

DESIGN & ACCESS STATEMENT

**for
WORKS
to**

4 First Avenue
Havant
Hampshire
PO9 2QN



Figure 1: View of property

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1.0 INTRODUCTION

Our client, Mr J Freire, seeks to extend the existing property – 4 First Avenue, Havant, PO9 2QN. The existing property is a detached 4 bedroom residential dwelling and this planning application is for a single storey rear extension to include:

- A new large kitchen/dining/living area to the rear of the property.
- Re-designed entrance hall to provide access into the new extension and access to the new utility & downstairs W/C (in the location of the existing kitchen).

The above would seem to positively improve the property whilst maintaining the existing scale and architectural style to ensure that the proposed is in keeping with the existing property.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 15021_01 (Existing)
15021_02 (Proposed)

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

2.0 LOCATION

The site is located on First Avenue, north of Warblington train station.

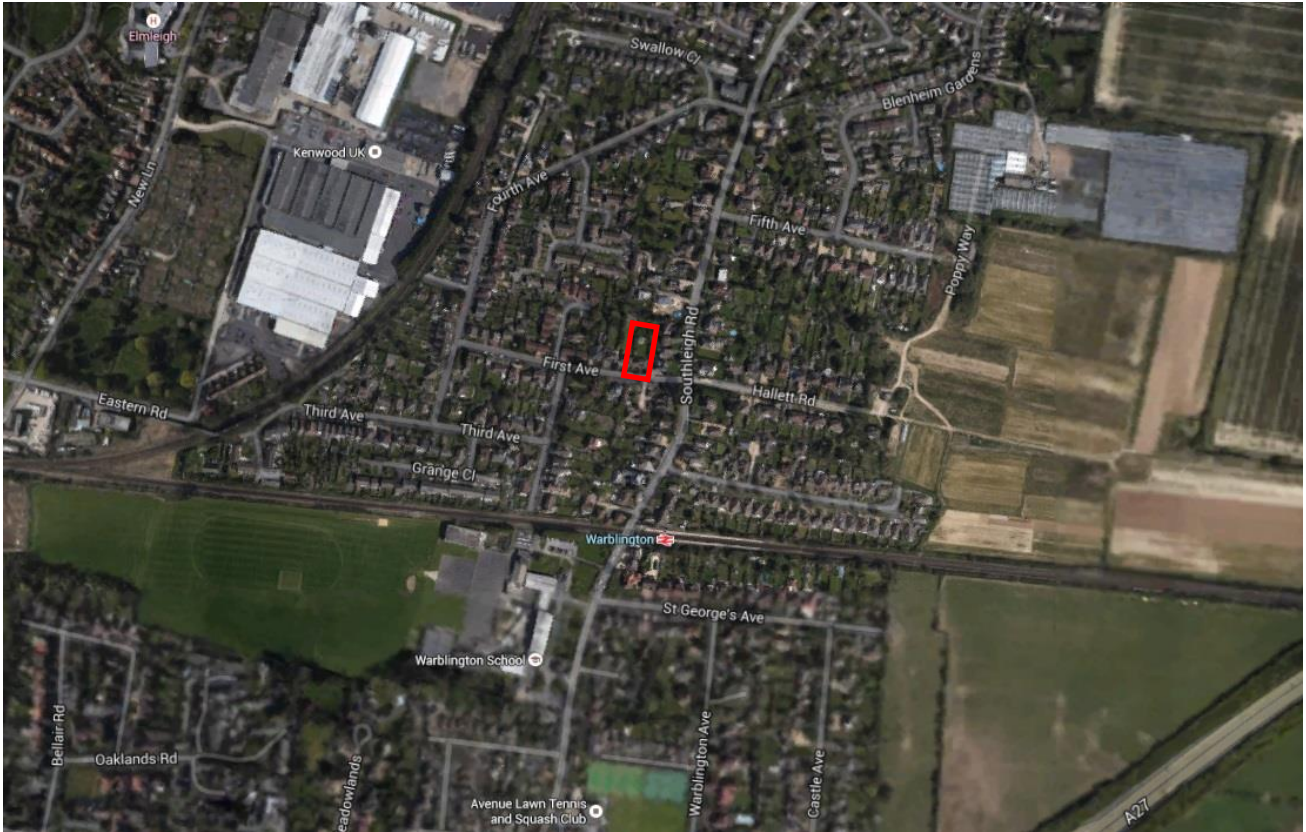


Figure 2: Site in context



Figure 3: Street view 1



Figure 4: Street view 2

2.1 Location area

The properties on First Avenue are varied in terms of building styles and materials.

The following photographs show some of the neighbouring properties to No4 First Avenue:



Figure 5:



Figure 6:



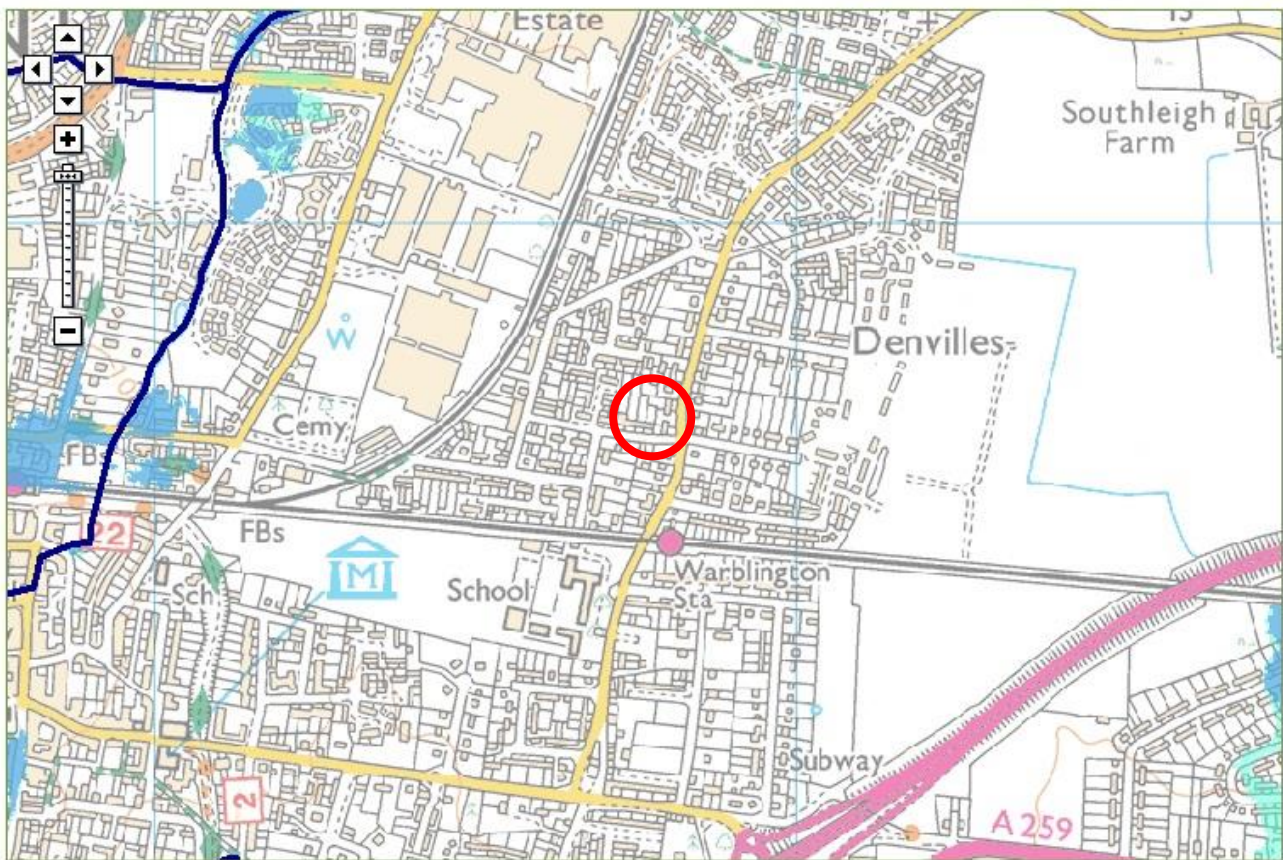
Figure 7:

FLOOD RISK AND ASSESSMENT

There is no risk of flooding to the site as shown in the environmental agency's flood risk map below.

PO9 2QN at scale 1:10,000

[Other maps](#) [Data search](#) [Text only version](#)



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Figure 8: Flood risk map – Environmental Agency.

- Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.
- Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:
 - from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
 - or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.
- Area hatched: Areas benefiting from flood defences (not all areas may be shown).

4.0 DESIGN

4.1 The Proposed

This planning application is for a single storey rear extension to the existing property No4 First Avenue, Havant. The application does not seek to demolish any part of the existing building.

4.2 Use

Our client lives in the existing property and will continue to do so.

4.3 Layout

The extension to the rear of the existing property will provide our client with a new large kitchen/dining space opening out onto a new patio/terrace through the proposed new folding doors.

The existing hall-way (including existing W/C) is to be re-arranged to provide access into the rear extension through new double doors. A new utility and W/C is located in the existing kitchen and accessed from the hallway.

The proposed layout is shown on drawing no 15021_02.

4.4 Amount

Existing

Ground floor – 76.58m²

First floor – 63.12m²

Total – 139.70m²

Proposed

Ground floor – 122.25m²

First floor – 63.12m²

Total – 185.37m²

This is an overall increase of 45.67m² of internal habitable floor space.

4.5 Scale

The proposed new lean-to extension has a proposed pitch of 17.5°. The proposed eave height matches the existing eaves of garage lean-to. This provides a well-proportioned scale to the elevations.

4.6 Landscaping

No major landscaping is proposed. The existing front drive will be retained and the hedging/shrubbery on boundaries are to remain unaffected.

4.7 Appearance

Careful consideration has been given to the style of the proposed extension which is sympathetic to the existing building through the use of materials.

The proposed materials to be used in the extension are as follows:

Roof: Clay roof tiles to match the existing house roof tiles.

- The pitched roof of the proposed new lean-to extension is 17.5° which provides a well-proportioned scale to the elevations.

Walls: The proposed garage extension finish will be render painted white.

It is proposed to keep the render 4 brick courses higher than ground level (matching the existing walls.)

Joinery: All new doors and windows are to be black aluminium framed.

There are three velux windows to provide further natural light into the proposed new lean-to extension.

The accompanying drawings illustrate the proposed extensions and materials used throughout.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The proposed floor and walls will be insulated to levels way in excess of that required by current building regulations.

5.0 ACCESS

5.1 Access to the Site

Access will remain the same as the existing and will not be altered as part of the proposed works. Access to the site is off First Avenue – a public highway.

5.2 Parking Plan

The front drive will be retained and will not be altered as part of the proposal.

6.0 CONCLUSION

The proposed extensions to No 4 First Avenue, Havant will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extension is not excessive in scale with the proposed new eave height to match the existing height of garage lean-to. These would be seen to provide a well-proportioned scale to the elevations.

The proposed work looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.