PERMIT

DESIGN and ACCESS STATEMENT

27 Grove Road

Havant,
Hampshire PO9 1AR

Proposed loft conversion and extension to bungalow and replacement garage.

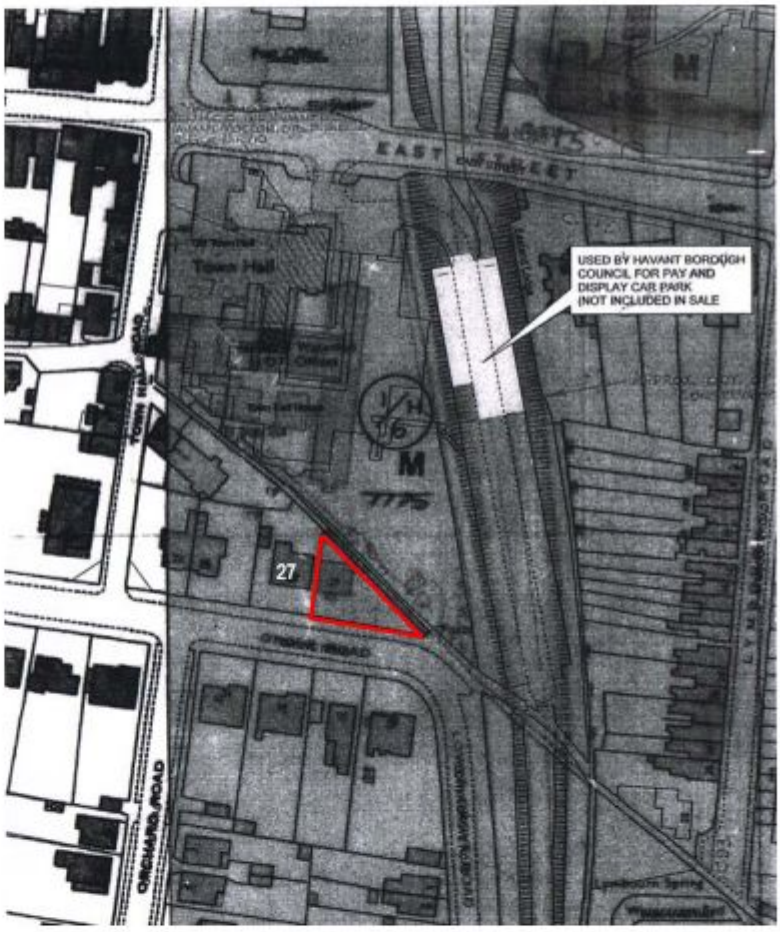
Ref: 11/125/D&A REV 03

January 2012

1.0 Introduction

This design statement is submitted by the Martin Ralph Group in support of an Application to convert the roof space of 27 Grove Road and add a single storey extension to newly acquired neighbouring plot of land which has recently been purchased from Hampshire DC.

