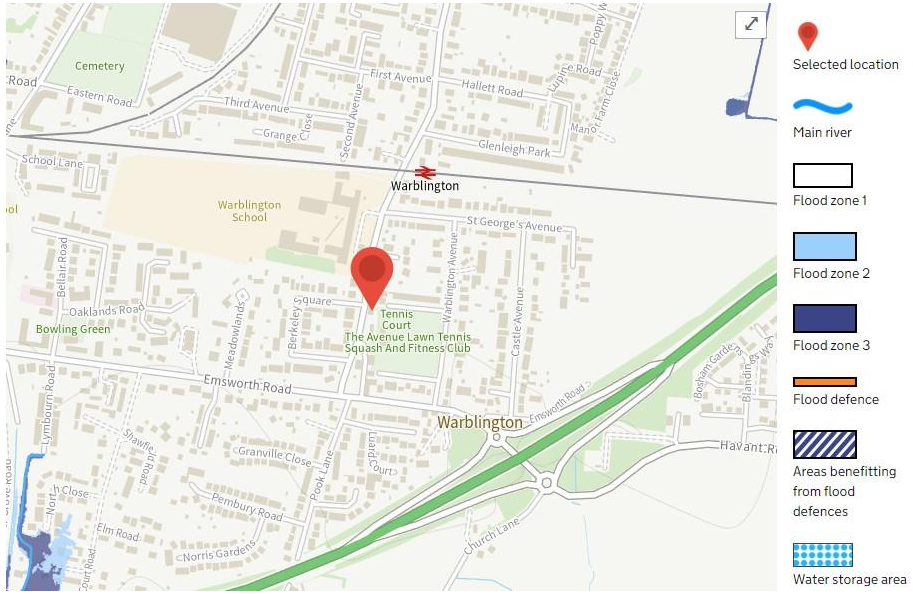
Zone 1 (Low Probability)
Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 (Medium Probability)
Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

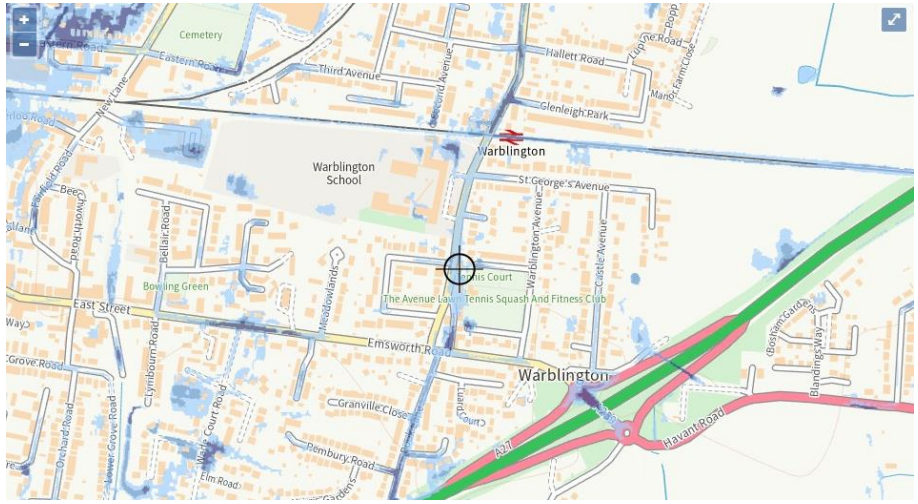
Zone 3a (High Probability)
Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain
This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

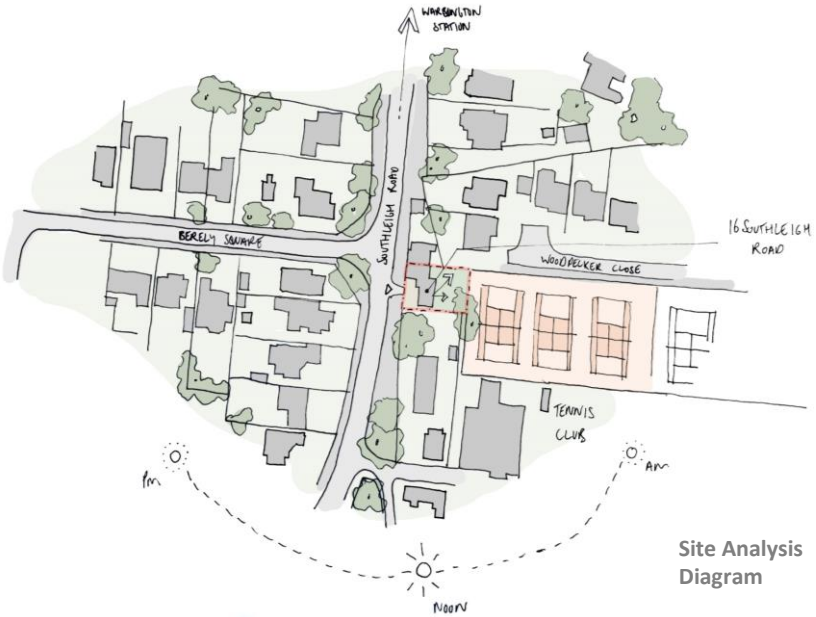
16 Southleigh Road is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. The bottom right map indicates a 'low risk' of flooding from surface water. As a result, this application will not require a separate flood risk assessment.



