

Design and Access Statement

15 Baybridge Road

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1.0 Introduction and Background to the Site

1.1 Introduction

- 1.1.1 The following Design and Access Statement has been prepared to support an application for construction works at 15 Baybridge Road, including the erection of a single storey extension to the rear of the property.
- 1.1.2 This proposal concerns an existing, occupied residential dwelling. This proposal relates the expansion of the property to meet the accessibility needs of the tenant which will lead to the property's footprint increasing by approximately 36m², extending to the rear. There will be no change of use as a result of the alterations to the property. The front access to the property will remain unchanged, the rear access will be improved through the formation of external ramps, landings and internal provisions including the widening of doors and flush thresholds throughout the ground floor.
- 1.1.3 Demand for these works has arisen following an assessment made by an occupational therapist (OT) employed by Hampshire County Council (HCC). The OT stated the following requirements for the tenant:
- A minimum 20m² bedroom
 - A minimum 9m² bathroom
 - Sufficient circulation space

1.2 The Site

- 1.2.1 The site comprises of an end-terrace, semi-detached dwelling located in the West Leigh area of Havant. The property is two storeys and contains four bedrooms all located on the first floor.
- 1.2.2 To the rear and side, the property features a generous garden space comprising of a concrete patio to the rear leading to a rear timber gate, and a grass section to the side. A single skin store is located in the rear garden, which will be removed as part of the works for the extension.
- 1.2.3 The property entrance door is PVCu, leading into a porch area. The rear door is of PVCu construction. The windows throughout the property are double glazed with PVCu frames.
- 1.2.4 To the West of the property, an alleyway wraps around that provides access to the rear garden through a timber gate.

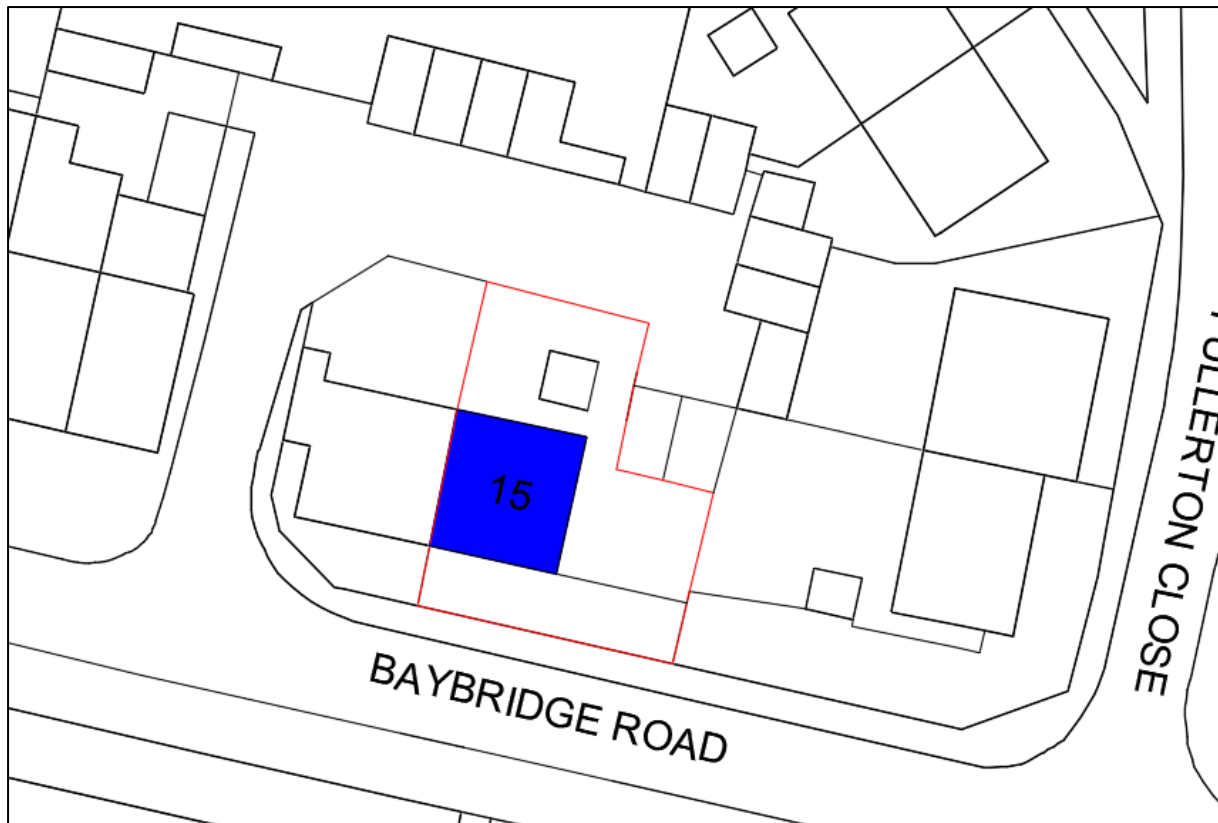


Figure 2: Site plan dictating the location of the house (blue fill) and the boundaries (red line).

1.4 Planning and Development History

- 1.4.1 The property was built in approximately 1965 and since construction there has been no major developments or alterations to the property.
- 1.4.2 There have been no planning applications to the Local Planning Authority.

2.0 The Proposal

2.1 Summary

- 2.1.1 Due to the ongoing care, size restrictions, and the recommendations produced by the OT it has been determined that an extension will be constructed to the rear of the property. The extension will provide a bedroom, and bathroom that is suitable in size and use for the tenant.
- 2.1.2 To allow for the construction of the extension and ensure clear access to the garden, the masonry store in the rear garden will be demolished in its entirety, as well as the removal of the concrete hardstanding.
- 2.1.3 A concrete patio, ramp, and landing will be installed in the side and rear garden to ensure the tenant can access and use this space, as well providing a secondary escape route. These will feature an upstand and railings to allow for the installations to be used by those with limited accessibility freely. The ramps are designed to be fully compliant with Approved Document M and BS 8300.
- 2.1.4 The footprint of the property will be increased by approximately 36m².

