

Design and Access Statement

Passingham Walk, Waterloooville

The Guinness Partnership

This application is for the residential street, Passingham Walk including 6, 12 and 24 Passingham Walk.



Contents

1. Introduction
 - Preamble
 - Project and Brief
2. Wider Site Context / Site Appraisal
 - Context
 - Surrounding Context
 - Site Boundaries
 - Existing Conditions
3. Planning Context
 - Planning Context
 - Planning Policy
 - Wider Street Context
 - Previous Retrofit Examples
 - Existing Elevations
 - Existing Floorplans
 - Proposed Floorplans
 - Proposed Elevations
 - Proposed Materials
4. Amount
 - Proposed Works
5. Scale and Impact
 - Massing
 - Impact
 - Client Requirement
6. Appearance
7. Access
8. Summary

1.0 Introduction – 6 Passingham Walk

The Design and Access Statement supports the pre-planning application for the addition of EWI, new external canopy and introduction of some energy efficiency measures for 6 Passingham Walk within Havant Brough Council. This statement outlines the design in relation to planning policy and sets out the design principles for its retrofit. The proposal has been developed and is supported by a range of design and energy efficiency parameters which form the basis of the detailed design proposals. It is important to emphasise that the works will help to minimise fuel poverty and ensure that residents' homes are comfortable whilst reducing the risk of damp and mould for many years to come.

The application and the content of this statement is supported by the suite of drawings submitted as part of the planning application. Graphics are used within the narrative to illustrate the points being made in the text and to make the document more readable.

Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006).

This document seeks to clearly explain the intent and rationale influencing the proposal submitted and seeks to demonstrate the merits of this project in the context of planned regeneration in the city.



Proposed Front Elevation

1.0 Introduction – 12 Passingham Walk

The Design and Access Statement supports the pre-planning application for the addition of EWI, new external canopy and introduction of some energy efficiency measures for 12 Passingham Walk within Havant Brough Council. This statement outlines the design in relation to planning policy and sets out the design principles for its retrofit. The proposal has been developed and is supported by a range of design and energy efficiency parameters which form the basis of the detailed design proposals. It is important to emphasise that the works will help to minimise fuel poverty and ensure that residents' homes are comfortable whilst reducing the risk of damp and mould for many years to come.

The application and the content of this statement is supported by the suite of drawings submitted as part of the planning application. Graphics are used within the narrative to illustrate the points being made in the text and to make the document more readable.

Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006).

This document seeks to clearly explain the intent and rationale influencing the proposal submitted and seeks to demonstrate the merits of this project in the context of planned regeneration in the city.



Proposed Front Elevation

1.0 Introduction – 24 Passingham Walk

The Design and Access Statement supports the pre-planning application for the addition of EWI, new external canopy and introduction of some energy efficiency measures for 24 Passingham Walk within Havant Brough Council. This statement outlines the design in relation to planning policy and sets out the design principles for its retrofit. The proposal has been developed and is supported by a range of design and energy efficiency parameters which form the basis of the detailed design proposals. It is important to emphasise that the works will help to minimise fuel poverty and ensure that residents' homes are comfortable whilst reducing the risk of damp and mould for many years to come.

The application and the content of this statement is supported by the suite of drawings submitted as part of the planning application. Graphics are used within the narrative to illustrate the points being made in the text and to make the document more readable.

Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006).

This document seeks to clearly explain the intent and rationale influencing the proposal submitted and seeks to demonstrate the merits of this project in the context of planned regeneration in the city.



Proposed Front Elevation

1.1 Project and Brief

Preamble

The project is a retrofit of a post war pre-fabricated property, which aims to address the issues of damp and mould within the home.

Project and Brief

Constructive Thinking Studio has been commissioned to develop a proposal that will provide a significant improvement in both the energy efficiency of the property and the internal comfort.

The client and current owner of the site has identified 6, 12, and 24 Passingham Walk, are currently vacant, as requiring significant work to ensure it's continued primary residential use.

The client has worked with Constructive Thinking Studio to develop a design that meets the residents needs, whilst being sympathetic to its surroundings, prior to settling on the designs shown in this application. It is the aspiration of Constructive Thinking Studio that the development when completed, will enhance the local area by using complimentary materials in its context.

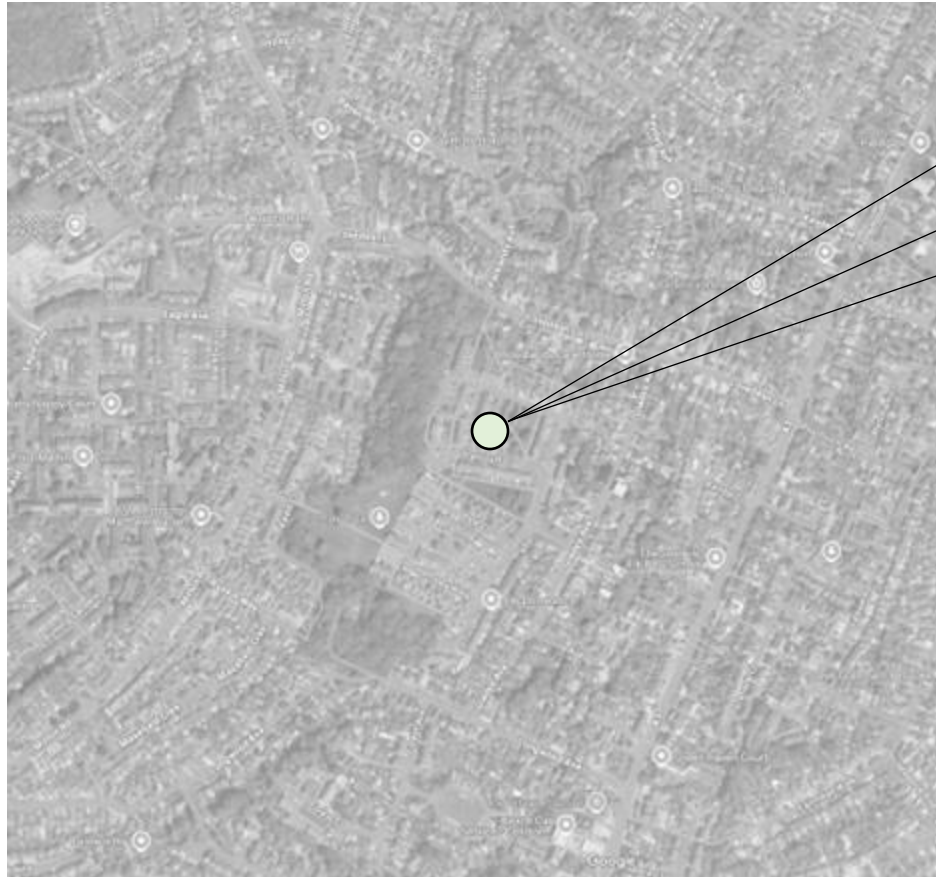
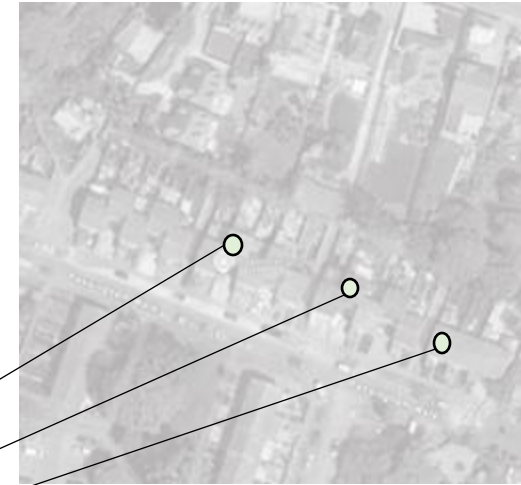
Proposed Street Scene – Passingham Walk