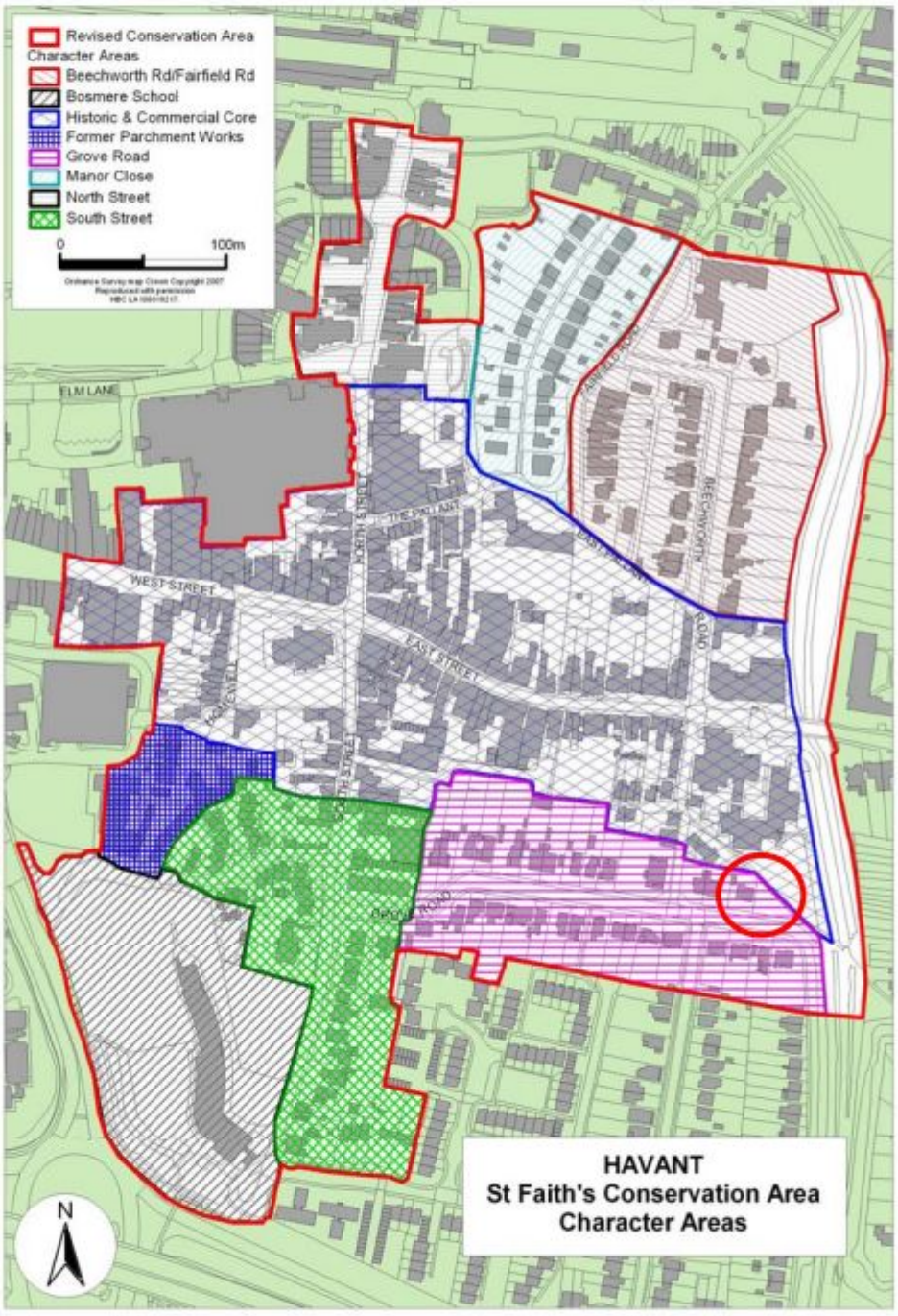
The newly acquired triangular plot was previously No. 29 Grove Road as shown in red on the diagram below.



Extract from Hampshire County Council map showing indicative shape and size of previous house at no. 29 Grove Road.

2.0 Location

The site is located at the far eastern end of Grove Road, Havant, within the St Faith's Conservation Area as shown on the diagram below.



3.0 The site context

The total size of the enlarged plot is approx. 660 sq.m The existing property is a single storey bungalow with brick and white rendered walls and red clay tiled roof. This is quite different from the surrounding houses, which are large two storey houses constructed in red brick with predominantly grey slate style roof.



Google Earth view with indicative extended site shown in red.



Front view of existing house.



View of houses opposite.

Boundary Walls

The boundary walls are a mixture of solid and timber walls. No changes are proposed to the boundary wall separating No. 25 and 27 (west boundary). This is approximately 1400mm high stepped brick wall.



The front boundary walls to remain mostly unchanged. The block work wall adjacent to the existing house to be retained but shortened to improve the access for the drive.

The remaining front boundary wall is a low single timber rail fence (approx. 700mm). This fence is to remain but a gap needs to be formed where the new drive is to be located.