2.2 Materials and Design Considerations

- 2.2.1 All materials and colours are to be approved by planning officers prior to construction. Photographs of the external elevations and key components are included in **Appendix I and within the application.**

2.2.2 Masonry Finish:

- 2.2.3 The extension will be brick built a brick sample to be provided by the appointed contractor to ensure the bricks are matching the existing (or as close as possible).
- 2.2.4 Prior to the erection of the extension's walls, the brick type will be identified, and the closest possible brick will be obtained by the contractor to ensure the extension is in-keeping with the main property and the surrounding area.

2.2.5 External Doors

- 2.2.6 The property entrance door will remain unchanged.
- 2.2.7 The existing rear PVCu door will be removed from the rear elevation to allow for the extension. A new PVCu French style door will be installed on the side elevation. The manufacturer is yet to be confirmed.

2.3 Access Statement

- 2.3.1 There will be no alterations made to vehicular access to the property; this is accessed on Baybridge Road. The property features a driveway providing two parking spaces to the front of the property.
- 2.3.2 There will be no alterations made to the pedestrian access to the property; this is through the property entrance door, or rear gate accessed on Baybridge Road. Alterations will be made to the accessibility within the site boundary.

- 2.3.3 A concrete patio, ramp, and landing will be installed in the side and rear garden to ensure the tenant can access and use this space, as well providing a secondary escape route.
- 2.3.4 All door thresholds on the ground floor will be flush and compliant with the requirements outlined in Approved Document M.

2.4 Flood Risk Assessment

- 2.4.1 The proposal falls within Flood Zone 1 and therefore is not at risk of flooding.
- 2.4.2 The proposed works will increase the number of foul drainages connections; however, the occupancy level of the property will remain the same as the adaptations are to be made to accommodate the current tenants in the long term.
- 2.4.3 Storm water collection will increase due to the new flat roof, however no green space or natural drainage is to be removed as the extension will be located upon existing hard landscaping.
- 2.4.4 A drainage design has been completed by a drainage engineer and has been included within this application.

2.5 Heritage Statement

- 2.5.1 The property is neither a Listed Building nor on the Local List of Buildings with Special Architectural and Historic Interest. The building is not recorded on the Historic Environment Record (HER).

2.6 Parking Provision Statement

- 2.6.1 While the proposal introduces an additional bedroom to the dwelling, the demand for parking will not increase as the amount of sleeping accommodation is not increased. Referring to Table 4A of the Havant Borough Council Parking Supplementary Planning Document, dwellings of four or more beds require three spaces as a minimum. The property that the proposal relates to features a driveway providing two parking spaces and also unrestricted roadside parking, and as a result no changes will be required to the parking provisions.

2.7 Landscaping

- 2.7.1 Within the scope of the proposal, the landscape will have alterations to the side and rear. At the present the garden is split between concrete hardstanding, and soft landscape grass area.
- 2.7.2 To enable the works to take place, the concrete hardstanding will be broken out to enable the construction of the extension. The remaining area in the rear and side will be softly landscape and turfed.

2.8 Tree Survey and Arboricultural Implications

- 2.8.1 No trees or vegetation are observed on site. As a result, no root protection area will be required for this proposal. Within the boundary of the property, there are no trees. No trees are within close proximity of the boundary.

3.0 Planning Policy Assessment

3.1 Havant Borough Core Strategy (2011)

3.1.1 The Havant Borough Core Strategy (2011) has been considered when developing this proposal. The proposal has been considered against individual policies detailed within the strategy. The proposal is relevant to the following key policies:

3.1.2 Policy CS7 - Community Support and Inclusion

3.1.3 This proposal meets the policy by ensuring that the development meets the needs of vulnerable groups and those with accessibility needs.

3.1.4 Policy CS9 - Housing

3.1.5 This proposal ensures that there is a variance in housing types within the Havant borough and increases the number accessible and adaptable homes. This ensures that there are facilities available to provide to individuals with accessibility needs.

3.1.6 While the proposal has been designed to requirements made by an OT, they are appropriate for future tenants with a range of accessibility needs, particularly as a ceiling track hoist will be installed within the bedroom and bathroom. This therefore means the property is able to cater for future tenants' need as part of the push for housing catered to the aging population.

3.1.7 Policy CS14: Efficient Use of Resources

3.1.8 Local contractors will be used for the contract which ensure that transportation emissions are minimised.

3.1.9 The tenant is question has outgrown the existing alterations in the property. The construction of the rear extension will future proof these existing issues, meaning that future alterations will not be require ensuring efficient use of resources.

3.1.10 Policy CS15: Flood and Coastal Erosion Risk

3.1.11 The site is located within a low hazard area - Flood Zone 1.

3.1.12 Policy CS16: High Quality Design

3.1.13 The proposal is designed with deliberate consideration to current and future requirements of tenants therefore provides a property which can cater their existing needs and for those with a wide range of accessibility needs for year to come.

3.1.14 The nature of the considerate and future-proofed design ensures that environmental impacts are mitigated through limited future adaptations and construction required.

3.1.15 This proposal ensures integration with the surrounding aesthetic through the matching of construction materials to the existing building.

3.1.16 This proposal ensures that the development does not cause unacceptable harm to neighbouring properties by ensuring that it is in keeping with the area and there is no decrease in privacy for the surrounding dwellings.

3.1.17 The materials and specification provided for the works will be a high quality.

3.1.17 Policy CS16: High Quality Design

- 3.1.18 The design of the extension draws inspiration from the surrounding building and aims to match the colour and design of the existing property as much as possible.
- 3.1.19 By nature, the design is inclusive of those with disabilities and ensures safe and convenient access for all. It will also provide Portsmouth City Council stock with additional accessible facilities that future tenants can use.
- 3.1.20 Through adapting an existing building, this application aims to ensure that the building is meeting the changing needs of the users over the lifespan of the building.

3.1.21 Policy CS17: Concentration and Distribution of Development within the Urban Areas

- 3.1.22 This proposal will ensure development is concentrated within the urban areas listed and particularly within an already developed area.