2.0 Wider Project Context / Site Appraisal

This Design and Access Statement has been prepared by Constructive Thinking Studio Ltd in support of a Householder Planning Application for the retrofit of 6, 12, and 24 Passingham Walk owned by The Guinness Partnership.

The site is located within the residential area of Cowplain. It is also within walking distance of local amenities such as schools and shops.



2.1 Context

Much of the city of Portsmouth housing stock was damaged during the second world war. To improve living standards and replenish housing stock, Portsmouth City Council built more than 700 pre-fabricated houses. These were built predominantly outside of the city center in areas such as Leigh Park and Waterlooville. The first of these houses were completed in 1949 however construction continued until 1974.

Passingham Walk sits within the parish of Waterlooville (formed in 1858) and formed part of the original 700 homes erected by Portsmouth City Council as part of its post-war house building project. During their construction, the life span of these buildings was unknown, with many now needing retrofit and maintenance work to ensure they meet modern living requirements.

6, 12 and 24 Passingham Walk will benefit from the addition of EWI, new external canopy and introduction of some energy efficiency measures.



Above left and right: Leigh Park in the 1950s



Above left: Construction of post-war housing in Leigh Park in the 1950s

Above right: Waterlooville in the 1980s

2.2 Surrounding Context



Above: Range of privately owned properties on Passingham Walk

Passingham Walk sits within a wider post war development. Many of the properties on Passingham Walk consist primarily of prefabricated construction, with most privately owned properties having been retrofitted to improve their efficiency. The materiality used for these retrofits ranges from weather boarding to white render and wall tiles. The development and amendments made to the surrounding properties have enhanced and enriched the architectural features of the area. Constructive Thinking aims to continue this through the proposals in this application.

2.3.1 Site Boundaries

6 Passingham Walk, PO8 8JH
Front drive
Rear garden and timber fence



6 Passingham Walk sits directly onto the close, with a moderate front driveway/garden, acting as a buffer between the house and the road. The property has a garden to its rear, with the site boundary being demarcated by a fence. This application does not amend the existing boundary treatments.

2.3.2 Site Boundaries

12 Passingham Walk, PO8 8JH
Front drive
Rear garden and timber fence



12 Passingham Walk sits directly onto the close, with a moderate front driveway, acting as a buffer between the house and the road. The property has a garden to its rear, with the site boundary being demarcated by a fence. This application does not amend the existing boundary treatments.

2.3.3 Site Boundaries

24 Passingham Walk, PO8 8JH
Front drive
Rear garden and timber fence



24 Passingham Walk sits directly onto the close, with a moderate front driveway, acting as a buffer between the house and the road. The property has a garden to its rear, with the site boundary being demarcated by a fence. This application does not amend the existing boundary treatments.

2.4 Existing Conditions – 6 Passingham Walk



6 Passingham Walk contains post war pre-fabricated construction. This combined with poor quality amendments and work from the 1970s and 1980s have contributed to cold and poorly ventilated space, leaving the property to be a void due to its condition. Our client wishes to retrofit this property to resolve these issues and improve their quality. The proposed works will allow 6 Passingham Walk to once again be used as housing and help elevate the housing needs of the local area.

2.4 Existing Conditions – 12 Passingham Walk



12 Passingham Walk contains post war pre-fabricated construction. This combined with poor quality amendments and work from the 1970s and 1980s have contributed to cold, poorly ventilated spaces suffering from damp and mould , leaving the property to be a void due to its condition. Our client wishes to retrofit this property to resolve these issues and improve their quality. The proposed works will allow 12 Passingham Walk to once again be used as housing and help elevate the housing needs of the local area.

2.4 Existing Conditions – 24 Passingham Walk



24 Passingham Walk contains post war pre-fabricated construction. This combined with poor quality amendments and work from the 1970s and 1980s have contributed to cold, poorly ventilated spaces suffering from damp and mould. Our client wishes to retrofit this property to resolve these issues and improve their quality. The proposed works will allow 24 Passingham Walk to be good quality housing and help elevate the housing needs of the local area.

3.0. Planning Context

Background to the Proposals

The surrounding context and initial design intention of the property has been evaluated as part of the design process. The site analysis, opportunities and constraints, and a review of policy fed into the development of our design proposal. The design team prepared the proposal for the client's requirements and to improve the quality of the built fabric.

Response to the principal objectives fundamental to the design included:

- A. The retrofitted building should create a high quality and aesthetically pleasing living environment.
- B. Ensuring the relationship with neighbouring residential properties maintains privacy and a good outlook.
- C. The design of the building should respect the material nature of the local area.

3.0. Planning Context

Pre-Application Advice

Constructive Thinking have previously approached Havant Borough Council via a Pre-Application for works to 1,3, 4, 6, 9, 12, 18, 23, 24, 27, 29, 41 and 45 Passingham Walk. The assigned case officer Miss S Donophy provided the following response on the 19th December 2024:

“Again, the external proposals show the use of brickwork and cladding – there is an existing variation within the streetscene and the proposed changes are considered to be acceptable.”

3.1 Planning Policy

Consultations

Relevant planning policy identified was as follows:

- National Planning Policy Framework, 2023
- The Portsmouth Plan (Portsmouth's Core Strategy)
- Permitted Development rights for householders, Technical Guide, September 2019

The identified policy that is relevant to the works to be carried out on this project are as follows:

Class A (under permitted development) covering the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors. Under Class A, paragraph A.3(a) development is permitted subject to the materials used in any exterior work (other than those used in the construction of a conservatory) are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Careful consideration has been paid to the use of materials to ensure they are in keeping with the existing materials.

Class C (under permitted development) covering other alterations to roofs such as re-roofing or the installation of roof lights/windows. Development is permitted subject to the materials used in any exterior works being similar in appearance to those used in the construction of the exterior of the existing dwellinghouse.



Proposed Front Elevations

3.3. Wider Street Context

- 6, 12 and, 24
Passingham
Walk
- Properties to be
retrofitted in a
later phase of
the project



Please refer to the corresponding archetype drawing sheets for more information.

The Guinness Partnership also own other properties on the close (houses 1,3, 4, 6, 9, 12, 18, 23, 24, 27, 29, 41 and 45). These properties will form part of a later phase of the same project. All other properties on the road are owned by others.