Flood Risk from Rivers & Sea (Source: Environmental Agency)



Flood Risk from Surface Water (Source: Environmental Agency)



Site Analysis Diagram

Site Photos

1. Front of property from Berkeley Square

2. Front of property from Southleigh Road

3. View southwards along Southleigh Road

4. Rear of property from garden

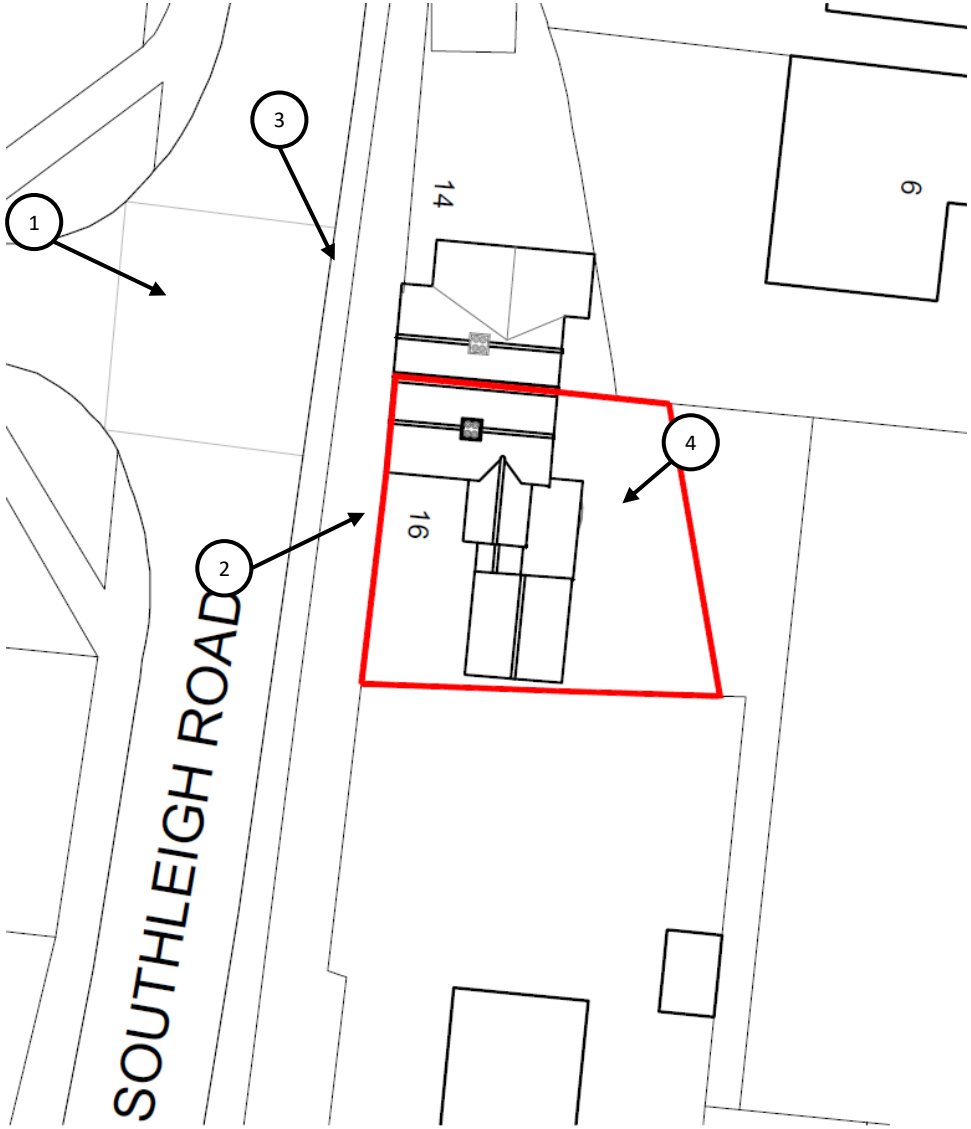


Photo locations map

The Proposed

The proposals include a new recessed front porch, a ground floor extension to the rear, and first floor extensions with a terrace to the rear, along with both internal and external renovations.

