
7 STAKES ROAD

DESIGN + ACCESS STATEMENT

NOVEMBER 2016



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Staple Gardens
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INTRODUCTION

This report sets out a design concept for 7 Stakes Road.

Address:

7 Stakes Road
Purbrook
Waterlooville
PO7 5LU

PCA (Paul Cashin Architects) were appointed in April 2015 as Architect for the project to create a proposal for an additional bedroom for the property.



EXISTING HOUSE

The existing house is a semi-detached property, connected to a dwelling at the rear, and was once a Rectory for a neighbouring church. It is of masonry and red tile materials, with recently replaced timber windows. The character of the property is accentuated with its references to ecclesiastic styling, with arched openings and exposed framings that mimic church buildings although the building is not listed.

The garden wraps around the southern and western sides of the house, and features a separate garage behind a mature ever-green hedgerow. A garage is located at the end of the garden and accessed from Stakes road.

- 1** = view from south west
- 2** = view from south east
- 3** = view from west end of garden

CLIENT REQUIREMENT

The client wishes to:

- extend at first floor level over the existing kitchen (A)
- create a third bedroom to be the new master
- create an access link through to the new master bedroom from the existing staircase
- build in a contemporary style but with sensitivity to the character of the house

The client also has chronic asthma and has been hospitalised twice with pneumonia. The new bedroom proposal provides the client the opportunity to enhance their wellbeing by having a space that is free from damp, well insulated, dry, and can be climatically controlled by having a good circulation of fresh air.

Design

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;**
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;**
 - 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;**
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and**
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.**
- 2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:**
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;**
 - b) New streets are not dominated by vehicular traffic;**
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.**
- 3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.**
- 4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.**
- 5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.**
- 6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.**
- 7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.**

DESIGN PROPOSAL

The proposal has been designed in accordance with Havant Borough Council's Design Policy CS16 - High Quality Design (see left).

The relevant points from policy CS16 with regard to the proposal are:

1. a), b), c), e)
2. c)
- 6.
- 7.

All other points are either not applicable to this application or remain unchanged from the existing.

The following pages explain how the proposal is responsive to each of the relevant policy points and reference the submitted drawings.

DESIGN POLICY CS16 / 1a

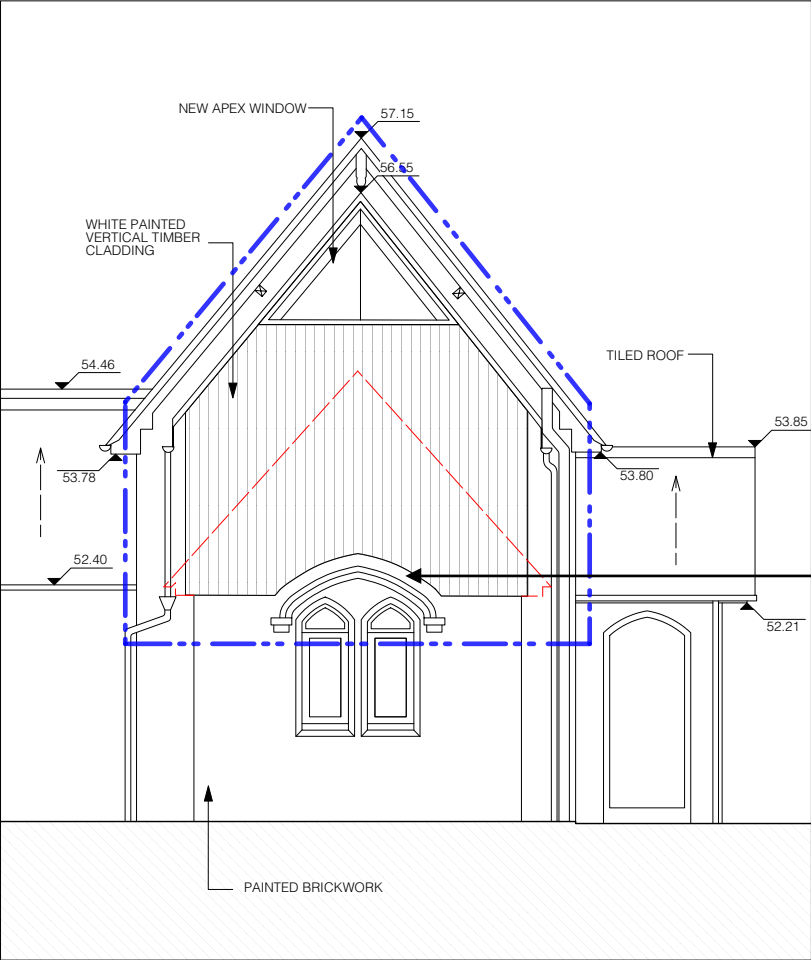
All development should demonstrate that its design:

