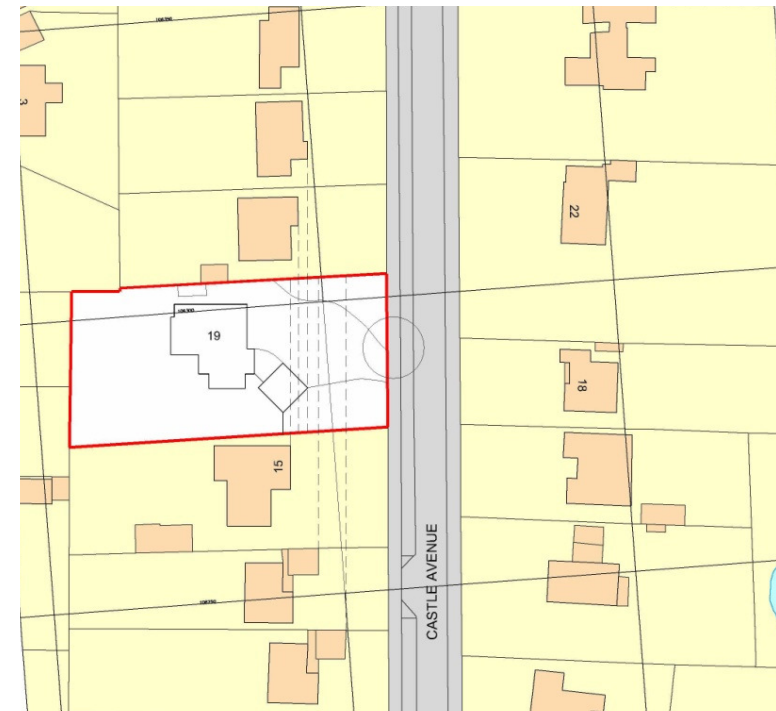


DESIGN STATEMENT

Householder Application for a detached double garage at 19, Castle Avenue, Havant PO9 2RY

These proposals follow a character of area assessment and review of the previous planning refusal and Appeal decision on the same site.

A key aspect of these proposals is that the garage is located within the range of the frontage lines of immediately adjacent properties and in a way which does not impact on the amenities of adjacent properties. These proposals therefore overcome all of the objections raised to the previous application which proposed a larger structure close to the road frontage and forward of the frontage lines of all of the properties on this side of Castle Avenue.



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Images of Castle Avenue



Allies designs for Portsmouth Waterside Housing



Allies offices/conservation at Gunwharf Quays

Allies Associates (Principle Tony Allies RIBA)

Allies Associates specialise in conservation, housing, planning and Appeals. Principle Tony Allies has a particular interest in sustainable design and the Architecture of historic towns and villages.

Established in 1986. Awarded RIBA Design Award for Island Harbour Village 1989 a new waterside village of 100 dwellings.

1997 Appointed to Project Manage Teams of consultants on the Gunwharf Quays residential and Historic Building renovation /conversion winning numerous design and conservation awards and featured as a CABE case study.

2004 Design Director Churchill Retirement Living designing many Sheltered housing schemes across the South and West of England.

Civic Design Award received for Chippenham town centre residential / commercial development 2007.

Conservation Area Award received for Bognor Regis Sheltered housing 2008.

Appointed to panel of Architects for Eco Bos Cornwall Eco Town project to create 6,000 sustainable homes in villages around St Austell 2010.

Currently working with English Heritage on the renovation of a substantial grade II* listed clock house and its conversion to music school for Michael Hall School, Kidbrooke Park, East Sussex and the repair and conversion of the scheduled Ancient Monument Kings Langley Priory and grade II* listed surrounding buildings.

Allies Associates have recently completed an innovative timber frame housing scheme built off the sea wall in Portsmouth Harbour.

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19 Castle Avenue

1.0 INTRODUCTION

- 1.1 This design statement has been prepared in support of a planning application for a detached double garage.
1.2 The design follows a character of area assessment and review of Application 10/70226/004 and Appeal APP/X1735/D/10/2128955.
- 1.2 The design follows a character of area assessment and review of Application 10/70226/004 and Appeal APP/X1735/D/10/2128955.
- 1.3 The area was initially developed throughout the 20th c and further development has taken place over the last 13 years. Properties range from 3 storey houses through large houses on double plots and recently developed pairs of houses on a single plot to detached bungalows. The distance from the road frontage to buildings also vary considerably, there is no established building line and the area is characterised by the variety of settings of the properties on designated plots. The application property is a large detached house on a larger plot with a substantial space between the house and the boundary to the South.
- 1.4 The proposed design responds to the varied nature of the character of both Castle Avenue and the immediate adjacent properties to provide a double garage in a form, design and location appropriate to the setting of the street and the existing house on the site.
- 1.5 These proposals sit comfortably on the site and the carefully considered arrangement of the new garage avoids any possibility of either overshadowing or over bearing in its relationship with adjacent properties.
- 1.6 This Design & Access statement is to be read in conjunction with other drawings submitted with this application.

