



Cover Storey
Architects

Design & Access Statement
47 Maylands Road
Havant
January 2021

Applicant:

Mr & Mrs Stewart
47 Maylands Road
Bedhampton
Havant
PO9 3NR

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Contents

1.0	Introduction	2
2.0	Site & Context	3
3.0	Proposed Design	4
4.0	Flood Risk, Drainage & Foul Sewage	5
5.0	Planning Policy	6
6.0	Proposed Visuals	7
7.0	Drawing List	9

Introduction 1.0

47 Maylands Road is a typical, brick-built bungalow from the 1940's with two rooms in the front and 3 rooms at the rear. With a growing family the current owners seek to improve the space and create a reasonably sized family home, whilst maintaining its overall mass.

Our proposal seeks to create extra space by extending the house by several metres to the rear and creating an exciting, modern façade that contrasts with the existing building but does not diverge much from the existing architectural form. It also seeks to utilise the roof space to give an extra storey to the house. The proposal references multiple extensions and alterations to neighbouring properties.

This will result in a comfortable and more liveable home for the current owners and their family as it grows and provide an exciting house with a clear, sympathetic architectural intent



47 Maylands Road - Existing House



Site Location in relation to Havant
Google Earth



Site Location within neighbourhood
Google Earth

Site & Context 2.0

The site is located approximately 1.3 miles from Havant Town Centre in the adjoining village of Bedhampton.

The site sits within a well-established, suburban neighbourhood that was constructed in the 1940's. It is close to a mainline railway, with a local station at Bedhampton, and is also accessed via the B2177 Bedhampton Road.

As you travel along Maylands Road you find a predominance of replicated bungalows, with some semi-detached dwellings, which have over the years been adapted both visually, with adaptations to their facades, and in terms of mass with roof space and rear extensions.

These extensions into the roof space and the rear have created habitable space and increased housing density within the locality, allowing for continued use of existing buildings and extending their viability, rather than unsustainable demolition and construction of new housing.

The bungalows were all originally constructed with the same plan. Each house broadly maintains its front facing façade and have characterful bay windows with gables and a traditional hipped roofs. Many of the houses retain their brickwork and render façade, with some variations of colour. At the northern end of the road are a small group of two storey houses of a brick construction.

Proposed Design 3.0

LAYOUT

The key change to the layout is the rear extension and the upper floor utilisation.

At ground floor the rear extension will take the place of the former conservatory but will reach a little further into the rear garden of the property. The length of the rear garden ensure that this will not cause overlooking or privacy issue. This extension will house the new kitchen and multi-use living area with large sliding doors to the garden, connecting the indoors with the outdoors. One of the existing bedrooms will be converted into a large family bathroom and location for the new stairs. The existing kitchen will become a snug.

The new first floor will remain within the roof and will contain a new study area, a small bathroom and a living space or master bedroom.