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;

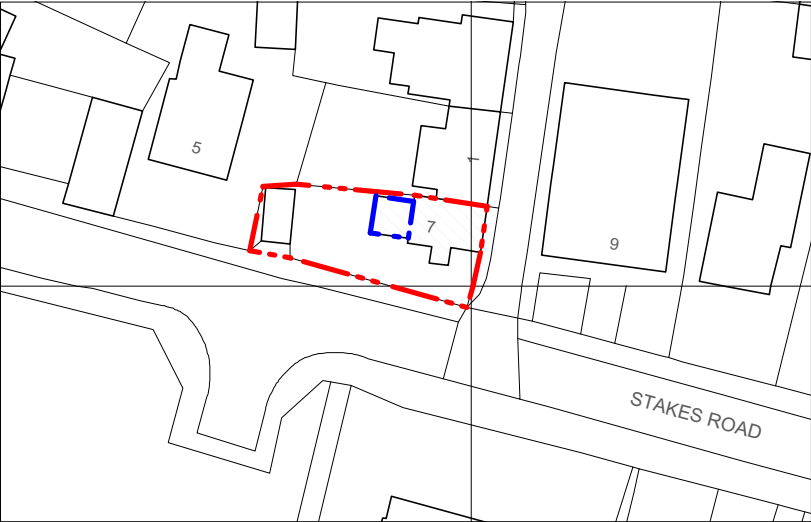
The design of the proposal responds positively and sensitively to the immediate character of the site and existing building. Care has been taken to cause as little intrusion as possible to the existing building and it's features while still providing the client with the additional bedroom space they require. As a result, the size and height of the proposal is a result of its minimum reasonable usability as a double bedroom.

- Accounting for the age of the existing property, an extension at the first floor should be of timber construction due to it being far lighter than masonry and therefore, will be much simpler to construct and will put less stress on the existing building.
- The proportions and design of the proposal are respectful of the existing house and its features. The proposal is within the gable of the existing house (01), it remains within the existing building line (02) and below the existing ridge height (03). It also respects the coving feature above the kitchen window on the western elevation.
- As the proposal should be of timber construction, timber is a suitable cladding material. In order to respect the existing building, timber cladding is specified to be painted white to relate to the white painted masonry of the existing property and the timber roof tiles will be laid to match the diamond pattern of the existing roof.

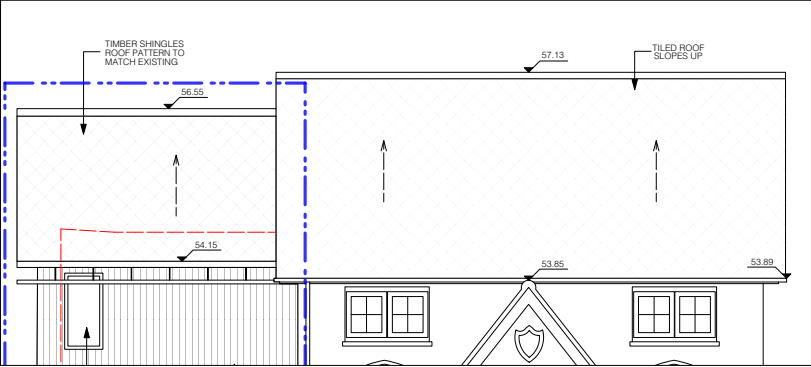


Proposal respects coving window feature of existing property.