3.2 Havant Borough Local Plan (Allocations) (2014)

- 3.2.1 Alongside the Core Strategy, the Local Plan has also been referred to with individual policies having been considered. The proposal is relevant to the following key policies:

3.2.2 Policy AL1 - Presumption In Favour Of Sustainable Development

- 3.2.3 This proposal provides an accessible dwelling for a member of the community which ensures that the development is improving the social conditions within the area.
- 3.2.4 The proposal supports design considerations to ensure that the extension will be able to accommodate the needs of the current and future tenants ensuring that future adaptations will not be required.

3.2.5 Policy AL2 - Urban Area Boundaries and Undeveloped Gaps

- 3.2.6 The proposal sits within the current boundaries of the property's curtilage and is within a defined sub-urban area. The proposal does not encroach upon existing green areas or protected gaps.

3.3 Building A Better Future Plan (DRAFT)

- 3.3.1 Despite not yet being adopted, the Havant Borough Council Building A Better Future Plan, drafted in 2025, has been considered in supplement to the 2011 Core Strategy and the Local Plan 2014. The proposal is relevant to the following key policies:

3.3.2 Policy 2 - Defined Urban Areas

- 3.3.3 The proposal complies with this policy ensuring that the development does not encroach upon non-urban areas. This is achieved through only developing within the boundary of the properties existing boundaries.

3.3.4 Policy 9 - New Homes For Sustainable Communities

3.3.5 The proposal ensures that the local area provides a broad range of housing types including those that can be deemed accessible.

3.3.6 The proposal will also add variance to the area by expanding to offer 5 bedrooms total meaning it can cater for larger families within the community.

3.3.7 Policy 12 - High Quality Design

3.3.8 As outlined in section 3.1.14.

3.3.9 Policy 15 - Low Carbon Development

3.3.10 The proposal is future-proofed meaning that there will not need to be future adaptations and developments which would produce further carbon emissions.

3.3.12 Policy 16 - Preventing Overheating

3.3.13 The proposal minimises the risk of the property overheating through the installation of cavity wall insulation which will aid in the regulation of temperature with the property.

3.3.14 Policy 34 - Retirement and Specialist Housing

3.3.15 The proposal provides a dwelling suitable for the convenient use of a disabled person. The dwelling will also ensure that the requirements of current and future tenants are considered allowing the property to cater for those with accessibility needs for years to come.

3.4 Havant Borough Council Design Guide Supplementary Planning Document

3.4.1 Following the Guide's adoption in 2011, the "Extensions and Additions to Existing Residential Properties" section has been referred to. The particular relevant policies are as follows:

3.4.2 Paragraph 5.35

3.4.3 The extension within the proposal is sympathetic and subservient to that of the original building.

3.4.4 The extension within the proposal does not cause any adverse effects upon neighbouring properties and also exceeds the stated distance requirements in regard to adjacent dwellings.

3.4.5 Paragraph 5.42

3.4.6 The proposal sits outside of the Chichester Harbour Area of Outstanding Natural Beauty and as a result proposals can be considered which exceed the maximum of 3 metres from the rear wall, such as this proposal, should it not have an impact upon the amenities of the adjoining properties through being over dominant or causing loss of light it not have adverse effect upon neighbouring properties. It is however important to note that the garden is south facing so the erection of the extension should not starve the adjacent property of direct sunlight.

3.4.7 While it is appreciated that there is a preference for extensions to not be located upon boundary lines, this proposal may possibly be exempt due to the space requirements of the site. The extension must meet the requirements provided by the occupational therapist however cannot be located on the side elevation due to size constraints. Additionally, a side extension is more visually intrusive on the surrounding areas.

3.4.8 Paragraph 5.43 and 5.44

3.4.9 It is accepted that due to the location and size of the extension, this proposal may obstruct the light received to the neighbouring dwellings windows. However, as detailed within paragraph 3.3.6 and 3.3.7, the size and location of the extension is required, and it is not possible to be located elsewhere. The development aims to minimise the impact of the shading however by limiting the development to being single storey in height. As stated within paragraph 5.42, it is important to note that the garden is south facing so the erection of the extension should not starve the adjacent property of direct sunlight.