Approximately 7 metres of the northern boundary (closest to the triangular corner) will have a new low timber rail fence to match the front boundary.

A new close boarded timber fence is to extend from that new low timber rail fence for approximately 17 metres. This will be 1600 high.



A new 10 metre solid brick wall will start from where the 1600 high fence stops. This lines up with the location of the new proposed extension. This brick wall will be approx. 1800mm high and rendered on the garden side.

The final part of the rear garden boundary is the existing timber fence. This will remain and be made good as necessary.



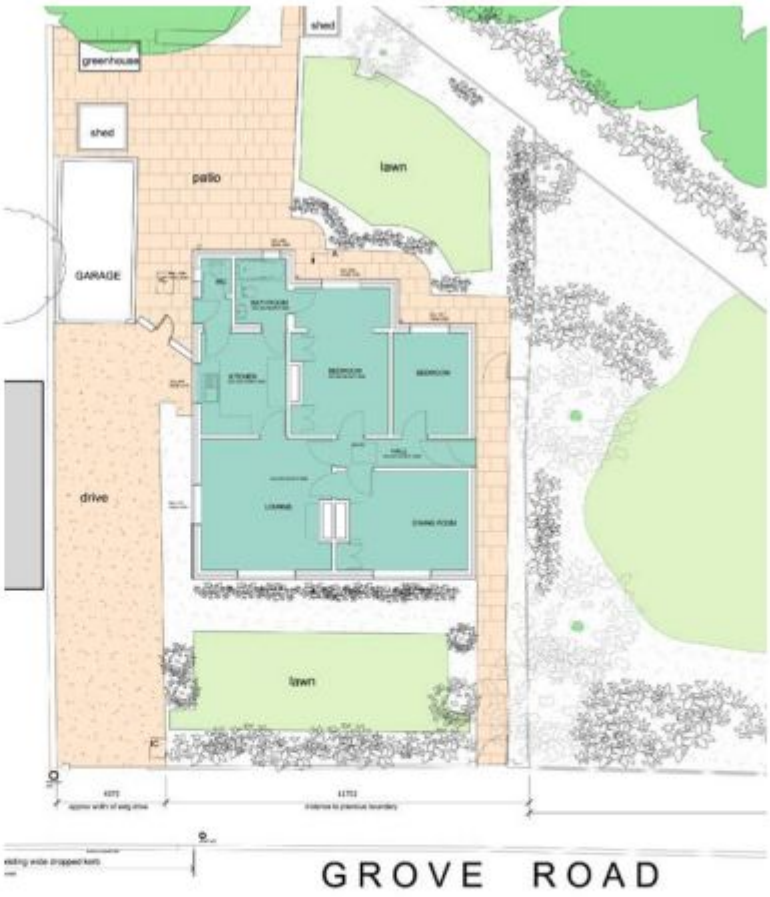
We believe that this variation in height and texture will add variety to any pedestrian traffic at the rear. By reducing the height of the open timber rail down to 700mm around the triangular end of the site, it will make that plot of land visually feel part of the community.

4.0 The proposed internal alterations

The existing house has 2 bedrooms, the larger of which has an en suite. A second wc is located just off the kitchen. The Dining and Living rooms are located on the south side, facing the road.

The owners want to create a more spacious and comfortable home. The converted loft space will become visitor bedroom with a new en-suite shower room accessed via a new internal staircase. The master bedroom will remain on the ground floor with a new double door access to the rear garden.

The two main reception rooms on the south side will be opened up to give a contemporary feel with the existing fire place converted to house a new wood burning stove. This larger space will become the new open plan kitchen / diner and day room allowing the existing kitchen to be used as a larder and utility space.