3.4 Previous Retrofit Examples

Previously Completed Works (21 & 23 Chaucer Close)

The Guinness Partnership have previously carried out a pilot scheme using a different specification than the one proposed for 6, 12 and 24 Passingham Walk.

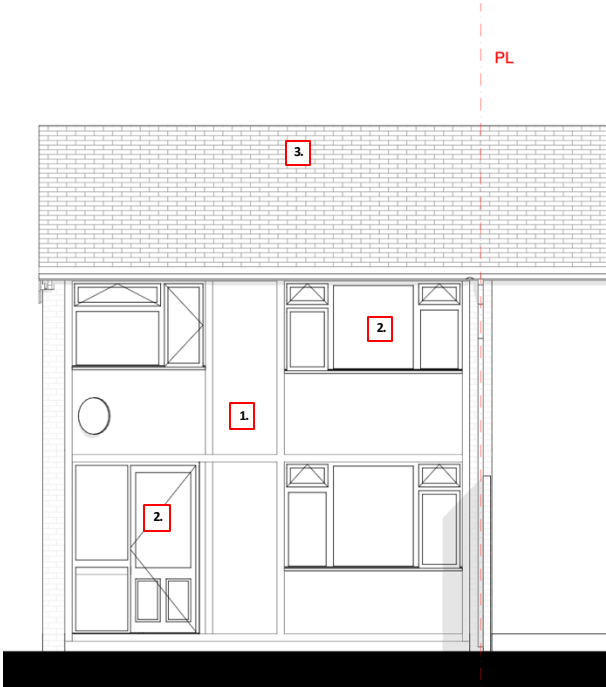
This was carried out to properties 21 & 23 Chaucer Close. Works completed were to strengthen the roof line by fitting additional collars and upgrading the steels, renewing the timber frame of the front and rear facades and infilling with kingspan insulation with a breathable membrane. These were then over clad with a grey through colour weatherboard (Marley Eternit). All windows were renewed in white UPVC and the doors were replaced. The front door was replaced with a black composite door and rear with a white UPVC.



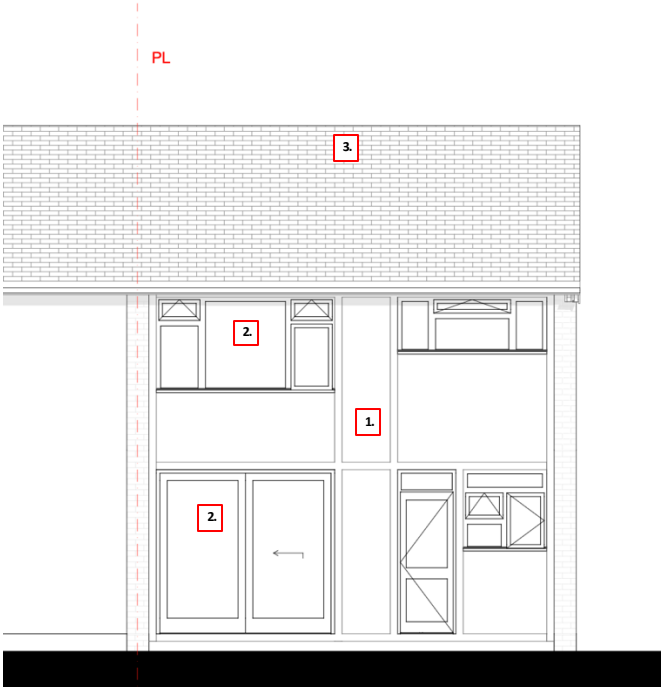
3.5.2 Materiality – Existing Elevations – AT-B

Materials Key:

- 1. Coloured UPVC Panels
- 2. White UPVC Windows and Doors
- 3. Grey Concrete Tiles



Existing Front Elevation

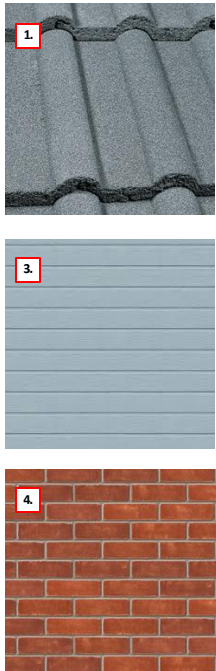
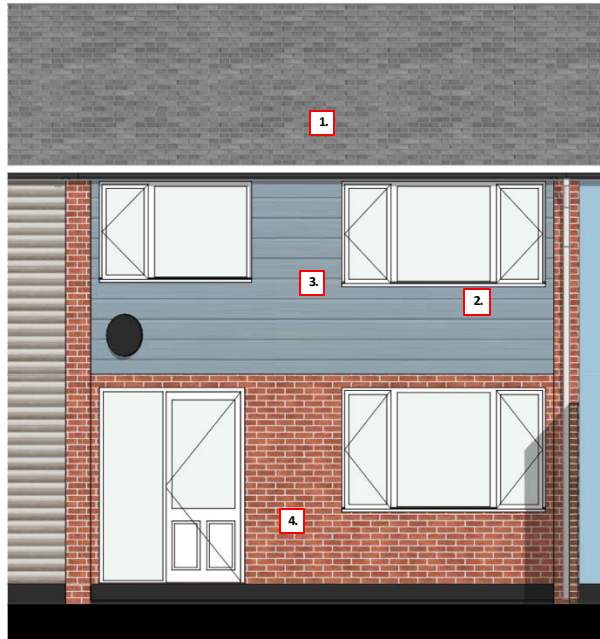


Existing Rear Elevation

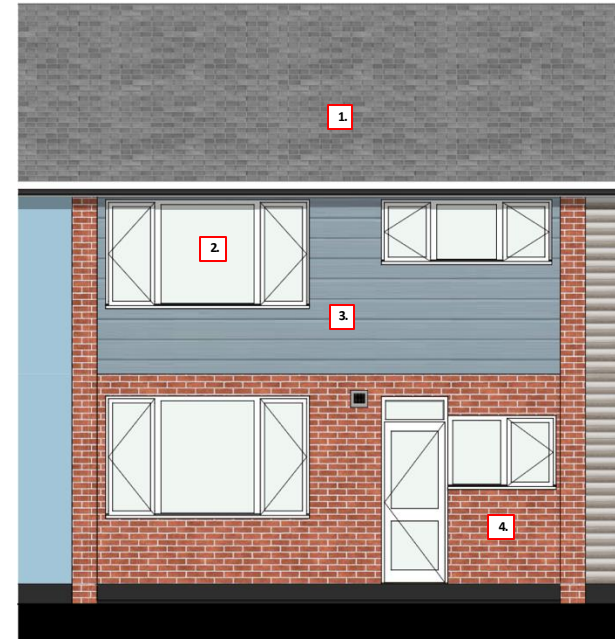
3.8.2 Materiality – Proposed Elevations – AT-B

Materials Key:

1. Grey Concrete Tiles
2. White UPVC Windows & Doors
3. Blue Timber effect weatherboarding
4. Red Brick



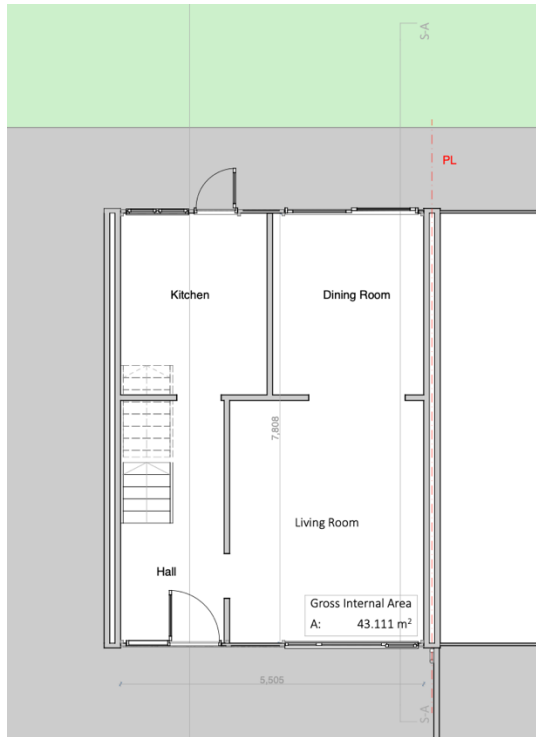
Proposed Front Elevation



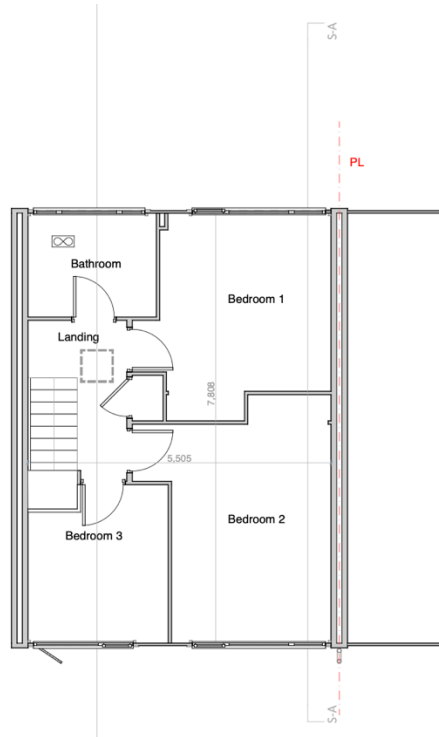
Proposed Rear Elevation

The use of external wall insulation aims to aid the thermal efficiency of 6 and 12 Passingham Walk and to help reduce energy bills. This requires new cladding across the front and rear elevations of the properties. CTS and the client have aimed to balance the requirements to improve the energy efficiency of the properties, with being sympathetic to the property's surrounding context. To ensure that the property reflect its surroundings, CTS have proposed the use of red brick slips.

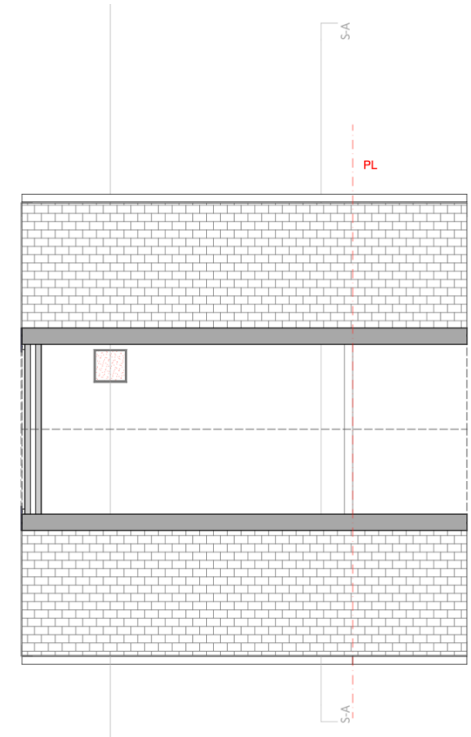
3.6.2 Existing Floorplans – AT-B



Existing Ground Floor Plan



Existing First Floor Plan

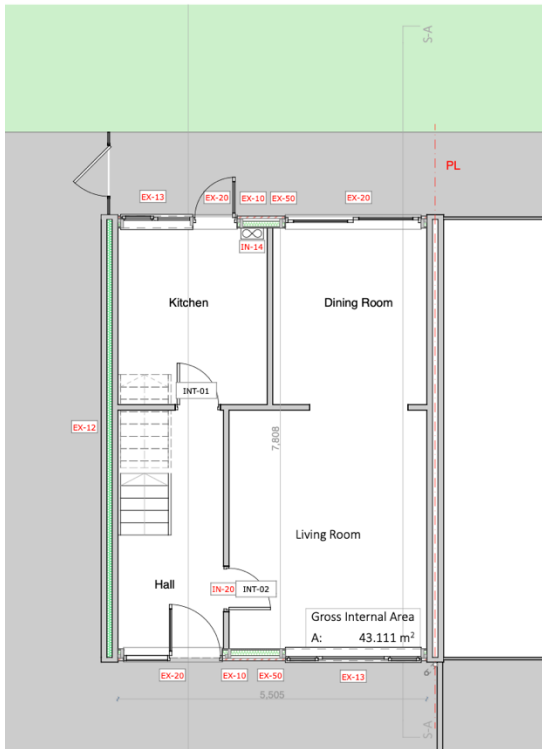


Existing Eaves Level Plan

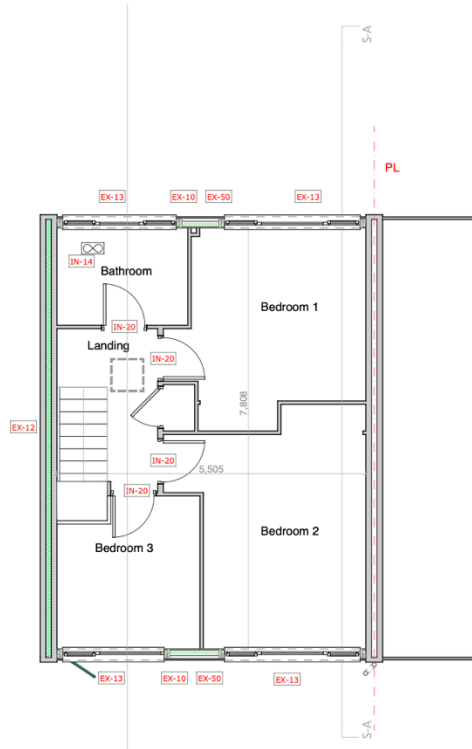
Existing Use

Currently, the properties are entirely residential use. The retrofitting process will not change the buildings use.

