



Design & Access Statement

Site Address:

64 Fourth Ave,
Havant
PO9 2QX, UK

Date:

05/12/2025

Introduction

Summary 2

Site Analysis

Overview 3

Flood Risk 4

Design

List of Proposed Works 5

Proposed Plans and Elevations 6

Impact on Privacy & Overlooking 7

Interior and Parking 8

Summary

Closing Statement 9



This Design & Access Statement has been prepared in support of a full planning application for the extension, alteration and comprehensive refurbishment of the existing dwelling at 64 Fourth Avenue, Havant, PO9 2QX. The proposal seeks to sensitively upgrade the property to meet modern family living requirements while respecting the established character, scale and urban grain of the surrounding residential area.

The scheme includes:

- a carefully designed first floor side extension above the existing garage
- reconfiguration of the roof to provide additional second-floor accommodation
- enhancement of the principal and rear elevations
- replacement and upgrade of the windows within their existing openings
- replacement of existing front porch
- a series of internal layout improvements that optimise the functionality and longevity of the home.
- addition of parking space

The site is located within an established suburban context, is not subject to Conservation Area designation or Article 4 Direction, and lies within Flood Zone 1 with no identified surface-water risk. As such, the site is considered wholly appropriate for residential development. The proposals have been developed to ensure they remain proportionate to the host building, use materials and forms sympathetic to the locality, and maintain the amenity of neighbouring properties. The overall approach represents a balanced and sustainable investment in the existing housing stock, supporting the continued vitality of the area and delivering a higher-quality living environment for future occupants.

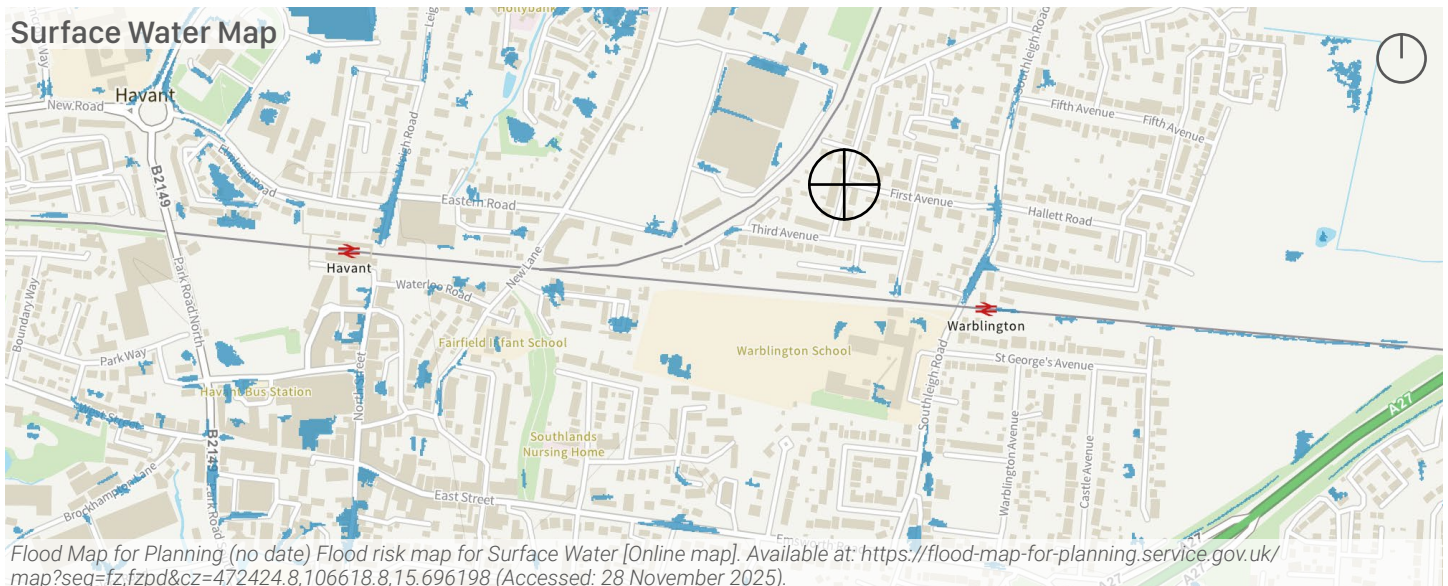


64 Fourth Avenue, Havant, PO9 2QX is located within an established residential neighbourhood situated to the north-west of Havant town centre. Fourth Avenue forms part of a coherent grid of residential streets characterised by detached and semi-detached family housing set within generous plots. The area exhibits a consistent suburban rhythm, with front gardens, soft landscaping, and generally low building heights contributing to a spacious and open streetscape.

