PERMIT

DESIGN & ACCESS STATEMENT



Proposed Residential Rebuild at
7 St George's Avenue
Havant
Hants
PO9 2RU

December 2010

Site Location

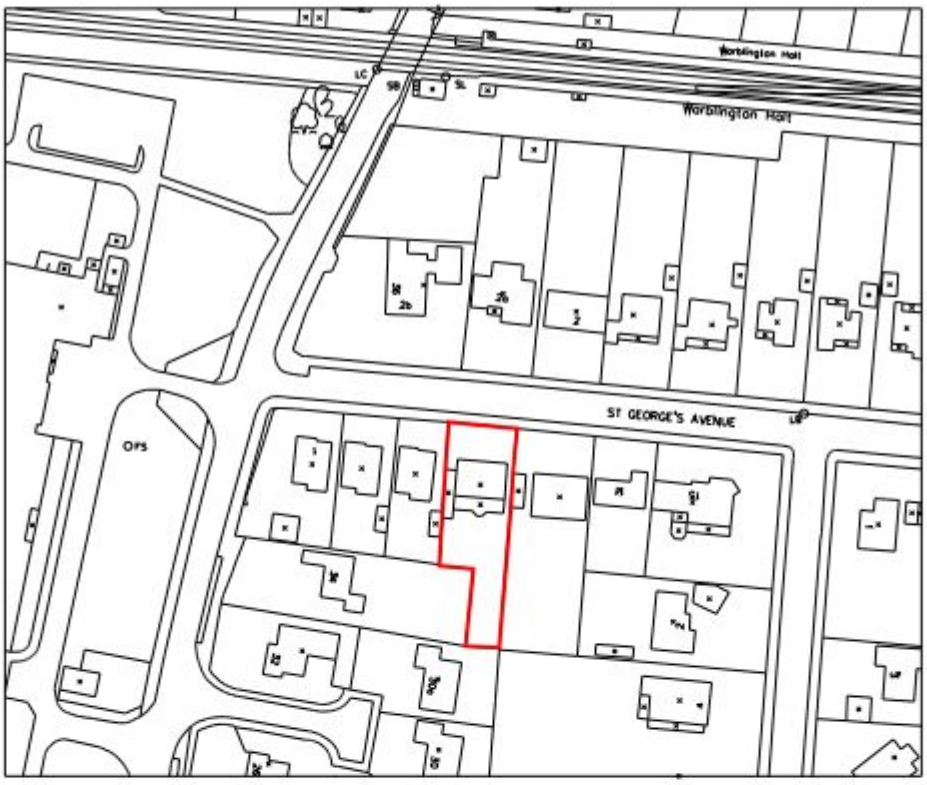
The site is situated on the easterly side of Havant, in the district of Warblington. The current property is a chalet bungalow dating from the 1930's. It has been extended over the years with a large garage / workshop and conservatory being added. There is a parking area for three vehicles at the front of the property and a large mature rear garden.

The site is within the development envelope of Havant and in the ward of St. Faiths.

The style of architecture within the surrounding area ranges from large Edwardian residences to smaller detached properties dating from the 1930's to the 1980's.

The site has excellent access to both bus and train transport routes.

The location plan below conveys the sites relationship to the surrounding area.





Photograph showing the frontage of No. 9 & No. 7 St. Georges Ave.



Photograph showing the frontage of No. 5 & No. 7 St. Georges Ave.

The Proposal

This application involves the demolition of the existing structure and the construction of a four bed roomed, bi-generational, detached house together with a separate garage/hobbies block in the garden.
The accommodation is set out to include 'Granny Annexe' features including kitchen, bathroom and living room capable of serving the differing needs of a two/three generation family. There is flexibility in the design to enable 'home working' via computer links. Also included is a new vehicle gateway to provide access to the proposed driveway and garage.

The Design

The proposed property is a traditional two-storied structure with a pitched roof to match nearby properties. The walls are to be face brickwork to match the existing property and to stay in keeping with the surrounding properties. A central gable will echo the existing property.