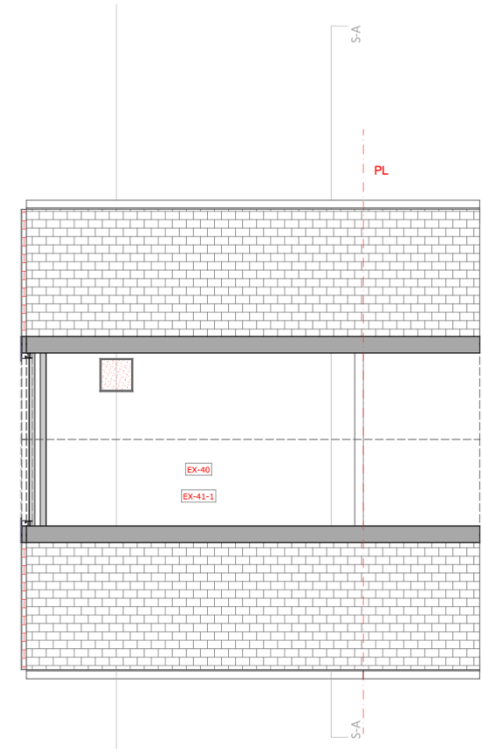
3.7.2 Proposed Floorplans – AT-B



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Eaves Level Plan

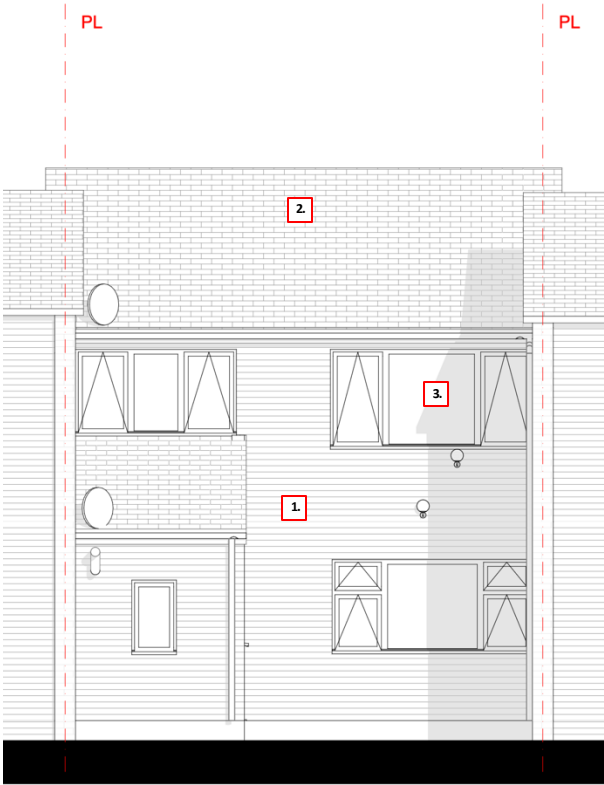
Proposed Use

The retrofitting process will not change the buildings use but will aim to improve the thermal efficiency of the properties, remove damp and mould and improve the purge ventilation through new windows.

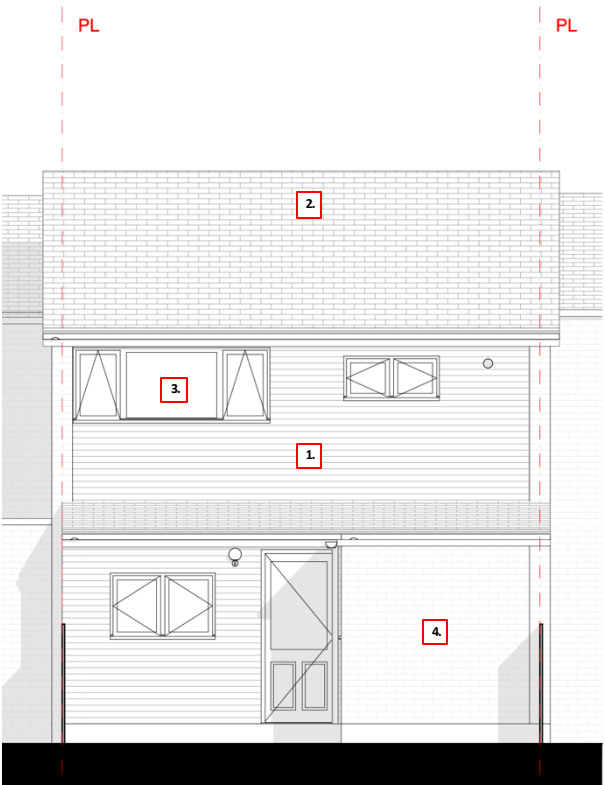
3.5.2 Materiality – Existing Elevations – AT-D

Materials Key:

- 1. White Pre-fabricated Panels
- 2. Grey Concrete Tiles
- 3. White UPVC Windows and Doors
- 4. Brick



Existing Front Elevation

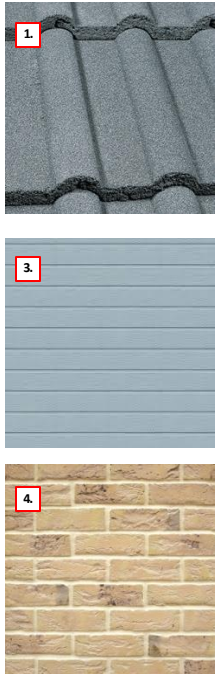
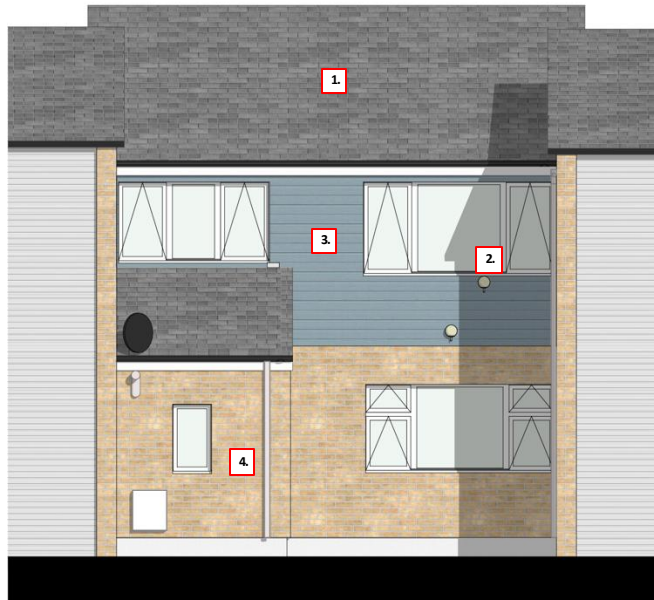


