

DESIGN & ACCESS STATEMENT

Garages between 84 and 86 Francis Avenue, Southsea

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Background

This Design & Access statement has been produced to support the planning application for the improvements to the garages and access road in between 84 and 86 Francis Avenue.

The application site comprises 13 garage units (highlighted in red line below in Figure 1). It is proposed to demolish 5 garages and replace them with a single garage outbuilding with single garage door entry to provide access/egress onto Francis Avenue for bicycles only. The garages to be demolished are shown hatched in Figure 1.



Figure 1- Garages to be demolished (hatched)

The garages proposed for demolition are in a poor condition, having recently been rented by local tradesman for the storage of building materials. They consist of brick and timber-built walls with asbestos cement sheet roofs. The previous use of these garages often resulted in the noise pollution associated with the unloading of building materials at unsociable hours.

The freehold of the site was purchased by the applicant in November 2020. The applicant also owns 84 Francis Avenue (highlighted in blue, Figure 2). It is proposed that the new building will be used solely by the applicant as a garage outbuilding and store with possible additional use of garden office. It is proposed that there will be direct access onto the driveway of 84 Francis Avenue.

The site and the location

The site is located in central Southsea on the corner of Francis Avenue/Edmund Road between 84 and 86 Francis Avenue. The site is highlighted in red in figure 2.



Figure 2

Access

The site is accessed directly off Francis Avenue via an existing concrete driveway. The driveway's hard surfacing concrete will be repaired and resurfaced as part of the works.

Figure 3 shows the current view of the garages and access road from Francis Avenue.



Figure 3

As the garages proposed for demolition were only used for the storage of building materials there will be no loss of parking. Furthermore, the proposal allows for 1 single car parking space to the rear of the garages.

A drop kerb already exists on Francis Avenue for direct access from Francis Avenue onto the access road which will continue to provide vehicular access to the garages at the rear of the site.

Scale and Appearance

The proposal has been designed to closely match the scale of the existing garages while improving the visual amenity of the Francis Avenue street scene. The external blockwork walls will be finished in render. The immediate vicinity of Francis Avenue consists of residential properties in a variety of red brick, skimmed render and pebbled render. The small windows backing onto the driveway will be in level 5 obscured glazing.



Figure 4 Francis Avenue Street Scene visuals

Sustainable design

All the principal materials proposed for the construction have been carefully selected with reference to their lifecycle credentials. The roof covering will be in EPDM rubber membrane which is recognised as being one of the most sustainable roof coverings due to its long life and reusability. Large bifold doors will provide generous levels of natural lighting. Four further smaller windows will provide additional natural daylight to the side of the building away from the bi-fold doors.

Flood Risk Assessment

The property sits in a 'low-risk surface water' area and 'very-low-risk rivers and sea' flooding risk.

Given the existing site consists of garages and concrete hard-surfacing there will be no increased effect on the flood-risk zone as a result of the proposal.