
DESIGN AND ACCESS STATEMENT

Proposed Garage Conversion,
Ground-Floor Rear Infill
Extension, First-Floor Rear
Extension and Internal
Alterations at:

23 Avondale Road
Aldershot
GU11 3HQ

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Introduction

This Design and Access Statement has been prepared in support of a householder planning application for alterations and extensions to 23 Avondale Road, Aldershot, GU11 3HQ.

The application proposes a series of alterations to the existing dwelling to improve the quality, functionality and amount of residential accommodation available to the occupants. The proposed works comprise:

- Conversion of the existing integral garage to provide additional habitable accommodation;
- A ground-floor rear infill extension to provide an enlarged bathroom and additional storage;
- A first-floor rear extension to provide additional bedroom accommodation;
- Internal alterations to provide larger bedrooms and improved circulation;
- Provision of ensuite bathrooms to the bedrooms;
- Installation of a Velux roof window to serve one of the bedrooms;
- Installation of a new ground-floor window on the south elevation; and
- Replacement of the existing front-facing garage door with a matching wall infill and window.

The proposal has been designed to respect the existing dwelling and the established residential character of Avondale Road. The extensions are intended to read as complementary additions to the host dwelling rather than as visually dominant structures.

All new external materials will be selected to match the existing dwelling, including the existing brickwork, roof materials, windows and other relevant external finishes.

Location and site context

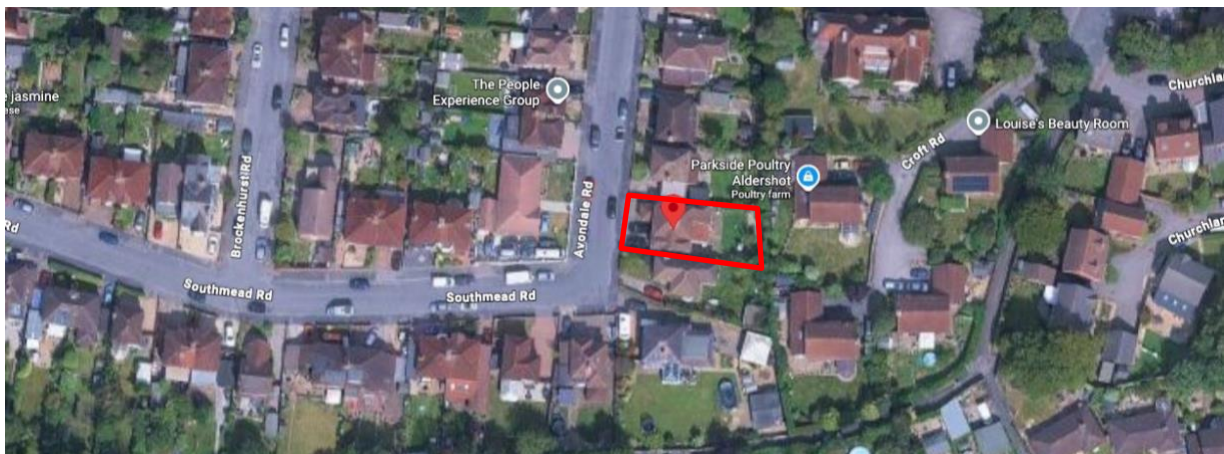


Figure 1 – *Site Location* (google maps)

No. 23 Avondale Road is an existing residential property within an established residential area of Aldershot.

Proposed Garage Conversion, Ground-Floor Rear Infill Extension, First-Floor Rear Extension and Internal Alterations at 23 Avondale Road, Aldershot, GU11 3HQ.

The property forms part of an existing residential streetscape comprising predominantly residential dwellings. The application site contains the existing dwelling together with its associated front and rear external areas.

The property has an existing integral garage at ground-floor level. The garage is currently accessed from the front elevation and forms part of the existing built form of the dwelling.

The proposed development does not involve the subdivision of the property or the creation of an additional dwelling. The property will remain in use as a single residential dwelling.

The proposal has been developed having regard to the existing character, scale and appearance of the property and the surrounding residential environment.

There are no known conservation designations, heritage constraints, or tree preservation orders affecting the property.



Figure 2 – Front of *site*



Figure 3 – Rear of *site*

Planning Context

The proposal is a householder development involving extensions and alterations to an existing dwelling.

Rushmoor Borough Council's Home Improvements and Extensions Supplementary Planning Document, adopted in February 2020, provides specific guidance for household extensions and supplements Policy DE1 of the Rushmoor Local Plan. The SPD identifies the need for extensions to respond appropriately to the existing property and surrounding area and gives particular consideration to matters including character, design, daylight, sunlight, privacy, outlook and overbearing impacts.

The Council's current planning policy framework continues to include the adopted Rushmoor Local Plan, while a new Aldershot and Farnborough Local Plan is currently being prepared. The new plan has not yet been adopted and therefore does not replace the current adopted development plan for the purposes of determining this application.