The property sits on the western side of Fourth Avenue, in a well-connected location approximately 1 km from Havant railway station and within walking and cycling distance of nearby shops, schools, and community facilities. The area benefits from strong transport links, including frequent bus routes along adjacent Tangiers Road and ready access to the local highway network (A27 and A3(M)), supporting sustainable movement patterns for residents.

Housing typology in the immediate area is varied but predominantly consists of two-storey detached dwellings, many of which have been extended or altered over time. Architectural styles tend to be domestic and traditional, with hipped and gabled roofs, bay windows, and a mixture of brickwork and rendered finishes. The urban grain is generally linear, with dwellings orientated towards the street and rear gardens extending westwards. Plot sizes and spacing between dwellings give the area a balanced and cohesive character.

The site of No. 64 reflects this established pattern, comprising a detached two-storey dwelling with a hipped roof, front driveway, and a long rear garden. The immediate context shows evidence of incremental adaptation to properties, including loft conversions, side extensions, and porch additions, which collectively demonstrate a local precedent for domestic improvement and contemporary family-led alterations. The proposal sits comfortably within this evolving residential character and represents a proportionate enhancement of the existing home.



According to the Environment Agency's Flood Map for Planning, 64 Fourth Avenue, Havant, PO9 2QX lies entirely within Flood Zone 1, representing the lowest category of flood probability with a less than 0.1% annual chance of flooding from rivers or the sea. The site is also outside any identified surface-water flood risk zones, indicating that the potential for pluvial or overland-flow flooding is similarly very low. Although a local waterbody (Bridge Lake) exists within the wider area, the site is not hydraulically connected to this feature in a manner that would pose a material flood risk.

In planning terms, the proposed development is therefore considered appropriate for Flood Zone 1 and does not require a sequential or exception test.

Nonetheless, the application is supported by a commitment to incorporate good practice in surface-water management - such as the use of permeable surfacing and appropriate drainage detailing - to ensure that the development does not increase flood risk elsewhere.