Existing Rear Elevation

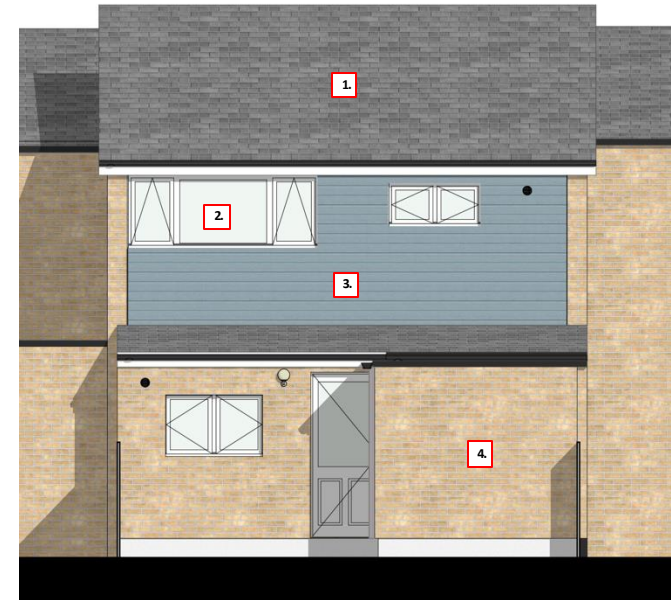
3.8.2 Materiality – Proposed Elevations – AT-D

Materials Key:

1. Grey Concrete Tiles
2. White UPVC Windows & Doors
3. Blue Timber effect weatherboarding
4. Buff Brick



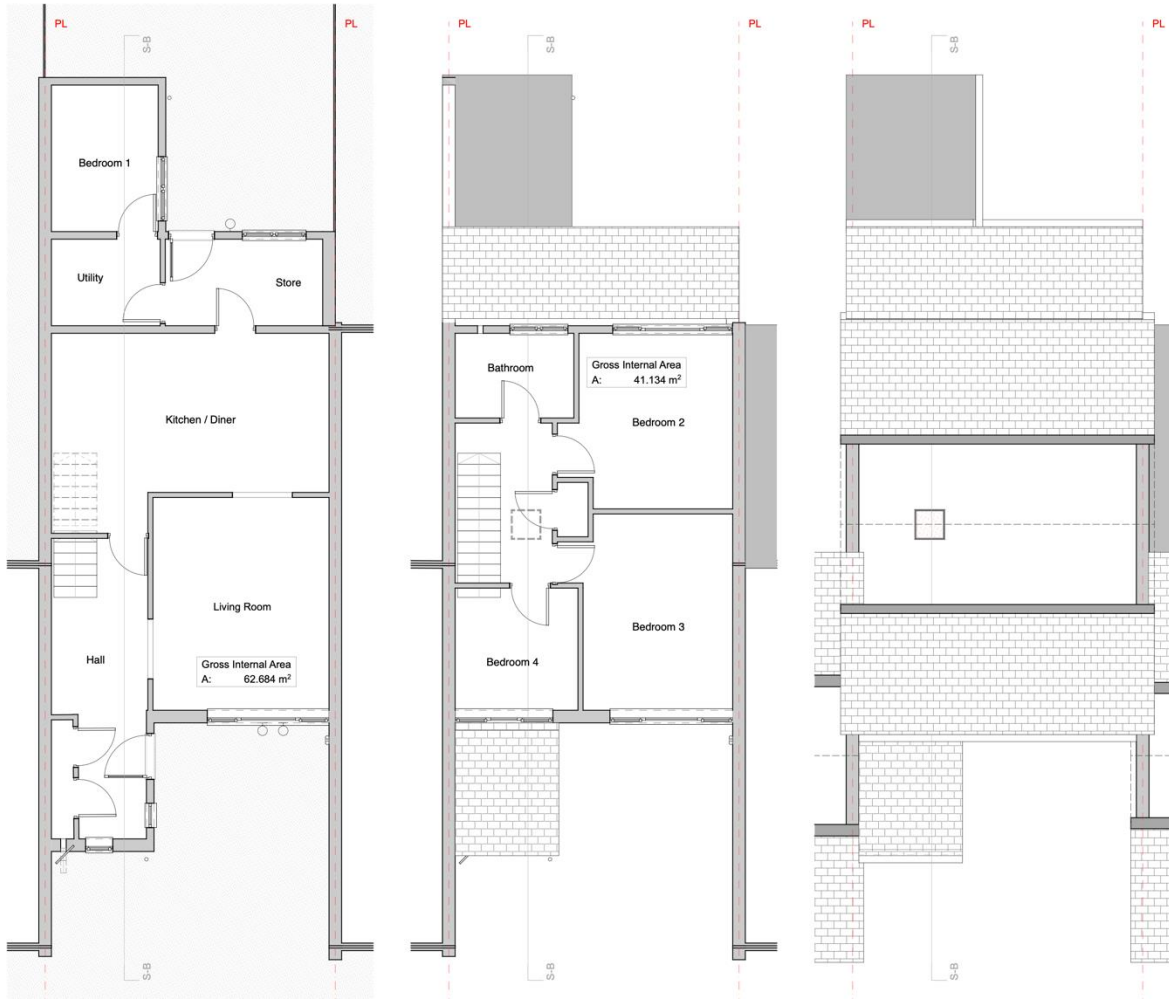
Proposed Front Elevation



Proposed Rear Elevation

The use of external wall insulation aims to aid the thermal efficiency of 24 Passingham Walk and to help reduce energy bills. This requires new cladding across the front and rear elevations of the properties. CTS and the client have aimed to balance the requirements to improve the energy efficiency of the properties, with being sympathetic to the property's surrounding context. To ensure that the property reflect its surroundings, CTS have proposed the use of red brick slips.