Design

The proposed entrance is to be recessed in order to provide shelter and depth to the street facing elevation. The stair is positioned centrally within the floor plan, with the kitchen, dining area and snug situated to the north. Glazed elements will play a key role in the flow of space, framing views outwards and providing various access points across the rear façade.

The new rear extension is positioned in line with the main entrance to provide a through view upon entering the property. A rear courtyard is formed between the new garden room and kitchen, exemplified through the use of both corner sliding and patio doors. A discrete utility room sits to the south, offering a second access to the garage. An oriel style box window with a bench seat is also proposed to the living room, to give the feeling of additional space.

At first floor level, the new bedroom 3 above the garage steps back from the main building line, to demonstrate a visual subservience to the existing dwelling. This results in the master bedroom being located in a central position with its own dedicated ensuite and dressing area. There is also the provision for rear terrace access above the new single storey extension, which will include 1.7m timber fin screening to the sides, to prevent any overlooking.

Use

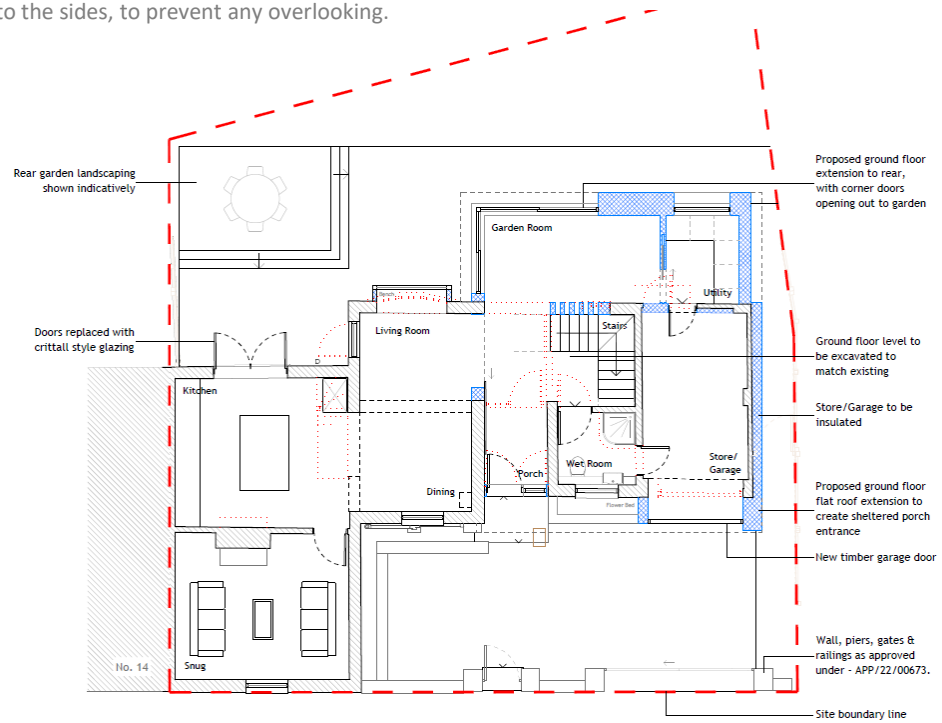
The dwelling is to remain as a single family home (use class C3).