Appendices

Appendix I - Photographs of the Existing Property



Front Elevation



Rear Elevation



Side Elevation



Rear Garden

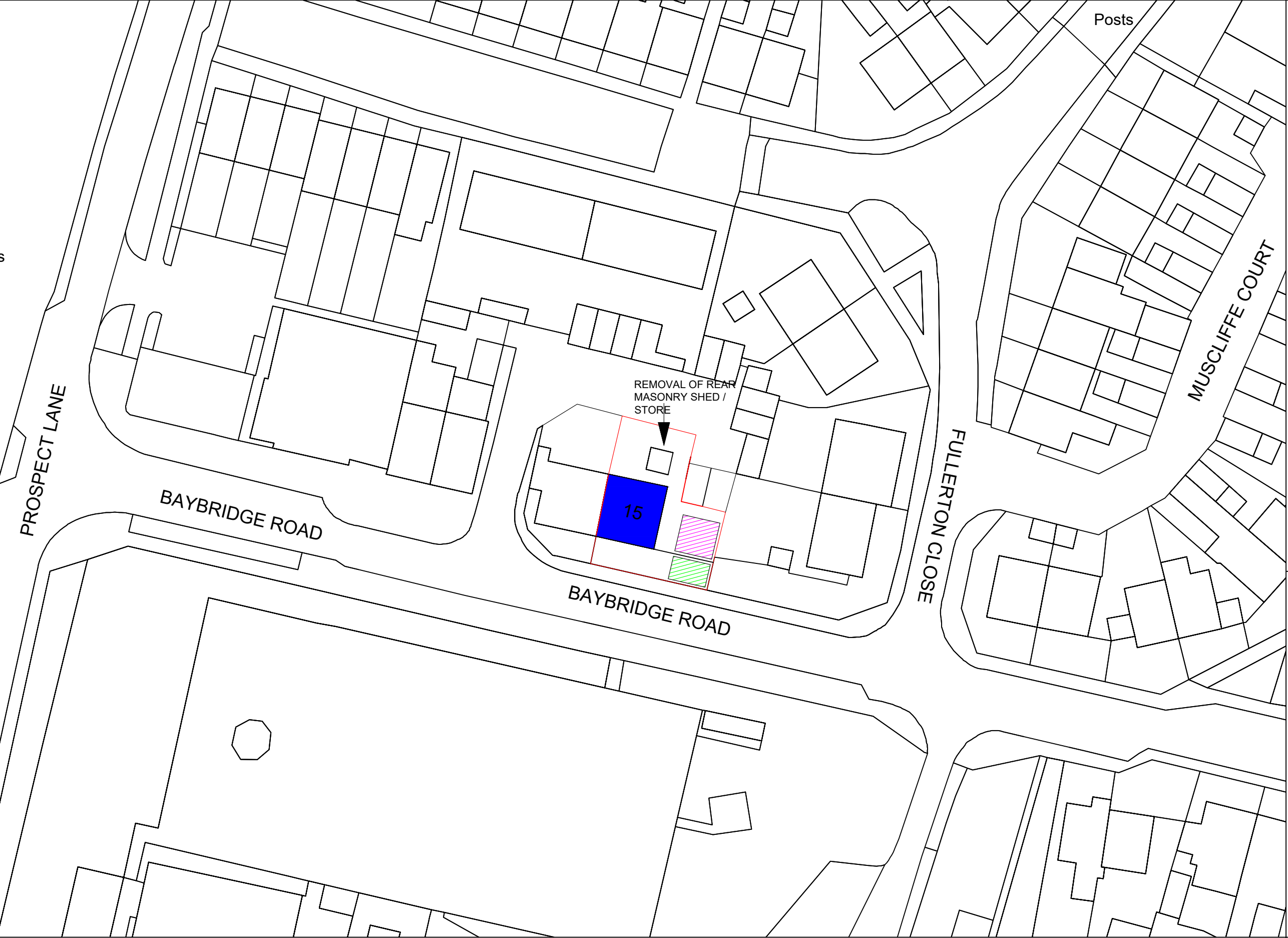


Rear Store

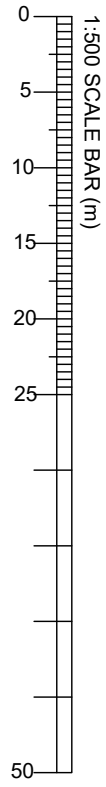


Kitchen Rear PVCu Door

Appendix II - Drawings



Notes: Written dimensions are to be taken in preference to scale and are to be checked on site prior to commencing work. This drawing is to be read in conjunction with all other documents relating to this project. Any discrepancies are to be referred immediately to the project designer. This drawing is copyright and should not be used or reproduced without permission.



- KEY
- PROPERTY
 - PROPERTY GROUNDS
 - PROPOSED WELFARE AND STORAGE LOCATION 1
 - PROPOSED WELFARE AND STORAGE LOCATION 2