3.6.2 Existing Floorplans – AT-D



Existing Ground Floor Plan

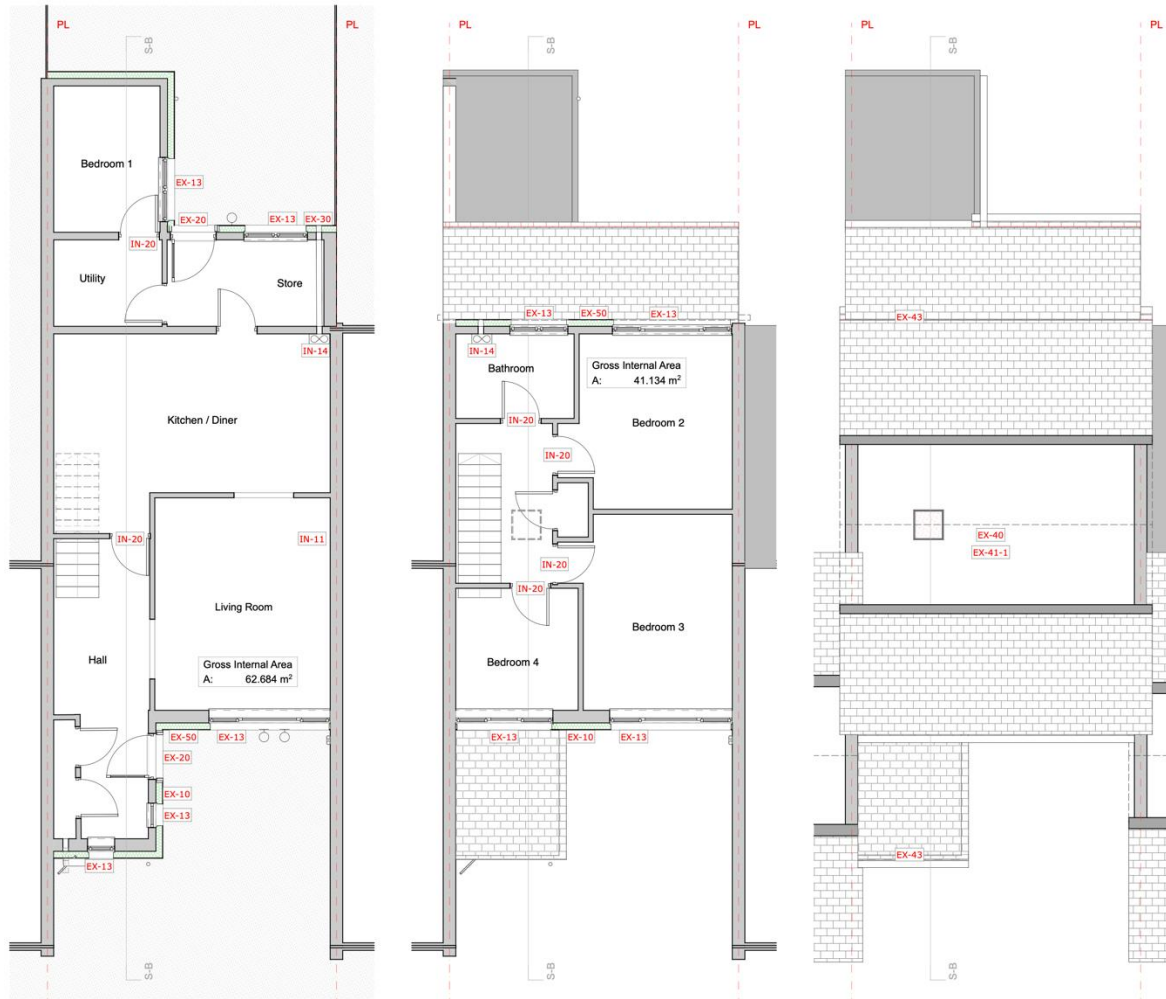
Existing First Floor Plan

Existing Eaves Level Plan

Existing Use

Currently, the properties are entirely residential use. The retrofitting process will not change the buildings use.

3.7.2 Proposed Floorplans – AT-D



Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Eaves Level Plan

Proposed Use

The retrofitting process will not change the buildings use but will aim to improve the thermal efficiency of the properties, remove damp and mould and improve the purge ventilation through new windows.

3.8.3 Materiality – Proposed Weatherboard Colours



Materials Key:

- 1. White timber effect weatherboarding
- 2. Blue timber effect weatherboarding
- 3. Sage green timber effect weatherboarding

To continue the natural evolution and variation of the street scape and to offer residents the opportunity to have a greater influence over the external materiality of their home, the Guinness Partnership would like to offer residents the choice of three colours for the weatherboarding. The three colours chosen reflect the surrounding context and street scape.

4.0 Amount

The proposed works allow for improvements to the thermal fabric and comfort of the building. The client and CTS have reviewed the proposed measures that will best address the concerns regarding damp and mould as well as helping to reduce energy bills and have proposed the following measures:

- External wall insulation (EWI).
- New timber frame insulation.
- New dMEV to be in kitchens and bathrooms.
- Pitch roof insulation.
- Eaves/ verge extensions (to accommodate EWI where required).
- Renewable ready measures.
- New external canopy.
- New external fixtures, to replace existing that have been removed to accommodate EWI. Replacements to be like for like.
- New rainwater goods, to replace existing that have been removed to accommodate EWI. Replacements to be like for like.

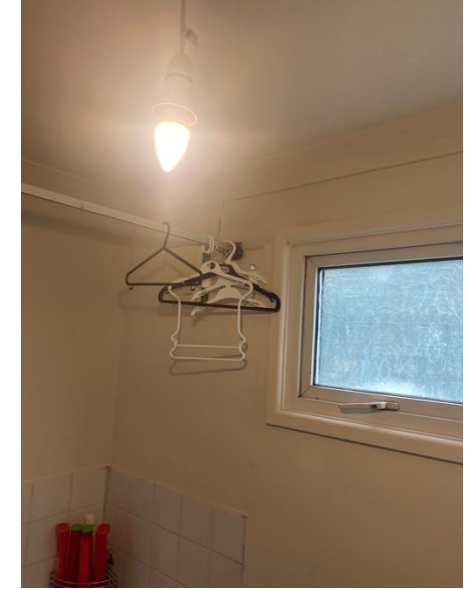
4.0 Proposed Works

Ventilation

Internal elements of the property have been assessed, and it has been noted that the property has no working ventilation system.

As reported by the assessment undertaken of the building, the lack/insufficient presence of a dMEV system needs to be addressed. The insufficient ventilation is causing excess moisture to accumulate, prompting growth of mould and mildew. This has had further effects internally in the property with peeling and cracking damage to surfaces, making the property un-lettable. These works are considered essential to ensure no further decline, which could lead to further issues and defects being observed.

It is deemed necessary to carry out these works to bring the property back into good condition.



Proposed dMEV locations

4.0 Proposed Works

External Wall Insulation (EWI)

After assessment of the existing state of the building, we are proposing undertaking the installation of EWI to improve the thermal comfort of the property. This will in turn improve its energy efficiency and overall comfort for future residents. Installing EWI will significantly reduce heat loss, ensuring a more stable indoor temperature, as well as lowering energy bills.

Due to its post-war cross wall pre-fabricated construction, 6, 12 and 24 Passingham Walk is prone to heat loss, drafts and condensation, leading to damp and mould. The introduction of EWI will not only contribute to sustainability efforts by minimising energy consumption, but it will also ensure that the property can be let by the client. These works will therefore protect the primary residential use of this property for many years to come.

By improving the thermal performance, future residents will experience increased comfort and a healthier living space, making this project essential for both the building's integrity and the well-being of its inhabitants.



Existing external front elevations



4.0 Proposed Works

Loft Insulation

After assessment of the existing state of the building, we are undertaking the replacement of the existing loft insulation to enhance both its energy efficiency and overall comfort for future residents. Upgrading the insulation will significantly reduce heat loss, ensuring a more stable indoor temperature throughout the year and lowering energy bills.

By maintaining a comfortable living environment this property will also contribute to sustainability efforts by minimising energy consumption. By improving the thermal performance, future residents will experience increased comfort and a healthier living space, making this project essential for both the building's integrity and the well-being of its inhabitants.

This improvement to the building will primarily impact its interior, as the insulation process is conducted from within the structure. Consequently, there will be no damage to the exterior.

