

11 Knox Road – Havant

Design & Access Statement



Introduction

Helyer Davies Architects have been appointed by a private client to existing dwelling at 11 Knox Road, Havant.

This document outlines the proposed works to include:

- Two storey side extension.
- Ground floor to be a car port with access to rear garage.

This application is for Householder Planning Permission. The following documents accompany the application:

- 24112 Drawing Series
- Design & Access Statement
- Community Levy Infrastructure Form 1

A measured survey and topographical survey was undertaken by Helyer Davies Architects in September 2024. The OS extracts are to show site location plan and block plan only.

Existing Site Location

The existing building at 11 Knox Road is a 3-bedroom semi-detached residential property, situated to the west of Havant in Bedhampton.

Site Location Maps



Figure 1: Site location in Havant. Map retrieved from - <https://www.google.com/maps>.



Figure 2: Site location in Havant. Map retrieved from - <https://www.google.com/maps>.

Local Planning History

The following applications have previously been approved planning permission by Havant Borough Council, around the site on Knox Road:

Ground floor rear extension and loft conversion with side dormer and velux rooflights.

14 Knox Road, Havant, PO9 1NP

Ref. No: APP/21/00474 | Received: Mon 19 Apr 2021 | Validated: Fri 14 May 2021 | Status: Decided

Single storey rear extension.

10 Knox Road, Havant, PO9 1NP

Ref. No: APP/20/00841 | Received: Fri 02 Oct 2020 | Validated: Fri 02 Oct 2020 | Status: Decided

Two storey rear extension.

14A Knox Road, Havant, PO9 1NP

Ref. No: APP/18/00644 | Received: Wed 27 Jun 2018 | Validated: Tue 26 Jun 2018 | Status: Decided

Lap cedar cladding to rear elevation.

3 Knox Road, Havant, PO9 1NP

Ref. No: APP/18/00104 | Received: Thu 25 Jan 2018 | Validated: Thu 25 Jan 2018 | Status: Decided

Prior notification for single storey development extending 3.825 metres beyond the rear wall of t...

3 Knox Road, Havant, PO9 1NP

Ref. No: APP/17/00877 | Received: Thu 10 Aug 2017 | Validated: Thu 10 Aug 2017 | Status: Decided

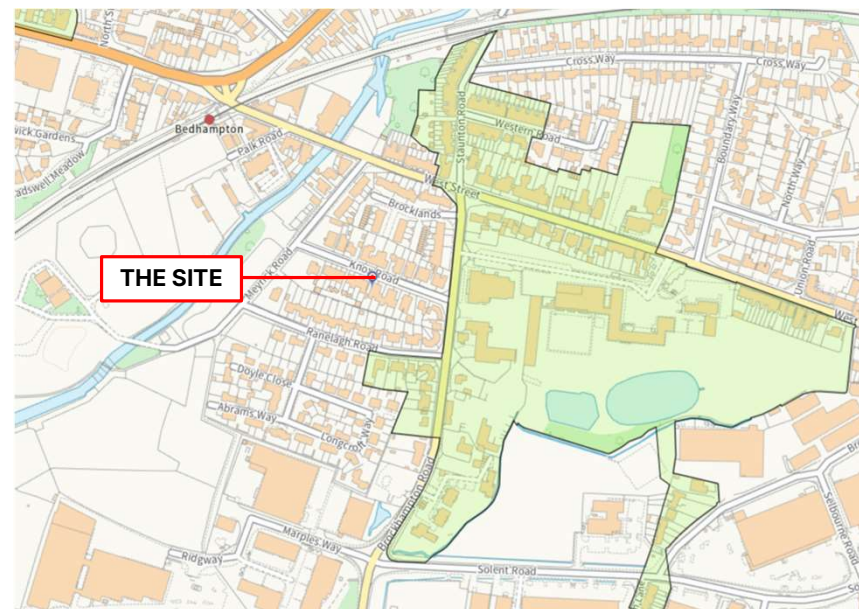
Erection of detached garage.

18 Knox Road, Havant, PO9 1NP

Ref. No: APP/16/00586 | Received: Wed 08 Jun 2016 | Validated: Wed 08 Jun 2016 | Status: Decided

Planning Maps

Maps retrieved from: <http://maps.havant.gov.uk/havant.aspx>



Site on the Edge of Havant Conservation Area

-  Chichester Harbour Area of Outstanding Natural Beauty AONB – CS12
-  Conservation Areas
-  Listed Buildings
-  TPO Areas
-  TPO Groups
-  TPO Trees

Existing Site Photos



1. View from Know Road towards house.



2. Side view of house



3. Rear view of site from garden



4. View along Knox Road – West to East



5. View along Knox Road – East to West

Flood Risk

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1: Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 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 Flood Plain	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).