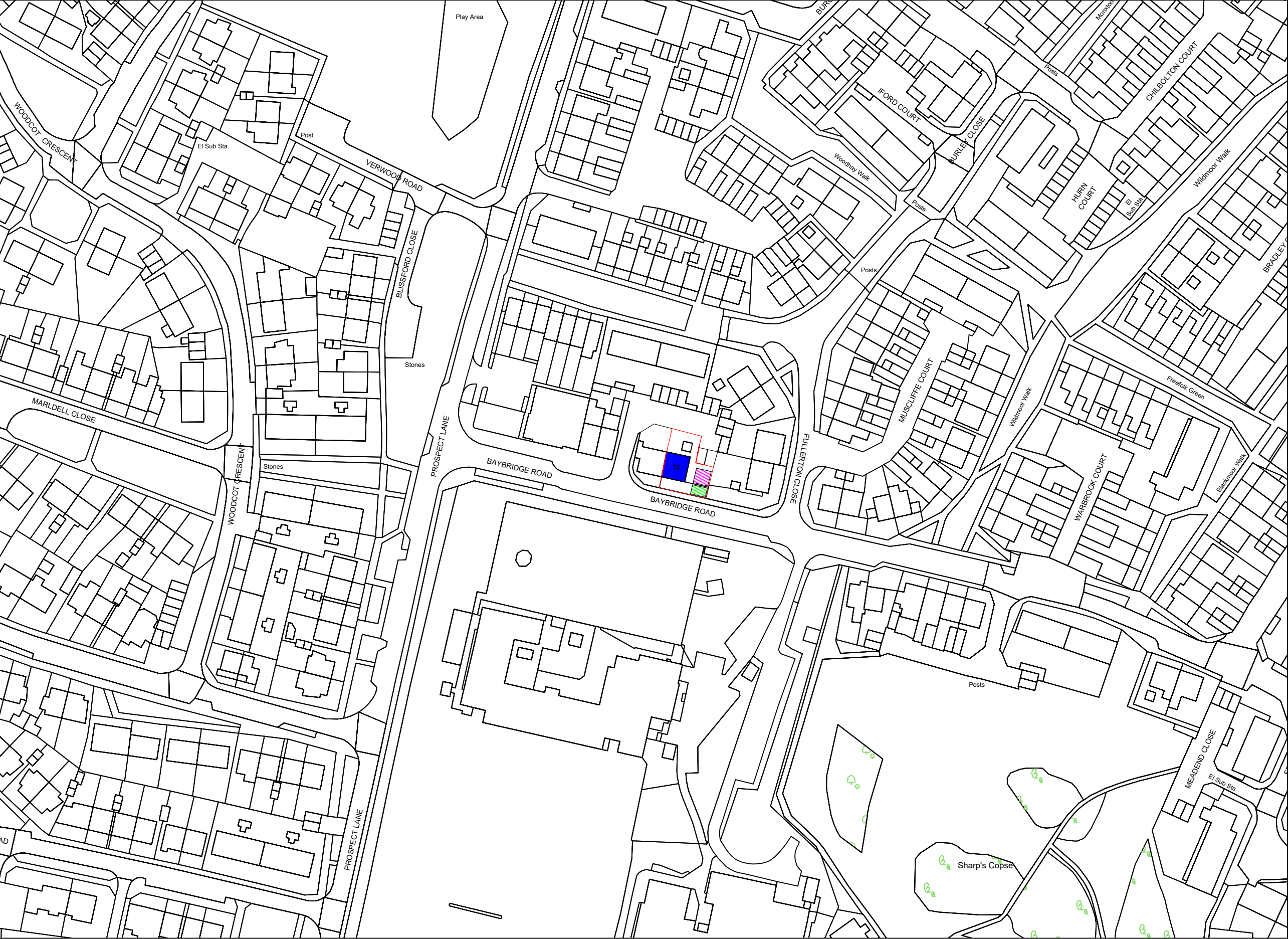


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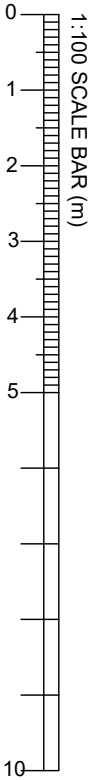
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DRAWING BY:CHARLES W

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KEY



PROPERTY



PROPERTY
GROUNDS



PROPOSED
WELFARE AND
STORAGE
LOCATION 1



PROPOSED
WELFARE AND
STORAGE
LOCATION 2



Portsmouth
CITY COUNCIL

PROPERTY TITLE:
15 BAYBRIDGE ROAD - DFG PROJECT
CONSTRUCTION OF REAR EXTENSION

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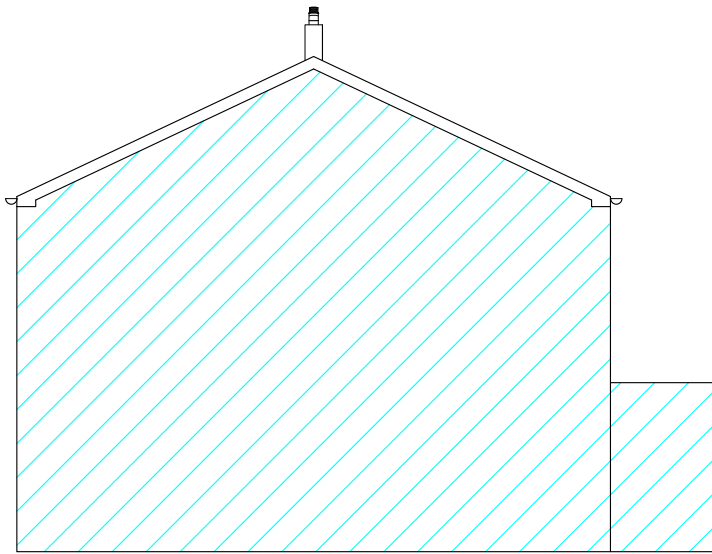
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DRAWING BY:CHARLES W

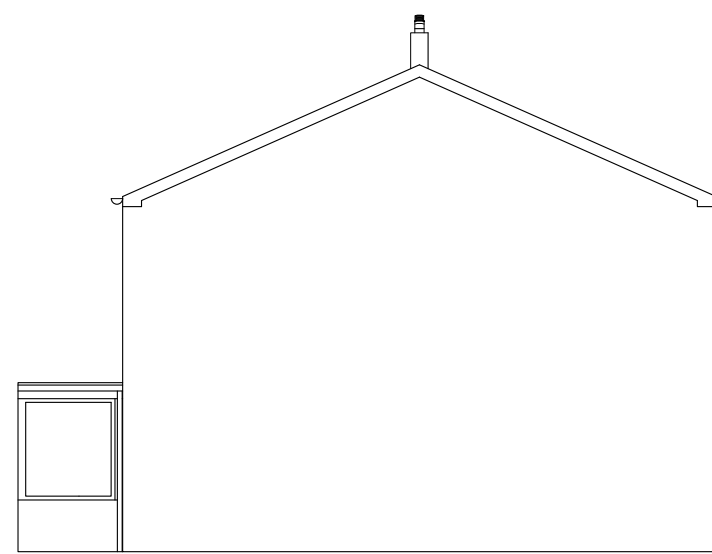
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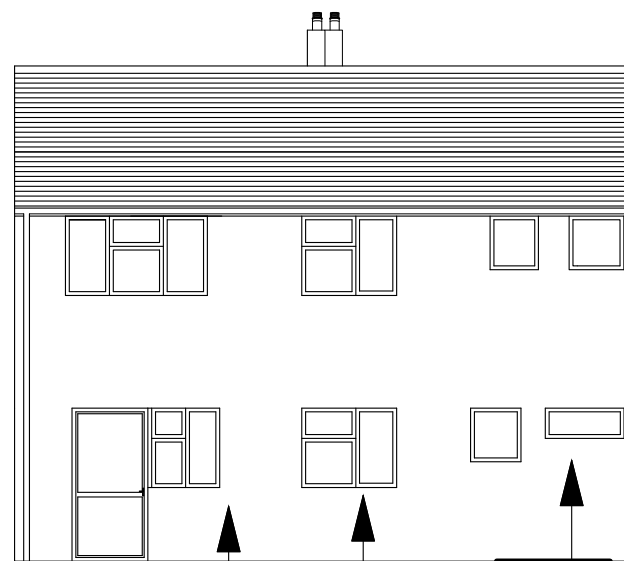
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WEST FACING



