

Design and Access Statement

**Location: 27 St. Georges Avenue, Warblington, Havant, Hampshire, PO9 2RU
16.09.2013**

Background

The site is situated at the eastern end of St. Georges Avenue. A tree lined road running west to east, from Warblington School to a field. This field also bounds the east of the site. Neighbours of 23 St. Georges Avenue and No.26 Castle Avenue bound the west and south respectively.

The road consists entirely of residential two storey houses, ranging from Victorian era to 2012 of various character, scale, and quality.

The original bungalow was built in 1953. In 2007 an attic extension including the addition of three dormer windows was carried out under permitted development. This forms the house as it currently stands. The current owners moved to the property in 2008. They would like to stay in the house continuing to be involved in the community, near family and start a family of their own.

Through consultation with the residence of 23 St. Georges Avenue and Havant Borough Council, the proposal is supported in principle with no adverse impact to the social environ.

Use of the Site

The site will continue to be used as single family residence. This is well suited its context and location, within but on the edge of the Havant settlement boundary. There will be no effect to the adjacent field, a designated 'strategic gap'.

Amount

The two storey side extension will increase the property by approx. 46m² to total approx. 185m² (GIA). The 960m² plot is more than capable of accommodating this whilst retaining good distances to the property boundaries. The proposed property will stand at a relatively modest size to with other local residences on similar plot sizes.

At ground level, the extension will accommodate a dining room and 'snug', allowing internal alterations within the existing house to incorporate a study and relocated utility room. At first floor level, an additional bedroom with en-suite will be accommodated with a relocated family bathroom.

Layout

The proposal has been assessed in context to extend away from shared residential boundaries and will therefore have no impact to neighbour's amenities (sunlight / daylight / overlooking etc.). The arrangement of rooms brings in natural light all year round and allows views out over the garden and field beyond.

The extension will remain a good distance from its eastern boundary to the field, only increasing the property footprint by 1m to the east. Aligning the north and south facades creates practical accommodation whilst unifying the appearance of the house when viewed from all directions.

Scale

As discussed above, the scale of the property is relatively modest in a good plot size, particularly when compared to nearby houses. The extension is considered not to be overly dominant and in keeping with the existing house.

The scale of the extension 'footprint' is key to unifying the appearance of the house as this allows the alignment of north and south facades.

Appearance

A principle aim is to remove what appear, and perform, as poor quality ad-hoc additions whilst enriching and faithfully unify the appearance of the house within a garden setting. The proposal involves the removal of a single storey low quality utility room and concrete hard standing at ground level, and removal of an incongruous dormer containing shower room and stair at first floor level.

The proposal aspires to sensitively maintain and enhance the character of the house by extending with the quality materials featured on the existing house. This primarily involves red brick and white render to walls and red clay tiles to the roof. Windows will match existing.

Landscape

There is the opportunity to enhance the landscape as a house surrounded by a quiet and good sized garden. It is proposed that concrete hard-standing be removed and grassed between the new extension and east boundary. Much of the remaining garden will remain unchanged.

It is proposed the single width driveway be widened to allow for cars to be parked side by side, thus allowing entrance and egress of the property without blocking one another and occupying the road. This will increase the driveway by 5 to 5.5m within the plot. The pavement crossover and planting along the north boundary will remain unchanged.

Access

There is direct access from St. Georges Avenue to the level site via a driveway. Entrance to the house will comply with Part M of the building regulations.

Warblington school and shops are a short walk away. Warblington train station is located close to the Western end of the St. Georges Avenue providing access to Portsmouth and beyond.