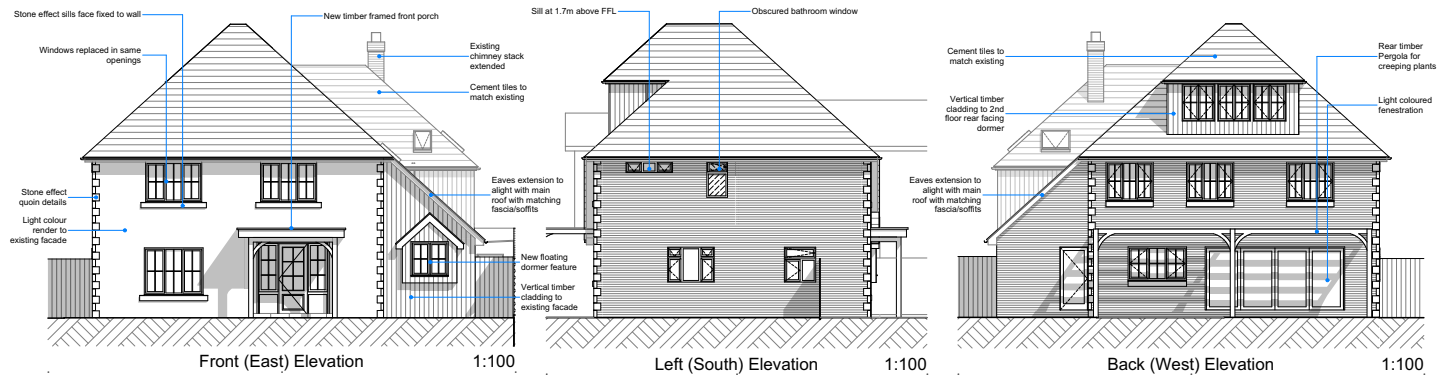
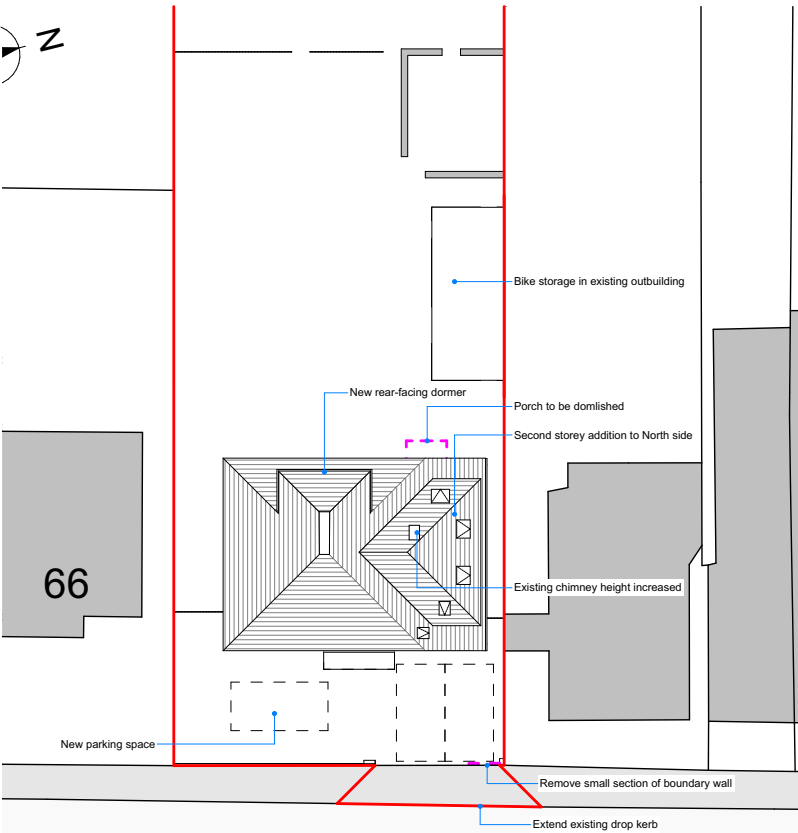
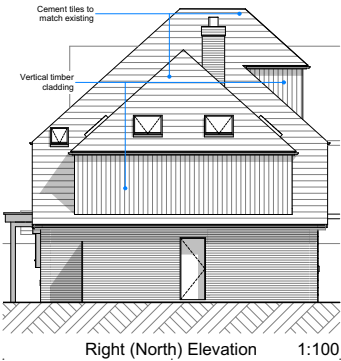
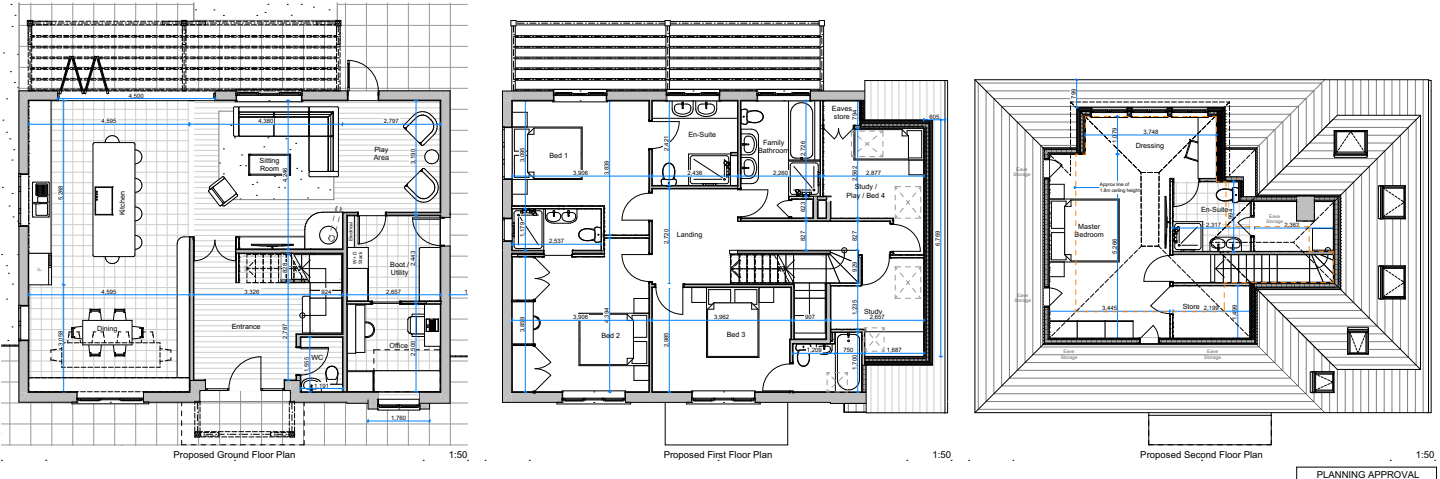
1. External Alterations & Overall works