FRONT ELEVATION
SOUTH FACING



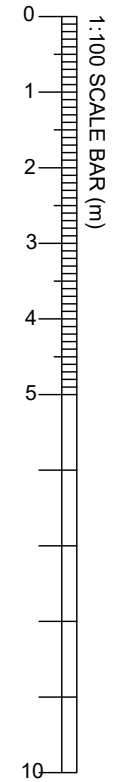
SIDE ELEVATION
EAST FACING



REAR ELEVATION
NORTH FACING

INFILL EXISTING WINDOW AND DOOR
OPENINGS AS PER WORK ITEM J9

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KEY
 PARTY WALL



PROPERTY TITLE:
15 BAYBRIDGE ROAD - DFG PROJECT
CONSTRUCTION OF REAR EXTENSION

DRAWING TITLE:
EXISTING ELEVATIONS

DATE: 01/09/2025

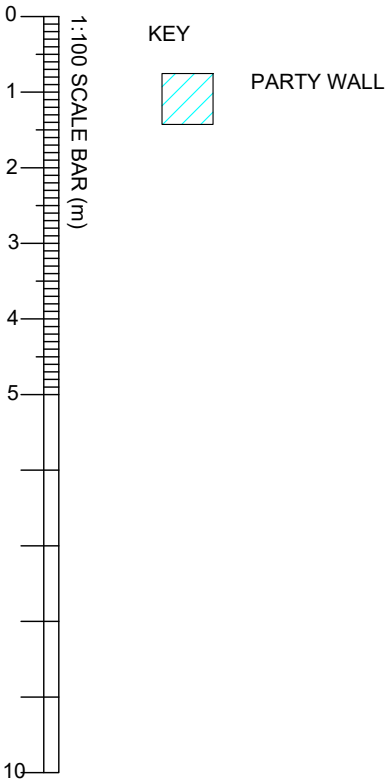
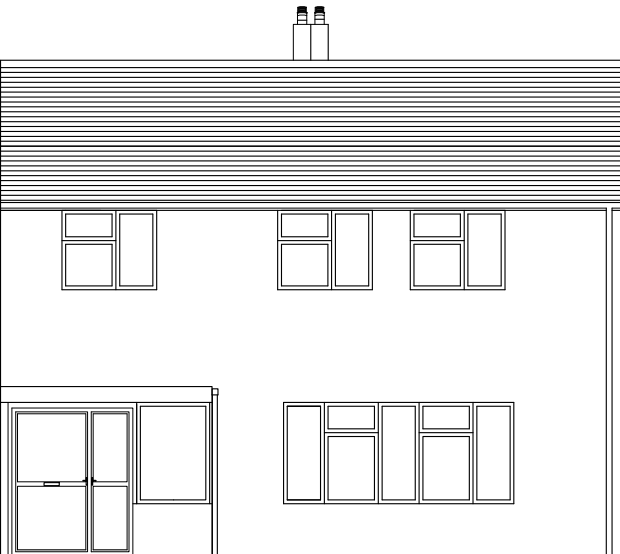
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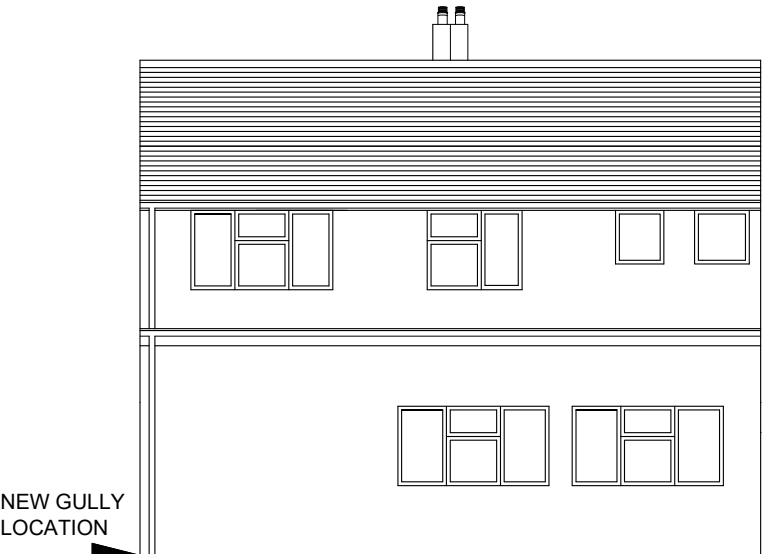
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ORD NO.: 100019671

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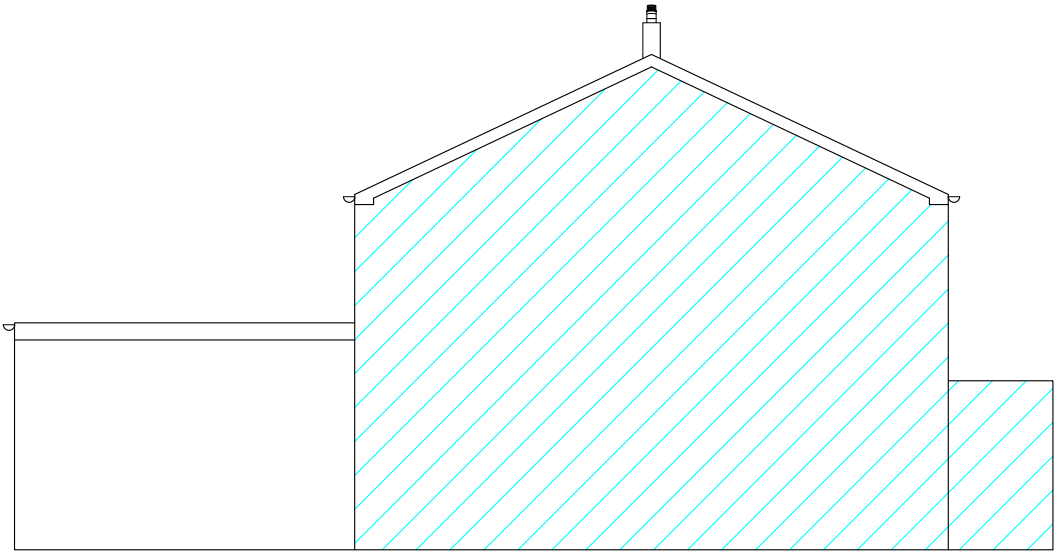