The proposed development has been designed having regard to the relevant principles of the adopted planning framework and the Council's guidance for home improvements and extensions.

Proposed Development

When developing the design for this project, the client's requirements are to modify the building and improve its functions in a way that harmonizes with the surrounding environment, while also considering the practical implications of each design decision.

Ground-Floor Garage Conversion

The existing integral garage will be converted to form part of the internal residential accommodation.

The conversion will make more efficient use of the existing footprint of the dwelling and will provide additional usable internal space without requiring an increase in the building's footprint at the front of the property.

The existing garage door opening on the front elevation will be infilled using materials to match the existing dwelling. A new window will be incorporated into the infilled opening to provide natural daylight to the converted accommodation.

This alteration will result in the only substantive change to the front elevation of the property and the proposed treatment will give the former garage area a more appropriate residential appearance while maintaining visual continuity with the existing dwelling.

Ground-Floor Rear Infill Extension

A ground-floor rear infill extension is proposed to provide an enlarged bathroom and additional storage accommodation.

The extension will allow the existing ground-floor layout to be reorganised and will provide a more practical arrangement of accommodation.

The extension will be located to the rear of the property and will therefore have a limited impact on the appearance of the dwelling when viewed from the public highway.

The scale and form of the extension have been designed to relate to the existing dwelling and to avoid an unnecessarily bulky or visually dominant addition.

First-Floor Rear Extension

A first-floor extension is proposed to the rear of the dwelling.

The purpose of the extension is to provide additional bedroom accommodation and enable the existing first-floor layout to be improved.

The extension will allow the bedrooms to be enlarged and will facilitate the provision of ensuite bathrooms, resulting in a more functional and modern residential layout.

The first-floor addition is positioned to the rear and will therefore have minimal impact on the principal elevation of the property.

The extension has been designed to follow the established form of the dwelling and will use external materials that match the existing property.

Internal Alterations

Internal alterations are proposed at both ground and first-floor levels.

The principal purpose of the alterations is to improve the functionality and quality of the existing accommodation.

At first-floor level, the bedrooms will be enlarged and ensuite bathrooms will be incorporated.

The internal alterations will make more efficient use of the available floor area and provide improved residential accommodation without changing the established use of the property.

Roof Window

A Velux roof window is proposed to the rear roof slope to serve one of the first-floor bedrooms.

The roof window will provide additional natural daylight and ventilation to the bedroom while maintaining the overall architectural character of the dwelling.

As the Velux window is located on the rear-facing roof slope, it will not be visible from the principal elevation of the property or from Avondale Road. Its position within the roof slope will also ensure that the alteration has a limited visual impact when viewed from the surrounding public realm.

The roof window will be appropriately positioned and proportioned in relation to the proposed rear extension and will be installed in accordance with the manufacturer's requirements and relevant Building Regulations.

South Elevation Window

A new ground-floor window is proposed on the south elevation.

The window will provide additional natural daylight and outlook to the ground-floor accommodation.

The proposed opening has been incorporated into the design of the extension and will be appropriately proportioned to the existing building.

The window will be designed and positioned to respect the privacy and residential amenity of neighbouring properties.

Design Principles

The proposal has been designed around the following principles:

1. **Respect the existing dwelling** – the extensions will complement rather than dominate the host property.

2. **Maintain the character of the street** – the principal elevation will remain substantially unchanged.
3. **Use matching materials** – all new external materials will match the existing dwelling.
4. **Provide a coherent architectural form** – the extensions will relate to the existing scale, proportions and roof form.
5. **Improve residential accommodation** – the proposal will provide larger bedrooms, improved bathroom accommodation and additional storage.
6. **Protect neighbouring amenity** – the location and design of the extensions and windows have been considered to minimise impacts such as overlooking, loss of privacy and overbearing effects.
7. **Make efficient use of the existing property** – the garage conversion and extensions will allow the existing dwelling to meet modern accommodation requirements without creating a separate residential unit.

Amount

The existing building has a gross internal floor area of 166.1sqm.

- Ground floor GIA – 99.5sqm
- First floor GIA – 66.6sqm

The proposed building has a gross internal floor area of 188.6sqm.

- Ground Level GIA – 109sqm
- First Level GIA – 79.6sqm

Scale, Massing and Appearance

The proposed development has been designed to remain subordinate to the principal form of the existing dwelling.

The majority of the additional built form is located to the rear, where it will have a limited effect on the established appearance of the property when viewed from Avondale Road.

The front elevation will remain substantially as existing.

The existing garage door will be removed and the opening will be infilled with matching materials and a window. This is considered an appropriate alteration as it will maintain the established material palette while improving the appearance and residential function of the frontage.

The rear extensions will be designed with appropriate proportions and will use materials matching those of the existing dwelling.

The proposal therefore seeks to achieve a coherent relationship between the original house and the proposed additions.