Ground floor plan
as Existing



Converted Loft plan
as Proposed

5.0 Proposed new extension and garage

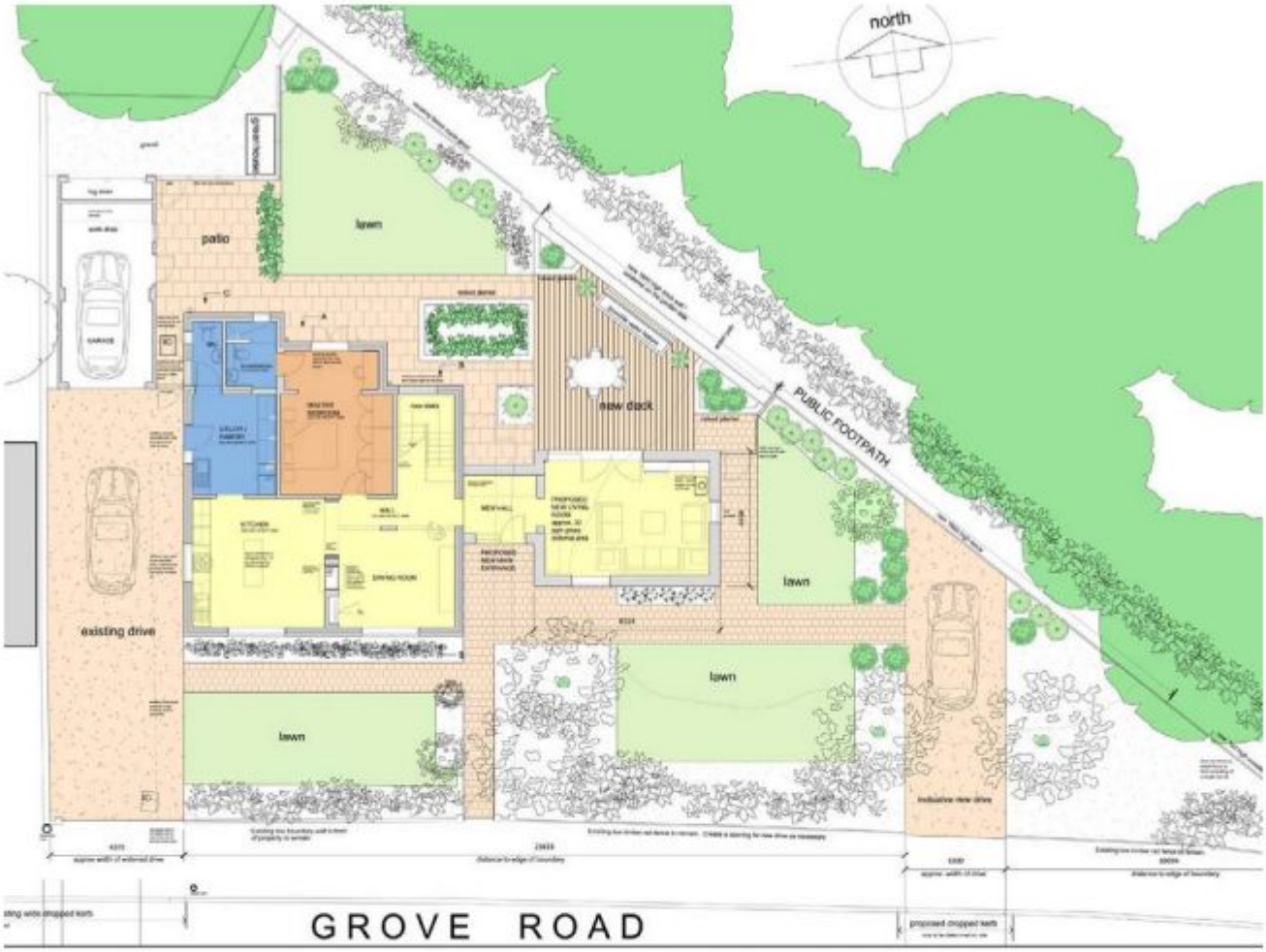
We are proposing to replace the very poor quality garage shed with a more purpose built and correctly sized single garage. Although a larger structure, we have attempted to make it visually fit in with both the main house and No. 25 Grove Road.

The proposed extension will include new entrance hall and living room with direct access to the rear garden. In principle this will be treated as a smaller version of the existing house.