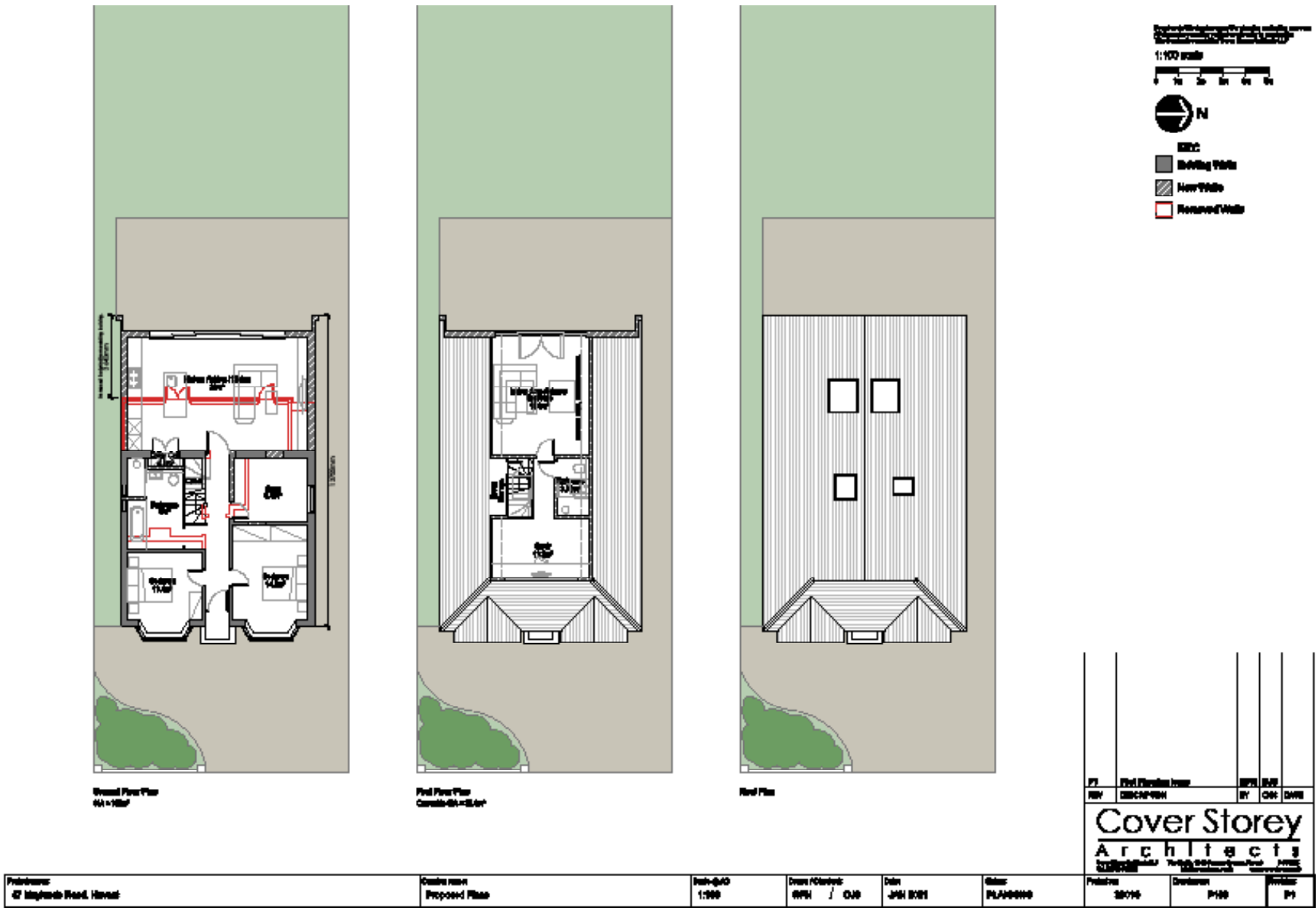
ARCHITECTURE

A contemporary yet sympathetic approach has been taken with regards to the architecture, taking reference to neighbouring properties and aims to have a subtle effect on the existing street scene.

The street facing face will be re-rendered, covering the existing brick band, to create a clean, modern finish to the façade, this render will be taken around the house to create a coherent appearance. Also to the front a feature window, inspired by its context, will be central to the roof and the new study. The current white windows, doors, rainwater goods, soffits and fascia's will be replaced by modern dark grey fixtures a theme used for the new windows.

To the rear we are proposing a large gable end with a generous protruding frame and continuation of the roof to give a sense of depth to this façade and to be evidentially modern, juxtaposing with the with the existing house and clearly demonstrating and old – new approach. The form was also inspired by its context.

We seek to replace the roof with grey slate (or similar approved) in order to tie together the aesthetic of white vs grey, therefore creating a coherent architectural proposal.



Proposed Plans



Proposed Elevations - refer to drawing P104 for full details

Flood Risk, Drainage 4.0 & Foul Sewage

FLOOD RISK

According to the government's flood risk map, the site does not sit within a flood zone and is more than 100m away from the nearest flood zone.

This demonstrates a very low risk of flooding for this proposal.