Drawings submitted:

1341-001a Location and Block Plan 1:2500 and 1:1250

1341-001b Existing Site Plan 1:500

1341-001c Proposed Site Plan 1: 500

1341-002 Elevations 1:100 and 1:200

1341-003 Detailed Site Plan 1:200

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19 Castle Avenue

2.0 The Character of the Area

2.1 Castle Avenue is predominantly a mature residential street with houses and bungalows on substantial plots. A number of houses have garages to the fronts of the properties and parking to the street frontage is a common feature. The photographs on the cover page illustrate the variety of dwellings and their settings in relation to the street that can be found along Castle Avenue. There are no Listed buildings in Castle Avenue and this is not a Conservation Area.

2.2 The grain of Castle Avenue and the surrounding streets can clearly be seen on the Location and Block Plans in drawing 1341 001a, there are gaps in the grain where some houses occupy larger or double sized plots, 19 Castle Avenue (the application site) is one of these.

2.3 The properties to either side of 19 Castle Avenue are set substantially further forward on their plots, the lines of the frontages of these properties are shown on drawing 1341 001c which is copied in part on the cover sheet of this statement.

3.0 Planning application 10/70226/004 and Appeal decision APP/X1735/D/10/2128955

3.1 The previous application proposed a large carport and garage set close to the boundary with No 21 Castle Avenue and closer to the front boundary of the plot than occurs in any other location on Castle Avenue.

3.2 The two reasons for refusal were: the impact on the character of the area and the effect on the living conditions of adjoining occupiers with reference to visual impact.

3.3 The previous proposals on Application and Appeal were considered unacceptable. This was as a result of the design of the proposed building which was located in front of any other buildings on the whole street frontage and very close to the boundary presenting a 9m long building towards the side of the front garden of the neighbouring property.

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19 Castle Avenue

4.0 The Proposals

4.1 The existing house at 19, Castle Avenue is sited to the North of the plot and set further back than any other property on Castle Avenue. The distance to the boundary of the adjoining property no 15 Castle Avenue is substantial and such that the single storey lean to roofed element of the existing house has a garden feel to its setting and together with the first floor dormer windows looks towards no 15 without having any adverse impact on the neighbouring property.

4.2 Whilst there is room for a garage alongside the existing house which would potentially constitute permitted development, this would have an adverse effect on the outlook from the existing house at no 19, Castle Avenue.

4.3 Looking at the frontage lines of adjoining and adjacent properties there is a zone where a single storey development in front of the property and to the South would not conflict with the character of the area or the amenity of the neighbouring property no 15 Castle Avenue.

4.4 The existing house is a high quality of building and the proposals further develop the individual style of the house in a way which enhances the character of the area. Turning the garage, which is substantially smaller than the previous proposals, by 45 degrees minimises its impact on the existing dwelling, leads the driveway visually through to the front door of the dwelling and will have no significant visual or other impact on the bungalow at no 15. The proposed fully pitched roof, which has the same pitch as the house but will appear lower on the street frontage by virtue of the lower pitch of the hips. With identical detailing and materials to the existing house the proposed garage and the existing house will form a cohesive whole which will comfortably occupy the plot and thereby enhance both the existing house and the character of the area.

4.5 In relation to the adjacent existing dwellings on the street frontage: The corner of the garage nearest to no 15, Castle Avenue is set back from the frontage of this property and the front corner of the garage falls within the line of the frontages of the 2 adjoining properties to the South and the 2 adjoining properties to the North.

4.6 This is a carefully considered and sensitive proposal which acknowledges the concerns raised about the previous proposals and responds with a smaller building in a location and of a design which overcomes all of the issues previously raised. These proposals will enhance the setting of the existing building, are in keeping with the character of the existing house and will enhance the character of the area. There will be no adverse effect on any neighbouring properties by virtue of overshadowing, or any sense of over bearing.

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19 Castle Avenue

5.0 Site Photographs



19, Castle Avenue looking towards no 15



View of 19, Castle Avenue from the front of no 13 showing no 15 in the foreground and nos 21 and 23 beyond.

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