The proposed new extension is sympathetic to the surroundings and respects the character and massing of the main house. It is kept lower than the existing house and the front elevation as seen from the main road is designed to complement the existing. We have kept the new extension within the footprint of the previous house that existed there and as far back from boundary walls as possible.

The owners are keen to create a contemporary living space and thus the garden side of the extension is allowed to be more adventurous and dramatic.

Hampshire County Council has stipulated that any new extension is to be limited to a 1/3 of the size of the existing property. The Gross External Area of the current house and garage is 102sqm (88 and 14sqm). The new extension has therefore been limited to 33 sqm (GEA). Although we are not currently proposing a new garage, these same conditions from Hampshire CC do not rule that out.



Ground floor site plan **as Proposed**



Proposed Extension
3D images showing the proposed extension in context.

Materials of the new extension will be complementary to the existing but with a more contemporary look.

Boundary walls are very indicative.





Proposed Extension
3D images showing the proposed extension in context.

The vertical slot window on the side elevation.

Replacement garage shown from the rear with a reformed back garden for green house.







New walls will be white painted render with white cast iron / UPVC rainwater goods to match existing. Roof finish will be red clay tiles of similar type to existing house.

New windows and doors are to be complementary to those used on the existing house. Windows will be double glazed and either good quality timber windows or UPVC. The owners know they need to update many of the windows of the existing house and this will need to be either good quality timber or UPVC. Colour and materials to be agreed.





A small flat roofed entrance hall separates the two distinct volumes. We believe that this helps to define the massing and create a suitable hierarchy between the existing and new.

New garage replacement is designed to complement the character of the existing house by using brick on corners and white render. The boundary elevation will be all brick for ease of maintenance. Roof will be grey slate type roofing to complement the double garage of the neighbouring property.



6.0 New access and parking

The owners want to widen the existing drive and improve the boundary wall on the right hand side (the whole wall may be changed as mentioned subject to feedback from the planners)

The existing dropped kerb is wider than the drive and wall and an improvement to the boundary wall will be beneficial. There is currently capacity for 2 cars in the drive.

We are submitting a "dropped kerb" application to Hampshire County Council Highways Department to ascertain if a second drive will be feasible as shown on our drawings.



Proposed replacement garage
Designed to complement both main house and neighbouring garage.



The extra wide dropped kerb is visible in this photo. The end of the existing low garden wall needs to be widened and improved.

7.0 Ecology Issues

No tree preservation orders are understood to be in place on the site. We will be removing smaller trees, hedge and shrub from the new land but it is hoped that some of that can be replanted within the site. We do not believe that any trees outside the boundary of the site will be affected or disturbed. Any tree roots discovered during the construction of the garage and main extension will be protected as necessary.

New landscaping will be kept to minimum at the front. The triangular plot will be mostly untouched at the far end. New lawn and walkways will connect the new drive to the existing plot.

The rear garden will continue to offer a variety of uses for the occupants. Glass green house will be retained but relocated. The small shed and old garage will be removed and replaced with the new garage.

According to the Environment Agency website, this area of Havant is not in a flood risk area.

In accordance with PPS9 – Biodiversity and Geological Conservation it is important to establish if any new development will have an effect upon existing habitats and or an impact on any protected species.

Our summary assessment is that this site is not anywhere close to significant sites such as SAC, SPA, RAMSAR etc. We do not believe it is close to existing priority habitats and will have no impact on any protected species which are not believed to be on or close to the site.

We have referenced Natural England website and used their "Nature on the Map" feature to confirm this.
http://www.natureonthemap.naturalengland.org.uk

8.0 Conclusion

We believe that this proposal is considerate to the immediate neighbours and appropriate for a Conservation area. It meets all the key requirements and guidelines set out within the Local Plan and general best practice for this type of extensions including:

- creating a hierarchy of rooflines.
- appropriate massing of roofscape to minimise visual impact
- promoting use of traditional materials
- using locally distinct materials.

January 2012.