Amount & Scale

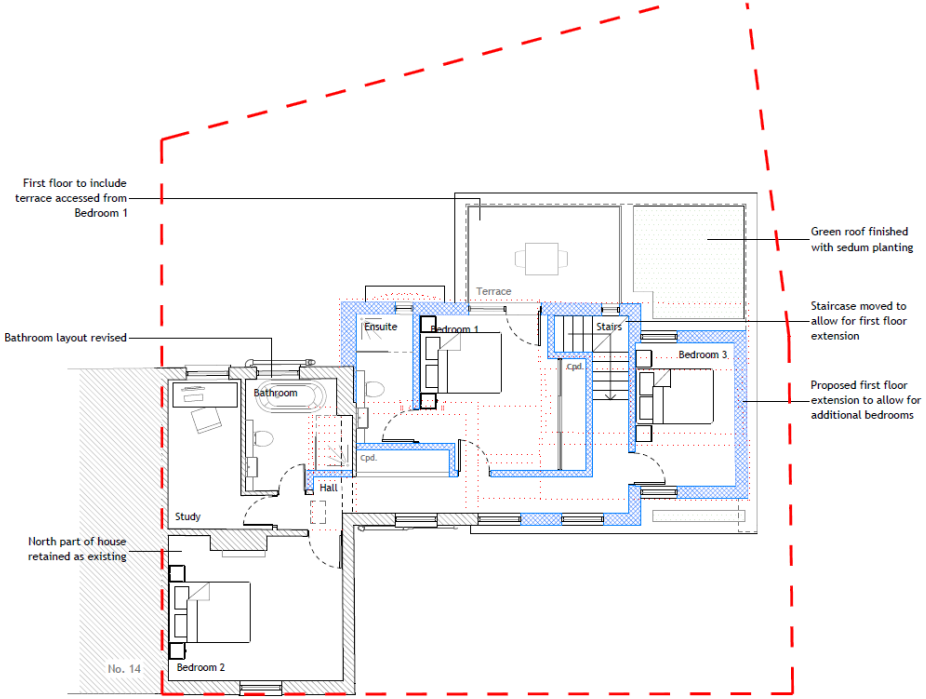
Existing ground floor (including store/garage):	75.0 m²
Existing first floor:	39.3 m²
Total GIA of existing:	114.3 m²
Proposed ground floor (including store/garage):	92.4 m²
Proposed first floor:	74.8 m²
Proposed total GIA of house:	167.2 m²
Total proposed increase in GIA:	**52.9 m²**

This is considered an acceptable amount, with an increased footprint of just 24.6m² (from 86.9m² to 108.3m²).

The proposed extension to the rear is away from the frontage of the dwelling and will not be seen from street view. The first floor extensions are then set back from the main frontage of the house, to demonstrate visual subservience to the existing.



Ground Floor Plan



First Floor Plan

Appearance

The proposed extensions have been designed to respect and complement the existing character of the dwelling and the street of Southleigh Road. As shown on the proposed elevation, this will be done with the use of selected materials, including the following:

Roof -	Slate tiles to the main pitched roof, sedum green roofs atop the ground floor flat-roof extensions
Walls -	White render, elements of grey render & timber cladding
Windows/Doors -	Traditional style windows to match existing, Aluminium framed windows to the contemporary style extensions

Access

The existing methods of pedestrian and vehicular access to the site will remain unchanged.

Parking

The existing dwelling incorporates an integral garage that is currently used for storage purposes, as it is not wide enough to accommodate a modern family car. A single parking space on the front driveway provides parking for the dwelling. The parking plan on site will remain as existing.

Ecology

Both the architectural and landscape design strategy seek to prioritise the retention of the local habitat and landscape character to further support biodiversity. No trees or existing foliage will have to be removed to allow for the proposed extension.