01



02



03



01



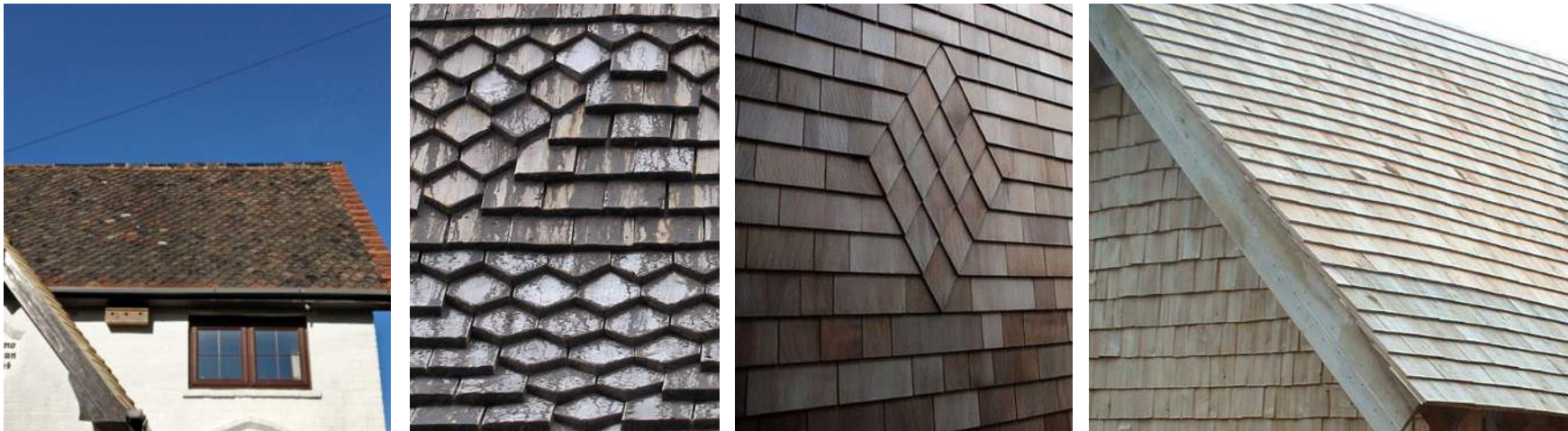
02

b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest ;

- A proposal that integrates with and promotes wildlife and biodiversity is an important part of the design. The client is a very keen observer and supporter of wildlife, having already sited various bat/bird boxes, a hedgehog hibernacular and many insect hotels around the site **(01)**.
- Timber is a sustainable building material that is already evident on site on the existing garage and is excellent at promoting wildlife - much more beneficial to wildlife than masonry **(02** - timber on site).
- Wood tiles and cladding are an excellent refuge for insects. While the small overhang on the western side, required in order to get enough bedroom space, can be utilised by the client to promote bat roosting and bird nesting. Birds such as Swifts and Swallows require rough wooden surfaces against which to get their mud-based nests to stick.
- New guttering provides the opportunity for rainwater run-off to be utilised by filling water butts to be used in the garden.