FRONT ELEVATION
SOUTH FACING



NEW GULLY
LOCATION

REAR ELEVATION
NORTH FACING



SIDE ELEVATION
WEST FACING



SIDE ELEVATION
EAST FACING

INSTALLATION OF PVCU DOORS
AS PER WORK ITEM H6



PROPERTY TITLE:
15 BAYBRIDGE ROAD - DFG PROJECT
CONSTRUCTION OF REAR EXTENSION

DRAWING TITLE:
PROPOSED ELEVATIONS

DATE: 01/09/2025

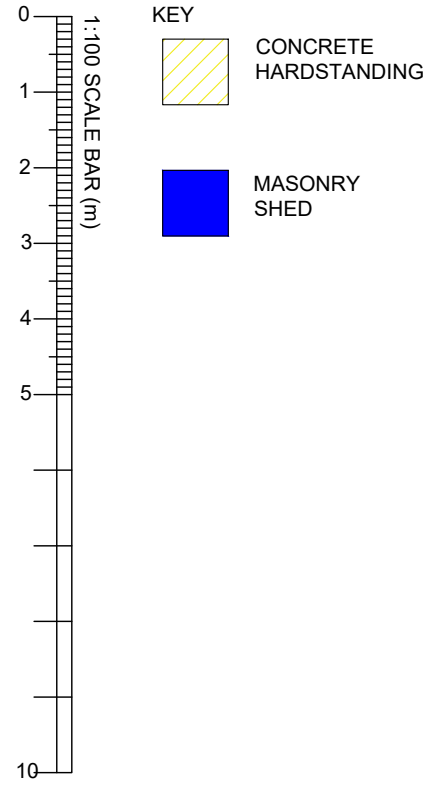
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PROPERTY TITLE:
15 BAYBRIDGE ROAD - DFG PROJECT
CONSTRUCTION OF REAR EXTENSION