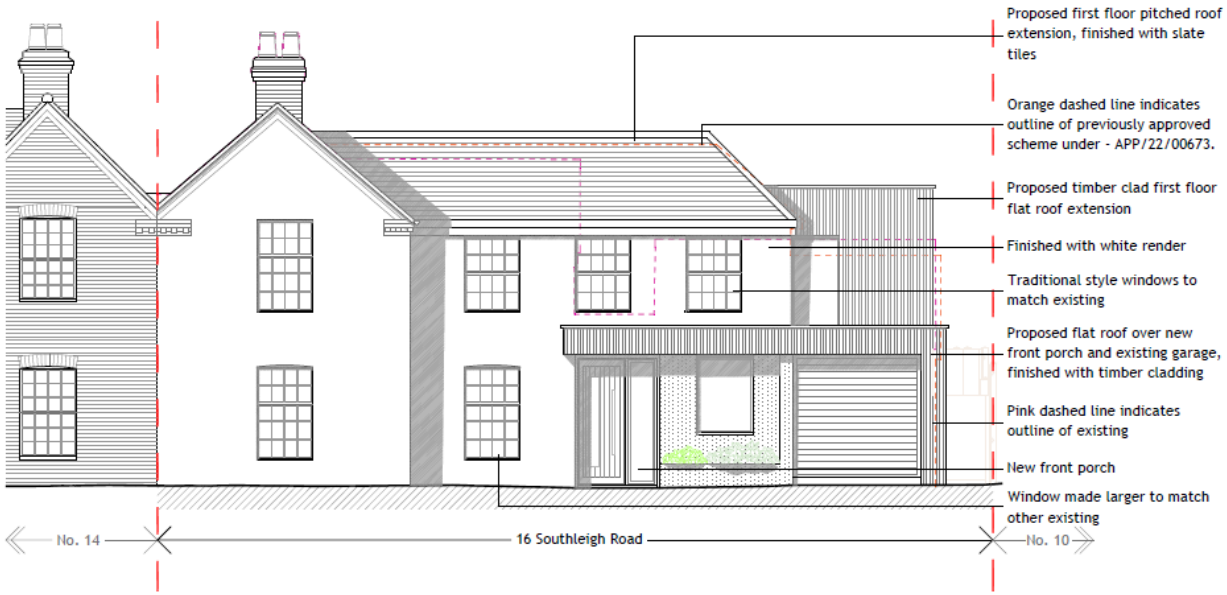
Sustainability

Materials will be locally sourced where possible, to support local suppliers and reduce carbon emissions via transportation. The selected materials are to be low maintenance and have a long-life span.

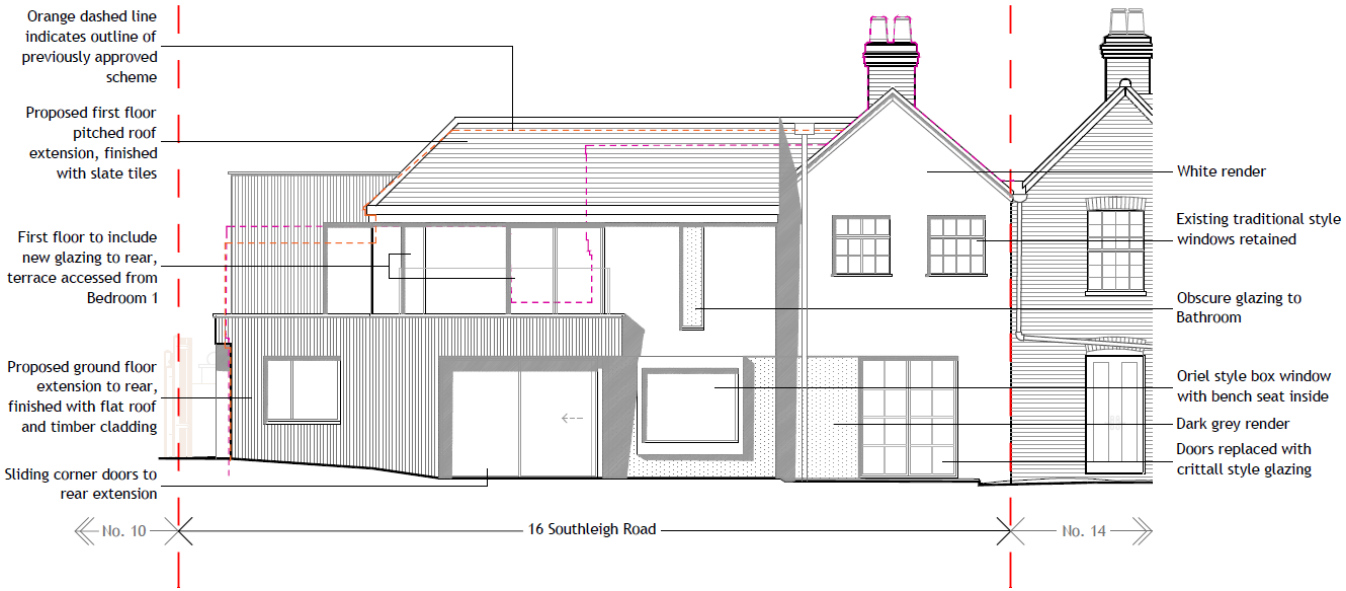
The proposals incorporate areas of double glazing to utilise natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a healthier environment within the house. Any new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Sustainable drainage systems will be achieved through use of soakaways, and any areas of new hard landscaping will be permeable.



Proposed Front Elevation



Proposed Rear Elevation