01



02

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;

- The design proposes to extend the property at the first floor above the existing kitchen as the only reasonable means of extending the property, opposed to extending on the ground floor which would result in a loss of amenity space.
- As previously mentioned, the proportions and design of the proposal are respectful of the existing house and its features. The proposal is within the gable of the existing house, it remains within the existing building line and below the existing ridge height. It also respects the coving feature above the kitchen window on the western elevation.
- Timber is used as a principle material choice for its sustainable characteristics and its suitability for timber frame construction but also for its appearance. Timber is a visually and physically softer material than masonry, which will help the proposal be subservient to the main house.
- If the proposal were to have an appearance to match the existing, it would never truly match the age and period of the existing dwelling and the property would have a larger visual mass. The contemporary appearance of the proposal means that the existing property is respected and will be easily distinguishable. It will also help to break down any visual massing by having two distinct elements between old and new.
- As also mentioned previously, the articulation of the materials is informed by the characteristics of the existing house. Notably, the timber cladding will be painted white to relate to the white painted masonry (01) and the timber roof shingles will be laid to match the pattern of the existing roof tiles (02).
- The sizes and quantity of windows and openings are kept in proportion to the existing house.

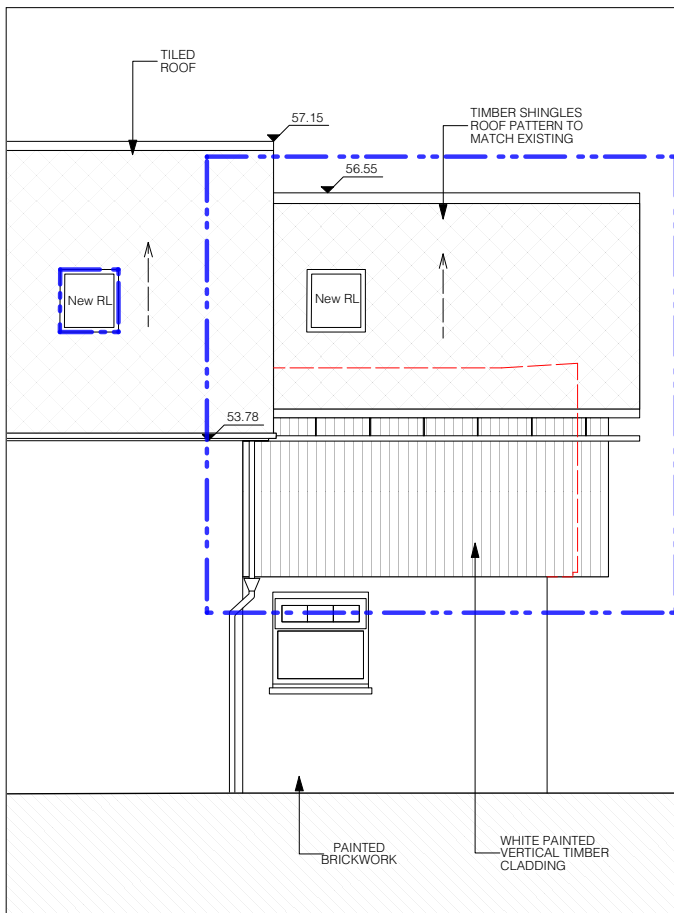


01

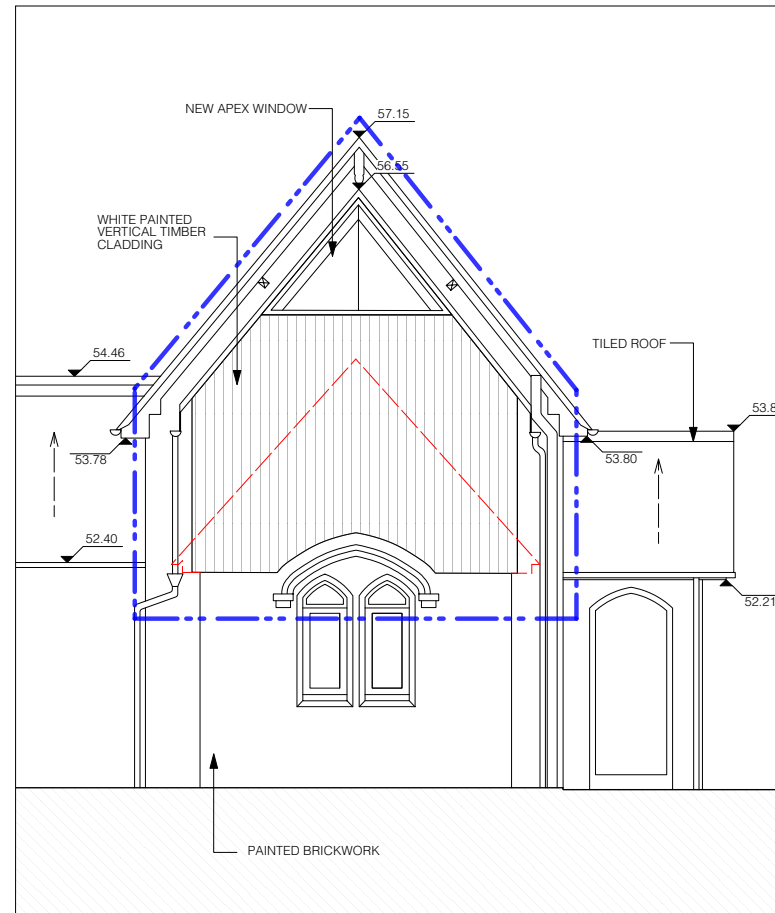


Cypress tree

02



03

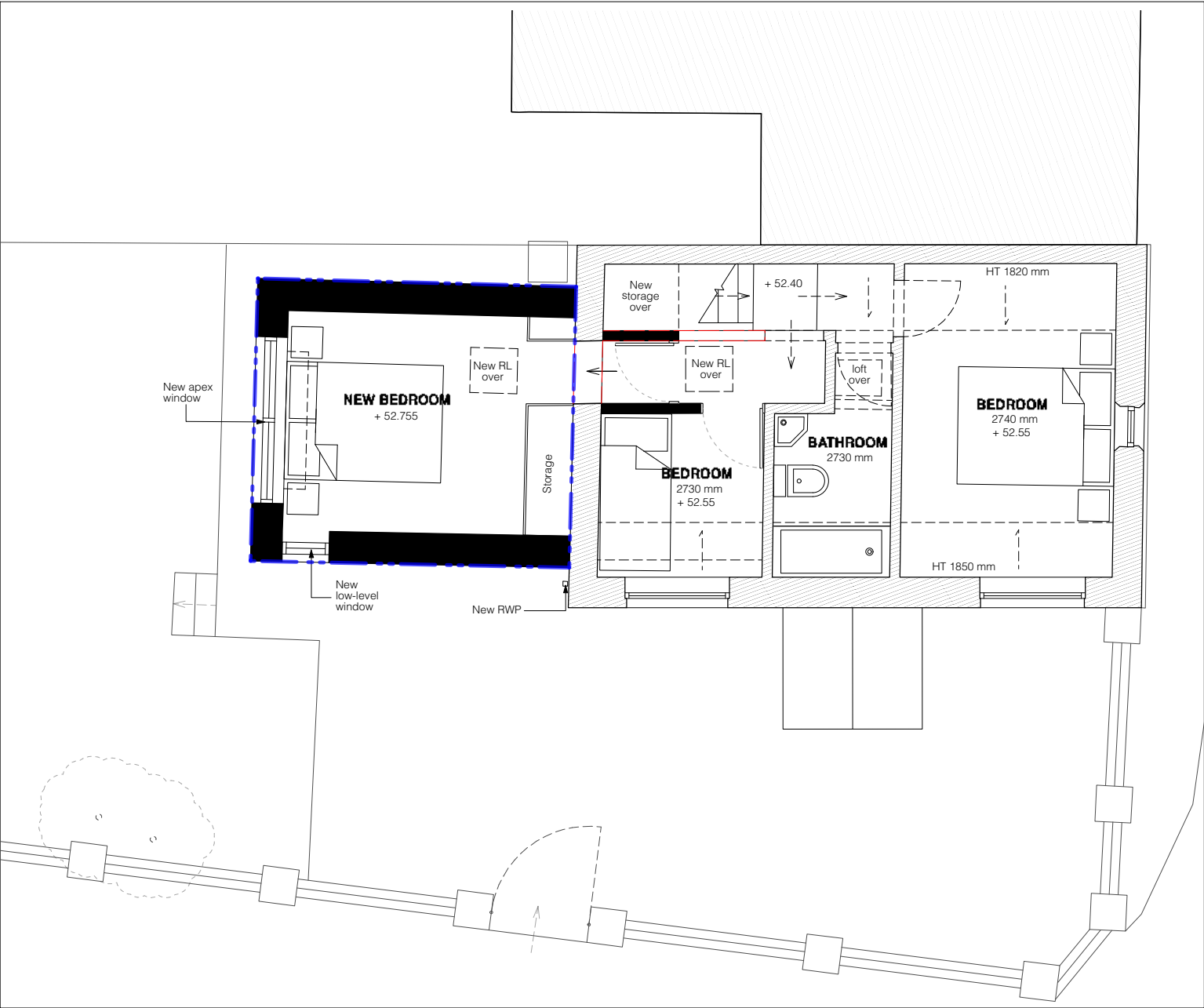


04

DESIGN POLICY CS16 / 1e

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

- There is an adjoining property to 7 Stakes Road - address 1 Old Van Diemens Road **(01)**.
- The existing house already overshadows part of the neighbouring property and back garden. In an effort to minimise any loss of light, the height and size of the proposal has been kept to a minimum, to provide only enough space for a reasonable useable double bedroom.
- As a respectful counter measure, the height of the cypress trees in the garden of 7 Stakes Road will be reduced to increase the amount of light to the neighbouring back garden **(02)**.
- There are no windows on the northern elevation to minimise overlooking and loss of privacy **(03)**.
- The proportions of the proposal are within the gable of the existing house, it remains within the existing building line and below the existing ridge height to minimise any overbearing **(04)**.