DRAWING TITLE:
EXISTING FLOOR PLANS

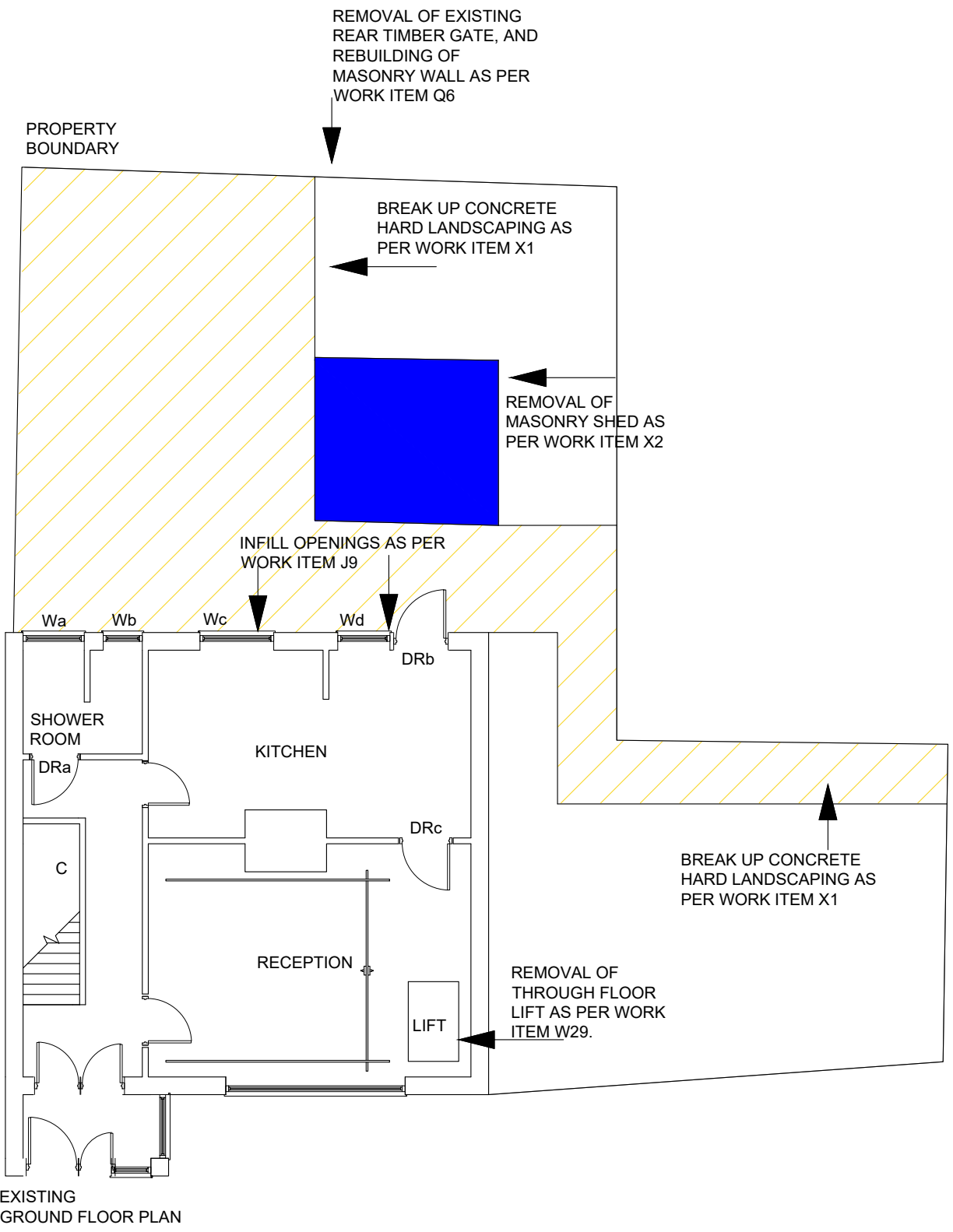
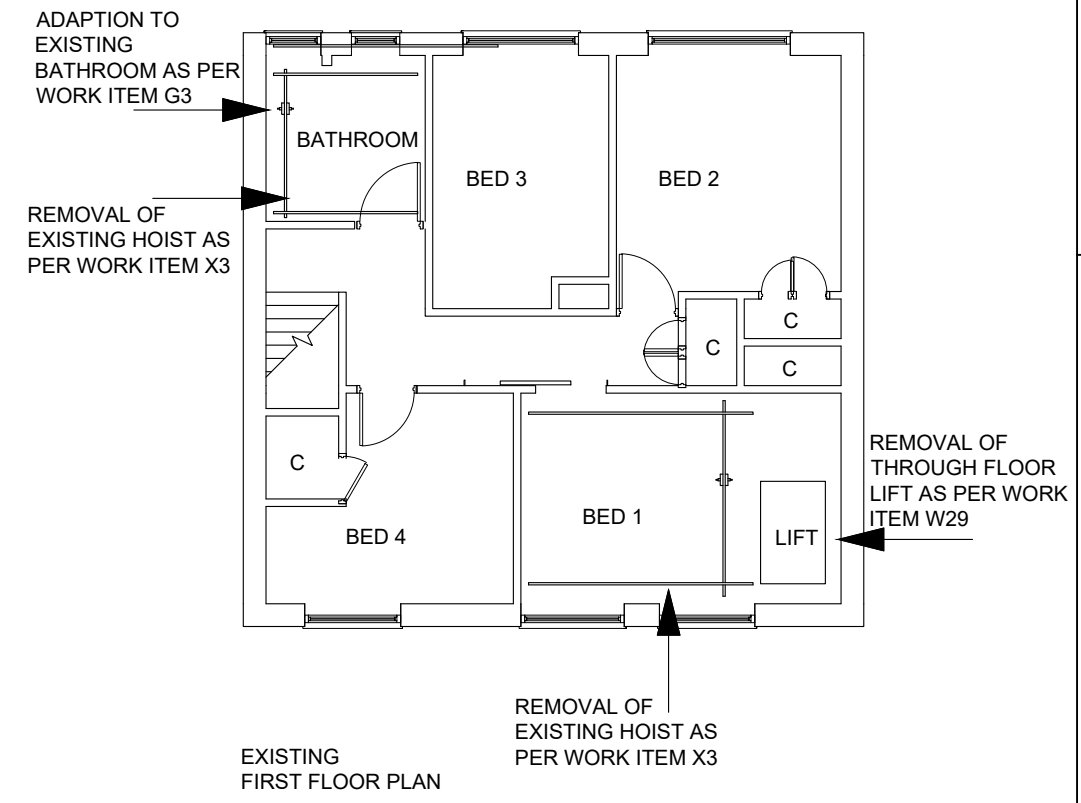
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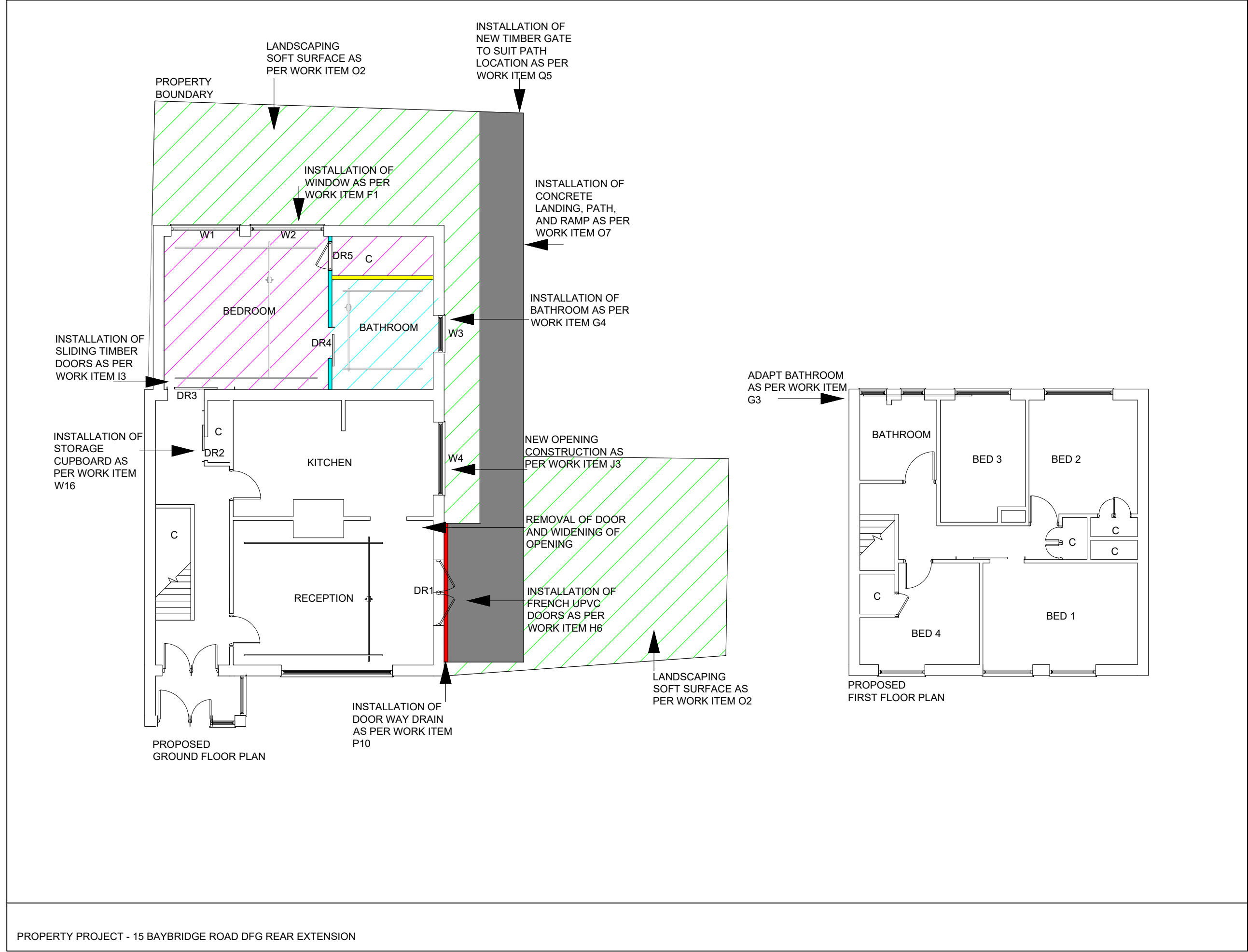
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PROPERTY TITLE:
15 BAYBRIDGE ROAD - DFG PROJECT
CONSTRUCTION OF REAR EXTENSION

DRAWING TITLE:
PROPOSED FLOOR PLANS

DATE: 01/09/2025

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DRAWING BY: CHARLES W

ORD NO.: 100019671



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