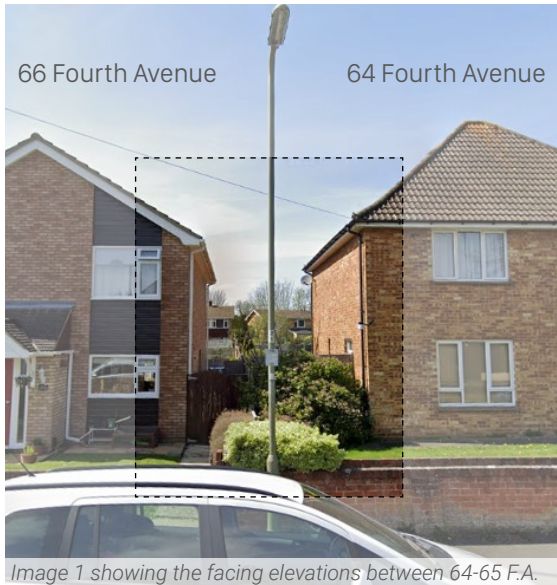
- Replacement of the existing front porch with a modest flat-roofed, timber-framed porch that provides clearer entrance definition without increasing visual massing.
- Application of light-coloured render, stone-effect sills to the main part of the house and quoin detailing overall to enhance the principal elevation in a coherent and sympathetic manner. The garage wing on the front elevation will also be clad in timber to create a visual separation between itself and the main house and match the first floor addition.
- Replacement windows within the existing openings, improving the thermal performance and sustainability of the building envelope while retaining the established frontage rhythm.
- Conversion and upgrading of the existing single-storey garage wing to create habitable ground-floor accommodation (office and utility), with fabric improvements to meet modern insulation and energy standards.
- Addition of a new first-floor extension above this footprint, designed with a hipped roof form that remains subservient to the main house to accommodate a single bedroom and a study.
- Extension of the chimney stack to appropriately terminate above the revised roof profile.
- Two new first-floor windows on the left elevation facing No. 66 will include obscured glazing and raised sill heights to prevent overlooking and safeguard neighbouring privacy.
- Conversion of the existing roof space to provide new second-floor accommodation in the form of a master bedroom with en-suite, supported by a single, carefully proportioned rear-facing dormer designed to sit discreetly within the roof slope and minimise visibility from the street.
- All new roof elements will be finished in cement tiles to match the existing, ensuring a consistent appearance.
- Existing and proposed pipework to be hidden where possible.

2. Rear Elevation Works

- Removal of the existing uPVC rear porch and formation of a more coherent rear elevation incorporating upgraded glazing.
- Installation of a lightweight timber pergola, providing seasonal shading and enhancing the relationship between indoor living spaces and the rear garden.
- Replacement windows within the existing openings, improving the thermal performance and sustainability of the building envelope while retaining the established frontage rhythm.
- Installation of large bifold doors with direct access to the garden to enhance indoor-outdoor living.
- Quoin detailing overall to match the principal elevation and define the 'main' part of the house.

Design Proposed Plans and Elevations





The proposal has been designed to ensure there is no material increase in overlooking or loss of privacy to neighbouring properties.

The side elevation of **No. 62** contains no windows facing the application site, and the proposal does not introduce any windows on this elevation, maintaining the existing condition.

No. 66 has a single ground floor window facing the site, while the existing dwelling at No. 64 already contains three unobscured ground floor windows; this established relationship has not resulted in any loss of privacy. The proposal replaces two small ground floor windows with one larger window, resulting in a total of two ground floor windows, which does not materially increase overlooking. A tall boundary fence significantly limits intervisibility at ground floor level. Three first floor windows are proposed; however, No. 66 has no windows on the facing elevation, ensuring no mutual overlooking. Overall, the proposal does not worsen the existing situation and has no adverse impact on neighbouring amenity.

3. Internal Reconfiguration

Ground Floor

- Comprehensive reorganisation to create a modern, functional layout including an open-plan kitchen/dining/living space, office, utility and play area.