01

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

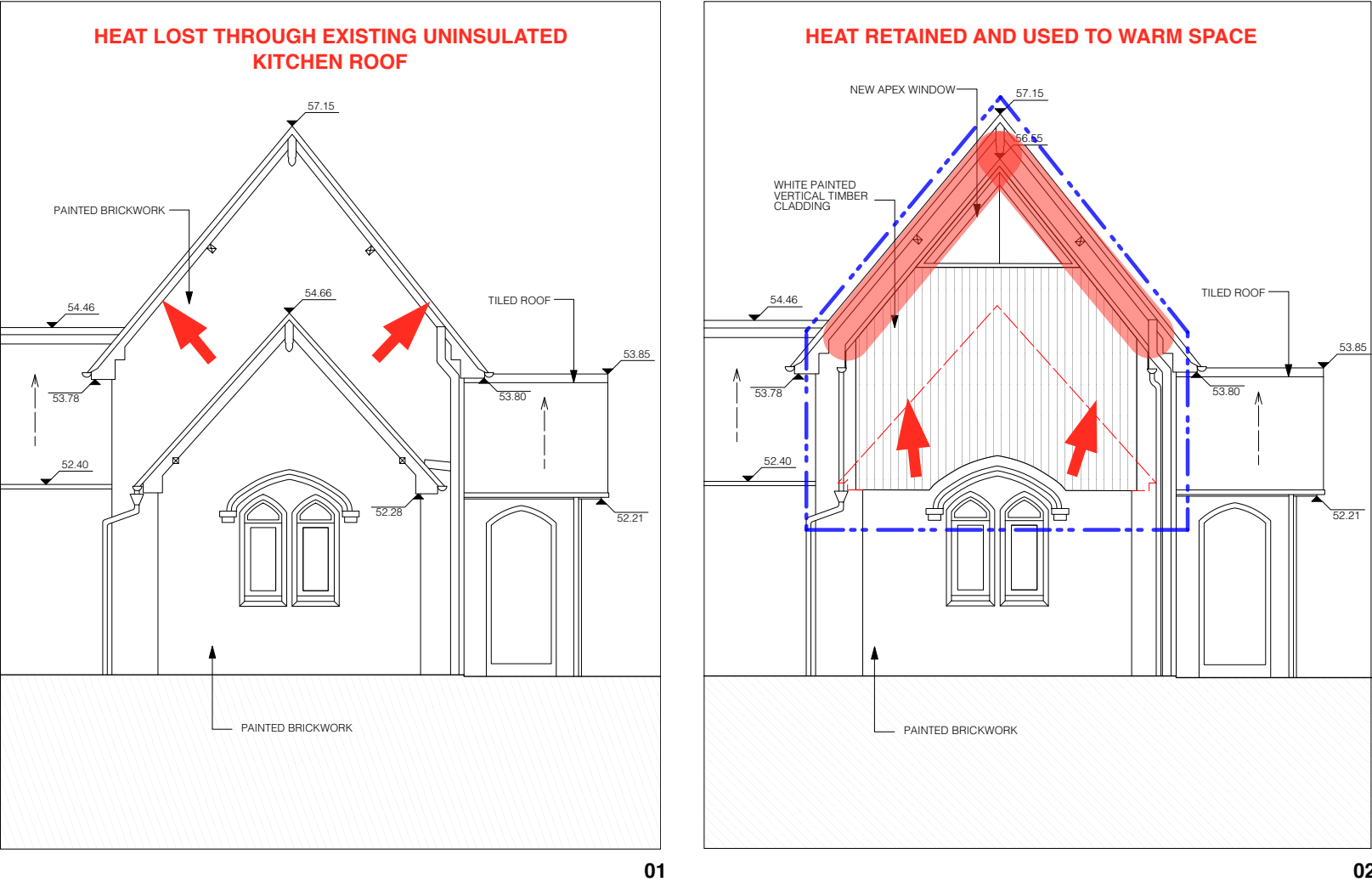
c) The layout of the development is legible, meaning it is easy to orientate one self and move through.

- As previously mentioned, the proportions and appearance of the proposal have been designed to respect and be sensitive to the character of the existing building and environment.
- The proposal is small and honest, being a single bedroom addition to the existing property **(01)**.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

The build concept itself is sustainable:

- Proposing to use timber construction as a lightweight construction method to minimise adverse affects to the existing house.
- Timber is a renewable resource with a lower carbon footprint than brick.
- Proposing to extend upwards rather than outwards maintains the outside amenity area as a resource for wildlife.
- Due to the age of the property, the current house is very cold. A lot of heat is lost through the roof of the kitchen (**01**). Proposing to extend upwards with modern construction techniques utilises a 'woolly hat' concept of re-using and capturing the heat lost through the kitchen to warm the bedroom (**02**).
- New guttering provides the opportunity for rainwater run-off to be utilised by filling water butts to be used in the garden.



7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

Over the life span of the existing building far many newer properties have been added to the area. The majority of properties on Stakes Road are newer than no.7 and are larger dwellings, either semi-detached or detached (01).

The current property at 7 Stakes Road is currently very small, much smaller than other properties that make up the character of the street. It currently has only two bedrooms.

The client has two growing children whom currently share a small room. A third bedroom makes the property much more suited for the client's needs enabling them to remain living there and be a part of the community.

It also brings the property more in line with the character of the area by being able to accommodate a family.



PRE-APPLICATION ADVICE

Due to the nature of the existing building, Pre-application advice for the proposal was sought. A site visit took place on 02/11/16 with planning enquiry officer, Miss Harriet Pitney and planning officer Mrs Heather Lealan after which a written response was received (GEN/16/01147).

The design of the proposal has been revised in accordance with the comments from the written response. Most notably, the proposed materials have been altered and informed by the character of the existing house, in response to the comments of the Pre-application.

ORIGINAL PROPOSAL



REVISED PROPOSAL

