DESIGN STATEMENT

B.O.H. PERMIT

FOR THE

DEMOLITION OF
CHALET BUNGALOW
AND
CONSTRUCTION OF
TWO STOREY HOUSE

AT

22 ST GEORGE'S AVENUE
WARBLINGTON
HAVANT
PO9 2RX

APPROVED

FOR

MS K GIBBON AND MR N BENTLEY

HAVANT BOROUGH COUNCIL
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APP 10/0202

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REVISION A JUNE 2010

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1.00 INTRODUCTION

1.01 THE SITE

The site is approximately 61m x 14m lying between St George's Avenue and the cutting of the mainline Portsmouth to London railway.

The majority of the plots on the north side of St George's Avenue are the same size with two/three storey Edwardian detached properties with ground floor brickwork and a pebbledash first floor and steeply sloping plain clay-tile roofs dominated by a front gable. The row of matching two-storey properties terminates at No 20 where it is assumed the plots had not been laid out and it remained farmland for a number of decades. Numbers 22 and 24 are in heavy contrast to the Edwardian neighbours being mid C20th bungalows with later roof conversions and dormers to increase accommodation.

1.02 EXISTING BUILDING

The original bungalow has been heavily modified with extensions and dormers over many years and adds little to the very attractive tree lined avenue. The adhoc additions have destroyed the little character the bungalow presented and the opportunity to improve this is clearly evident. Close inspection of the property has revealed a sub-standard first floor construction with no stiffening of ceiling joists and undersized partition timbers and roof support. Trial holes have exposed very shallow footings of inconsistent thickness which are incapable of taking any additional loadings.

The neighbouring bungalow, originally on a similar plan, has been modernised with a new more steeply pitched roof, new fenestration, dormers and large rear addition.

1.03 PROPOSED REDEVELOPMENT

The site lends itself to a two storey dwelling which is the scale of all the neighbouring houses to the west and most of the newer properties to the east. With a 2½ Edwardian property to the west and a chalet bungalow to the east there are significant restraints on any redevelopment to avoid impacting on the amenity of the neighbours. Nevertheless, the resulting redevelopment will remove an unattractive, poorly detailed and constructed property and replace it with a high quality detached house which respects its neighbours while improving the street facade.

2.00 CONTEXT

2.01 THE BUILDINGS

All the properties in St George's Road are detached and mostly within good-sized plots. Apart from the row of Edwardian houses, the properties elsewhere are extremely varied including bungalows, chalet bungalows and two/three storey properties. The early development of the matching detached Edwardian properties predates the variety which came from the subsequent development of individual plots. The two neighbouring bungalows at 22 and 24 were originally similar but the subsequent modifications of each conceal any matching features. The extensive renovation and extension of No 24 highlights the unsatisfactory appearance of the existing application property.

2.02 ST GEORGE'S AVENUE

The wide road which runs approximately east west is suburban in character and over almost a century the landscape has a high quality of established trees and shrubs. The road terminates at the east end in farmland.

The density of the soft landscape to some extent accommodates the incongruous mix of architectural styles.

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2.03 TOPOGRAPHY

The land in the area is flat and though it rises from the M27 the only noticeable variation is the railway cutting.

2.04 SETTING

Between the two/three storey property at No 20 and the chalet bungalow at No 24 there is scope for an alternative solution provided it does not harm the amenity of either.

2.05 LOCAL COMMUNITY

The neighbours have been constantly consulted on the proposals and in principle have no objections to the revised proposal.

2.06 PLANNING POLICY

The existing use of the site is not contrary to any planning policy proposals. There is no contradiction in planning policy to the redevelopment for a single family dwelling.

2.07 GREEN ISSUES

The site has mains water, electricity and gas. The owners are anxious to incorporate sustainable technologies and materials. By redevelopment it is proposed that the new property will exceed the insulation standards required in the current building regulations. The collection of surface water from roof coverings will be recycled for wc flushing, and provide water for ground maintenance and cleaning. It is proposed to install photovoltaics integrated into the clay tiling of the south roof slope (St George's Avenue).

3.00 DESIGN PRINCIPLES

3.01 AMOUNT

The site size will clearly accommodate a much larger property as can be seen at Nos 12 to 20 all of which have a similar plot width and length. Redeveloping the site for a two-storey property is appropriate to achieve a family house where the use and maintenance of a large garden is commensurate. A bungalow is more suited to the elderly or infirm when a large garden is rarely desired. The application is for a two storey, three/four bedroom house suitable for family use particularly suited to the size of plot.

3.02 SCALE

The site is clearly in an established suburban setting and the insertion of a new two storey house will not dominate the existing scale. The increased ridge heights will not shade the habitable rooms of No 20 or No 24 as the property is reduced in scale to single storey at the rear of the property which is the pattern in the neighbourhood. There are no first floor balconies or terraces and the first floor plan has been configured to protect the amenities of both the neighbouring properties.

The proposal is for a two storey house with a scale that compliments the Edwardian property at No 20 but does not dominate the bungalow at No 24.

3.03 LANDSCAPING

The existing landscaping will be maintained and enhanced. No trees or significant shrubs will be lost in the proposed works.

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3.04 APPEARANCE

The building will make a simple architectural statement modelling the elevational form of the Edwardian neighbours while avoiding creating a pastiche. The quality will be produced in the use of natural materials and the details of construction. There is an objective of keeping the maintenance to a minimum but avoiding the use of upvc.

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4.00 ACCESS

4.01 ST GEORGE'S AVENUE

The site enjoys level access and the redevelopment of the site will facilitate a level entrance to comply with the current building regulations.

4.02 HIGHWAY ACCESS

Existing highway access is unaltered in the proposal.

4.03 PEDESTRIAN ACCESS

The existing pedestrian access is unaltered in the proposal.

4.04 PUBLIC TRANSPORT ACCESS

Access to public transport is good. Warblington railway station is approximately 500m from the property.

4.05 PARKING PROVISION

The site has good facilities for off-street parking and also provides an integral single garage and cycle storage.

4.06 SUSTAINABILITY

Foul drainage will be to the existing main sewer. Surface water may be collected from the roof in underground tanks and distributed to wc's and external taps. All other surface water will percolate through porous hard and soft landscaping. Heating will be provided principally by a gas-fired central heating system where a mini chp will be considered. Sustainable and locally sourced materials will be selected at the time of construction.

4.07 EMERGENCY SERVICES

Access is uninhibited.

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5.00 SUMMARY

5.01 CREATING THE DESIGN SOLUTION

The design has developed from the constraints of maintaining the amenities of the neighbouring buildings while providing a building that is sympathetic to them. The deep floor plan of the ground floor lends itself to a flat roof solution and the first floor single room depths restrict the overall size of the pitched roof and most importantly the ridge height. The interest in the brickwork will be developed with projecting string courses at ground floor window head which is more subtle than contrasting brick bands and defines the change in material at first floor level to a through–coloured render. Window sills will be manufactured in reconstructed stone. The tiled pitched roofs have generous overhangs with exposed stained projecting rafters without fascia or gable boards. The coupled windows are timber vertical sliding sashes, typical of the Edwardian houses in the avenue, but with simplified details and no glazing bars.