An additional garage block is to be built in the rear garden to provide quality facilities both for garaging and hobby activities. The driveway is to be 'Green' to preserve the lawned area.

Building height and residential amenity

As can be seen from the street scenes, the proposed property is approximately the same height as neighbouring properties. Finish and colouration to follow the existing lines.
The existing trees, fences and neighbouring buildings, will considerably screen the garage/hobby building. The selection of finish and colouration will aim to reduce its visible impact.

Access & parking

The proposed property does not affect the amount of existing parking spaces but it does include a new vehicle access on the opposite side of the street frontage to the existing. The proposed garage has ample space for cars and bikes as indicated on the plans. A small bin store/meter cupboard will be built inside the front hedge to facilitate recycling. On-site turning and manoeuvring will be improved with the proposed driveway layout.

Safety & security

All windows and external doors will be fitted with high security locks and latches. The position of the garage within the rear garden enhances the security of that building and its contents. Upper windows will include opening casements/French doors to each main room to assist escape in case of fire. Side gates will prevent unauthorised entry to the rear garden. Vehicles parked to the front of the house will

benefit, as now, from being overlooked from the house. In addition the security is to be enhanced though the use of appropriate lighting to the front of the property.

Site sustainability

As the property is already located within a well-established residential area there are already good access corridors and amenity spaces in close proximity. Good public transport routes, shops, employment opportunities, schools and open spaces are within a five to ten minutes walk of the site.
There will be no increase in transport or amenity usage as a result of this rebuild. It is envisioned that the secure and undercover area alongside the east side of the house will increase the usage of cycles and reduce the use of motor vehicles.

Building envelope and layout

- The house will achieve Eco homes very good standard.
- Construction of the proposed building will include appropriate insulation of the entire building envelope, in order to comply with Part L1 of the building regulations. The construction will be designed to give a SAP rating of at least 90. Windows to the proposed residential unit will be double-glazed incorporating trickle vents.
- The garage/hobbies building will be built to a high standard, to incorporate insulation to comply with Part L.

Energy supply & use

1. High specification insulation for ground floor, walls and roof space
2. Under floor heating
3. Mechanical Heat Recovery Ventilation
4. Solar PV
5. Solar water heating, with a degree of house heating
6. Air source Heat Pump for heating
7. Ground to air Heat Exchanger to enhance MHRV and Air Conditioning
8. Relatively large south facing windows to assist passive heat gathering
9. Low energy lighting throughout
10. All domestic appliances to be 'A' rated
11. Water harvesting to include supply to low water usage WC cisterns
12. Water efficient domestic appliances to be specified

The overall intention is to match or exceed even future Building Regulations in respect of energy efficiency.

Procurement & construction

- Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long-term appearance of the building and ongoing maintenance responsibilities.
- Building materials will be sourced from sustainable sources where a choice is available.

Transport

The existing four car parking spaces will be enhanced by space within the garage, together with secure storage for several bicycles and motorcycles.

Waste & recycling

1. A purpose built cabinet will provide storage for the recycling bins.
2. On-site composting of garden rubbish will continue.

Access Statement

- The existing entrance will continue in use to provide level access to the pavement. There will be an additional access to improve vehicular access to the proposed new garaging area, whilst also removing the need for vehicles to reverse onto the road.
- As the proposal is for a two-storey dwelling, all ground floor areas will be accessible by any disabled person.
- The staircase has been designed so that a stair lift may be fitted at a later date.
- All doors throughout the entire building will be of sufficient width to enable wheelchair access.
- The proposal for a 'carport' alongside the east side of the house will provide weather-protected access for all to vehicles.
- All hard-standing surfaces to be pervious or free draining for ease of use by any person with limited mobility.

Photographic record of current buildings



Existing street scene (No's 5,7,9,11&15)



Rear elevation of No.7 St. Georges Ave.