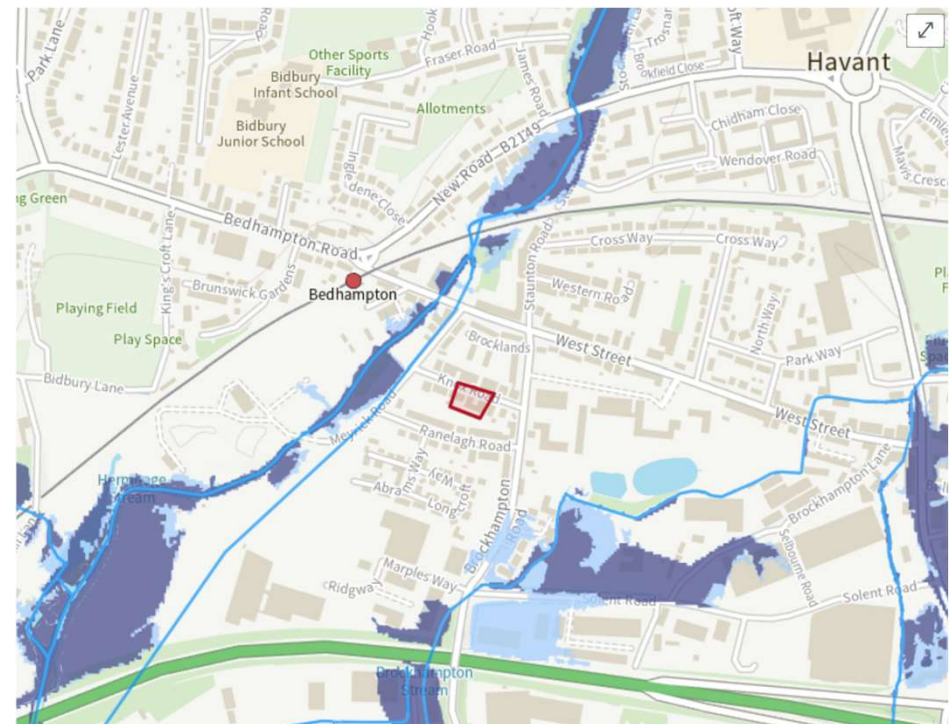
(Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

As per the map the site at no chance of flooding from rivers & the sea, which is defined as it is outside all flood zones.

Lead local flood authorities LLFA are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site at 31 Warblington Road is Hampshire County Council. As per the map in Fig. 7, the site is defined as having 'medium risk' of flooding from surface water.

Flood Risk Maps - retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>.



 'High' means more than 3.3% chance of flood each year.

 'Medium' means between 1% & 3.3% chance of flood each year.

 'Low' means between 0.1% & 1% chance of flood each year.

 'Very Low' means less than 0.1% chance of a flood each year.

The proposed

The proposal is to extend and renovate the existing dwelling on the site of 11 Knox Road.

Design & Layout

The design centers around creating a two-storey extension to the side of the existing house. The ground floor will be a car port and provide a covered entrance, and the first floor provides an additional bedroom and bathroom.

Appearance and Scale.

The overall appearance of the property will remain as the existing with the proposed extension using many of the same materials and design proportions.

The scale of the extension is in keeping and subservient to the existing.

Amount [Includes Car Port]

Internal Floor Area:	Existing	Proposed
Ground Floor	82m ²	101m ²
First Floor	57m ²	76m ²
Total	139m ²	177m ²

Total Increase of Internal Floor Area: 38m²

Materials

The proposed extension to 11 Knox Road will be constructed of high-quality materials, that are of the local vernacular and in keeping with the surrounding context in Havant and Bedhampton.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enriches the way in which the house relates to the landscape and improves its sense of place.

The proposed external material palette includes the following:

- Clay brick to match the existing
- White UPVC windows
- Concrete tiles to match the existing

Use

The use of building at 11 Knox Road will remain as a residential dwelling [use class C3].

Access

The existing vehicular and pedestrian access to the property will remain unchanged. A car port has been created that will provide a covered space and covered entrance. The access the garage to the rear will remain.

Parking

The parking plan is to remain as existing with a car port created.

Sustainability

Materials will be sourced from the local area where possible. This supports both local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

The proposals incorporate areas of double glazing and roof lights to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house. All 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.

Landscape

The overall landscape of the plot is to remain as existing. The garden and surrounding landscaping will be made good around the proposed works. Any planting, shrubbery or landscaping removed to allow for the proposed works will be replaced in adjusted locations around the site.