DRAINAGE

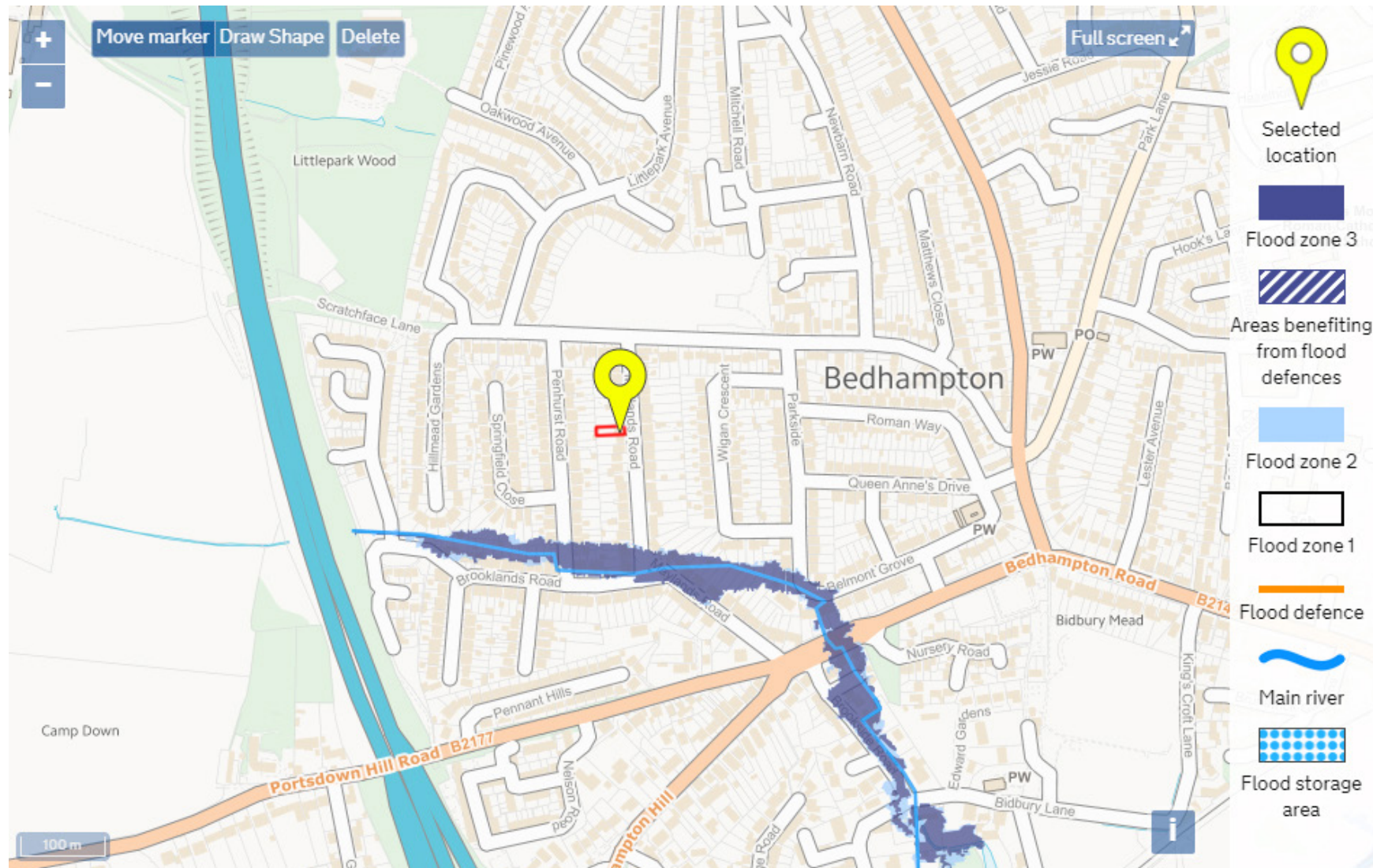
In accordance with Havant Borough Local Information Requirements and Part H of the Building Regulations Approved Documents (BRAD), surface water will be disposed of into existing soakaways and additionally to a new soakaway which will be located within the rear garden.

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.

These proposed locations are largely grouped together within the property about the existing foul sewage outlet location and only short new runs may be required.



Flood Risk Map
<https://flood-map-for-planning.service.gov.uk/>

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 BOROUGH CORE STRATEGY - ADOPTED 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/18/00889** | Demolition of existing garage and rear extension, construction of new rear extension and raising of ridge height to create first floor, cladding to external elevations. Revised fenestration. (Approved 8.11.2018). Request to discharge condition No. 4 (09.04.2019). | 50 Maylands Road, Havant, PO9 3NR

• **10/74359/000** | Extension of roof to form gable end at rear, incorporating loft conversion to living space and addition of roof lights. | 31 Maylands Road, Havant, PO9 3NR

• **09/73647/000** | Rear conservatory and extension and raise ridge to form accommodation in roof space. | 66 Maylands Road, Havant, PO9 3NR

• **08/73434/000** | Extension of roof to form gable at rear incorporating loft conversion to living space and addition of roof lights. | 29 Maylands Road, Havant, PO9 3NR

• **06/71633/000** | Alterations to roof, loft conversion consisting of two bedrooms and ensuite bathroom and dressing area. | 41 Maylands Road, Havant, PO9 3NR

• **06/70611/001** | Rear extension with accommodation within roof space. (Revised application to that approved under ref 05/70611/000). | 43 Maylands Road, Havant, PO9 3NR



Proposed Street View



Proposed Rear Garden View

Drawing List 7.0

EXISTING DRAWINGS:

P100 - Block Plan and Location Plan
P101 - Existing Plans
P102 - Existing Elevations

Proposed Drawings

P103 - Proposed Plans
P104 - Proposed Elevations
P105 - Proposed Front Visuals
P106 - Proposed Rear Visuals