4.0 Proposed Works

Windows and Doors

After assessment of the existing state of the building, we are undertaking the installation of new windows and doors to enhance the properties energy efficiency and overall comfort for residents. Upgrading the windows in this way, will significantly reduce heat loss, ensuring a more stable indoor temperature throughout the year and lowering energy bills.

This improvement not only preserves the building but also contributes to sustainability efforts by minimising energy consumption. By improving the thermal performance, residents will experience increased comfort and a healthier living space, making this project essential for both the building's integrity and the well-being of its inhabitants.

As with any installation work, there is a potential to impact the character of the property, however these works are minimal, and the repairs will be in keeping with the existing.

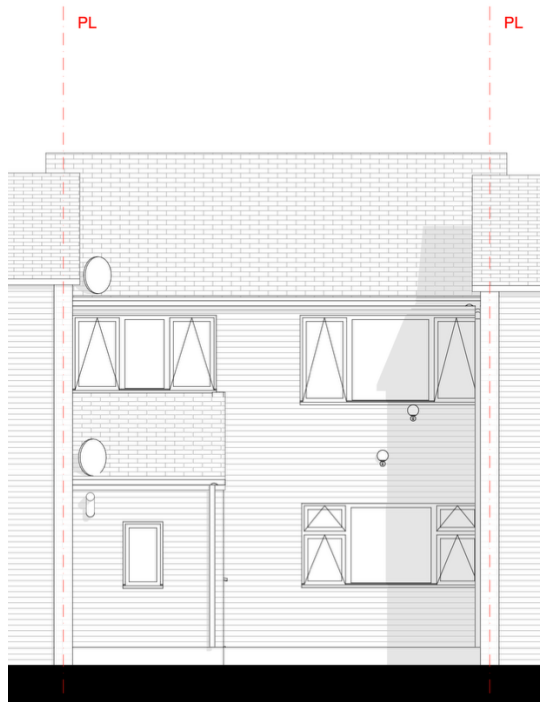


Existing windows and doors condition

5.0 Scale + Impact

Massing

The proposed retrofit will not increase the footprints of the properties but will instead focus on improving the quality of the existing property and improving the overall street scene. There are no alterations to the layout of the building, scale, landscaping, access or security.



Existing Front Elevation



Proposed Front Elevation

5.1 Impact

The street scene will be improved through the façade with the mix brick and weatherboarding finish. The new facade will provide better comfort for the residents, help create a more usable space and help with improving the thermal performance of the houses, whilst helping to address the issues with mould and damp.



Proposed Street Scene – 6 Passingham Walk

5.1 Impact

The street scene will be improved through the façade with the mix brick and weatherboarding finish. The new facade will provide better comfort for the residents, help create a more usable space and help with improving the thermal performance of the houses, whilst helping to address the issues with mould and damp.



Proposed Street Scene – 12 Passingham Walk

5.1 Impact

The street scene will be improved through the façade with the mix brick and weatherboarding finish. The new facade will provide better comfort for the residents, help create a more usable space and help with improving the thermal performance of the houses, whilst helping to address the issues with mould and damp.



Proposed Street Scene – 24 Passingham Walk

5.2 Client Requirements

The client's brief, the concerns they have regarding the existing structures and how the project aims to address these are as follows:

Works are required to 6, 12 and 24 Passingham Walk, they are 3-bedroom and 4-bedroom properties of cross-wall construction. These properties forms the first phase of a larger project of 47 no properties in the local area of the same construction, suffering with the same issues. The client is aware that these issues have led some residents to reach out to environmental health about their concerns.

The properties are deteriorating due to:

- *The condition of the front and rear elevations – external walls and poor thermal performance*
- *Poor structural support of roofline and cross wall construction*
- *Window and doors in poor condition and in some cases the windows are jamming due to the sagging roofline.*
 - *Windows cannot be replaced on a standalone project because of insubstantial timber frame infills that are weighted by the roof due to insufficient structural supports on the front and rear elevation. It is thought that the original windows would have been Crittall and these would have provided additional structural support.*
- *Some of these homes suffer from damp and mould, draughts, and water ingress due to the construction.*

The proposal is to remove the existing cladding and install External Wall Insulation to the front and rear in a brick render finish, adapt the roofline to accommodate the new EWI and renew the windows like for like in UPVC and replace the front and rear door. This will provide better comfort for future residents, help create a more usable space and help with improving the thermal performance of the house, whilst helping to address the issues with mould and damp.

6.0 Appearance

The design team and client agree that the design for the building should have a positive visual impact on all residents and visitors who approach the site and provide better thermal comfort.

The client is keen that the building should be aesthetically pleasing whilst responding to the context of the local area and its material palette . The current design aims to satisfy these aims with a restricted palette of materials which are reflective of the existing building materials to maintain simplicity, visual understanding and to keep the design within the parameters of the existing building.

All materials will of course be subject to sign off by condition as part of the discharge of any permission granted.

The proposed retrofit has been purposely designed to create a building that will be familiar, coherent and comfortable to all who reside there and visit it.



Proposed Front Elevation



Proposed Rear Elevation

6.0 Appearance

The design team and client agree that the design for the building should have a positive visual impact on all residents and visitors who approach the site and provide better thermal comfort.

The client is keen that the building should be aesthetically pleasing whilst responding to the context of the local area and its material palette . The current design aims to satisfy these aims with a restricted palette of materials which are reflective of the existing building materials to maintain simplicity, visual understanding and to keep the design within the parameters of the existing building.



Proposed Front Elevation

All materials will of course be subject to sign off by condition as part of the discharge of any permission granted.

The proposed retrofit has been purposely designed to create a building that will be familiar, coherent and comfortable to all who reside there and visit it.



Proposed Rear Elevation

7.0 Access

Pedestrian

- Pedestrian access remains the same as existing.

Public Transport & Vehicular Access

- Vehicular and public access remains the same as existing.

Access Within and Around the Building

- The Equality Act 2010 requires reasonable provision be made to enable services be provided to all users regardless of ability. BS8300:2001 Design Guidance has been consulted widely in the production of these design proposals.

All approaches around the site and into the building will be maintained and all routes will be firm and level underfoot.

Door sets are provided where necessary to comply with Building Regulations, fire safety and general security. Handle sides of doors are to be at least 300mm from any other adjoining partition or obstructions to provide ease of access for anyone in a wheelchair.



Proposed Street Scene – Passingham Walk

8.0 Summary

We have consulted with all the previously stated persons and groups and reviewed and implemented key sections of discourse in relation to the proposals outlined and evidenced here:

- The design improves the energy efficiency of the existing building.
- The proposed changes will have a positive impact on the local residential area.
- The design does not affect the privacy of any neighbouring properties, nor overly impact them.
- The design improves on the current living conditions.

In specific response to current planning policy:

The proposed scheme will be compliant with building regulations. The measures will ensure that the energy demand for the building is significantly reduced, improving the existing EPC score. The changes will enable the property to be used as a home again and will improve the lives of future residents by reducing their energy bills and remedy the current damp and mould issues, present in the property.