First Floor

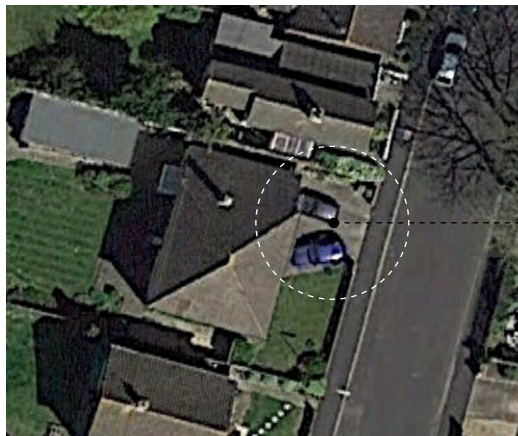
- Reconfiguration of existing rooms:
- The current bathroom becomes the Bedroom 1 en-suite;
- The existing nursery becomes the new family bathroom;
- A new en-suite is added to Bedroom 2;
- The current study is reconfigured as Bedroom 3.
- The new first-floor extension provides an en-suite to Bedroom 3, a study, and a single bedroom (Bedroom 4).

Second Floor

- The loft conversion creates a master bedroom with en-suite, providing additional family accommodation without altering the footprint of the main house.



The image above shows an internal render of the open plan kitchen/living/dining as viewed from the Living area facing the Kitchen.

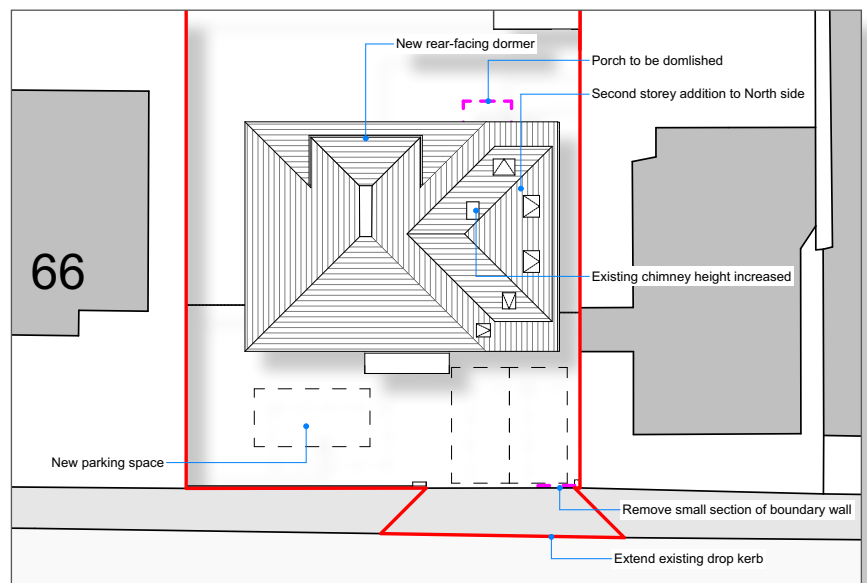


2 parking spots as shown on Google maps aerial view.

The image below shows the proposed site plan and parking spaces created due to the extension of dropped kerb and partial removal of the front boundary wall..

4. Access & Site Works

- Creation of a new on-plot parking space, facilitated by the partial removal of a boundary wall and extension of the existing drop kerb to improve off-street parking provision.
- Retention and use of the existing garden outbuilding for secure cycle storage, supporting sustainable travel.



The proposed development at 64 Fourth Avenue represents a well-considered and proportionate enhancement of the existing dwelling, designed to improve its long-term functionality, energy performance and suitability as a modern family home. The works have been carefully developed in response to the site's suburban context, ensuring that the scale, form and materiality remain sympathetic to the character of the surrounding residential area. Particular attention has been given to safeguarding neighbour amenity, maintaining an appropriate relationship with adjoining properties, and managing privacy through considered window placement and orientation.

The scheme delivers meaningful improvements to the property—from refined external elevations and upgraded thermal performance to a more efficient internal layout and additional family accommodation—while avoiding any undue visual, spatial or environmental impact. The site lies outside any designated or constrained areas and sits within Flood Zone 1 with no identified surface-water risk, confirming its suitability for development. Enhancements to the on-plot parking arrangement further support sustainable and safe access, consistent with local guidance.

Overall, the proposal constitutes a positive investment in the existing housing stock, contributing to the continued quality and resilience of the neighbourhood. It is respectfully submitted that the development aligns with relevant planning policies and should be supported by the Local Planning Authority.