Materials

The proposed external materials will be selected to match the existing dwelling.

This will include, where applicable:

- Brickwork to match the existing brickwork;
- Roof materials to match the existing roof;
- Windows and frames to complement the existing windows;
- Matching external finishes; and
- Matching rainwater goods and associated external details where visible.

The use of matching materials will ensure that the extensions integrate successfully with the existing building and do not introduce an incongruous appearance.

The garage door infill on the front elevation will also use matching materials so that the alteration reads as a considered part of the existing façade.

Residential Amenity

Consideration has been given to the potential impact of the proposal upon neighbouring residential properties.

The proposed extensions are located predominantly to the rear of the property and have been designed to respect the established relationship between the application property and its neighbours.

The scale and massing of the proposed extensions have been kept proportionate to the existing dwelling.

The proposed Velux roof window is located within the rear roof slope and will serve a first-floor bedroom. Its position has been considered in relation to neighbouring properties and rear gardens. The roof window is intended primarily to provide natural daylight and ventilation to the bedroom and, by virtue of its location within the roof slope, will have a more limited impact on neighbouring privacy than a conventional vertical window.

The new ground-floor window on the south elevation will provide natural daylight and ventilation to the ground-floor accommodation. Its design and position have been considered in relation to neighbouring properties to ensure that the proposal does not result in an unacceptable loss of privacy.

Overall, the proposed development has been designed to minimise potential impacts upon neighbouring properties and to maintain an appropriate level of residential amenity.

Landscaping

No landscaping changes to be made to the property.

High way Consideration- Parking

No changes are proposed to existing access arrangements. Driveway access and parking capacity remain unaffected. The proposal does not impede vehicular movement or visibility.

Refuse

There are no proposed changes to the existing bin storage.

Access

There are no proposed changes to the existing access.

Bike Store

There are no proposed changes to the existing bike storage.

Planning History

There is no relevant planning history.

Sustainably

The proposal is intended to be built sustainably.

The Owner is mindful of the need for increasing sustainability both in the use of materials and during the construction process. Where possible, demolished parts will be reused in the redevelopment.

The New project will incorporate the following features-

- All new timber to be from FSC approved sources and insulation products will be CFC free.
- All new hardstanding to be permeable (Hanson Formpave) or similar.
- A rainwater harvesting system allowing re-use of greywater for clothes washing and toilet flushing.
- Heating systems: to use Energy-efficient Wall Mounted Electric Radiators.
- All toilets to be dual flush
- Hot water system: energy-efficient Electric Boilers.
- Ventilation system: Heat-Recovery Ventilation Systems.

- Mira Sport Max Airboost that injects air into the water coming out of the showerhead to add additional pressure therefore saves water.
- Double glazed windows and thermal bridging calculations to achieve SAP ratings in excess of building regulations
- Duette blinds designed to insulate, reducing heat loss by up to 46 per cent.
- Eco shower heads.
- Bathwater diverter to reuse bathwater and connect it to a water butt or connects straight to your hose for you to use on plants or grass.
- Low flow taps to showers (no more than 8 litres per minute)
- Kitchen and bathroom taps are to have a flow rate of no more than 5 Litres per minute.
- Prediction aims for average of 105L per person per day. Down on current average of 128L per day outside London.
- Taping of all perforations around openings to increase airtightness.
- The use of a voltage Optimiser/regulator in the main supply would allow for electrical appliances to operate more efficiently. Voltage in the UK can fluctuate between 220 -253v. The regulator operates by maintaining a steady 220v regardless of input.
- The proposed development will make use of low energy lighting in line with BRE methodology and in excess of building regulation requirements,
- The widespread use of LED lighting will be used where possible.
- The fitting of A or A+ white goods will be encouraged and will form part of the home user guide mentioned below.
- The proposal will ensure that external lighting is positioned, controlled and focussed to provide efficient, safe and secure access without using excessive energy. This will comprise dedicated energy efficient luminaries or in the case of security lighting, a maximum lamp capacity of 150w per fitting supported by infrared, time and sensor controls as standard.
- The dwelling is to be specified with a high efficiency gas boiler system (SEDBUK A rated) to supply heating and hot water (with solar supplement)
- triple glazing
- Re-using any of the existing Brick and materials as much as possible.

Conclusion

The proposed development at 23 Avondale Road, Aldershot, GU11 3HQ represents a proportionate improvement to the existing dwelling.

The proposal will provide improved residential accommodation through the conversion of the existing garage, the construction of a ground-floor rear infill extension, a first-floor rear extension and associated internal alterations.

The development will provide a larger bathroom, additional storage, larger bedrooms and ensuite facilities, thereby improving the functionality and quality of the existing home.

The proposal has been designed to respect the character and appearance of the existing dwelling. The principal elevation will remain substantially unchanged, with the only significant

alteration being the replacement of the existing garage door with a matching wall infill and window.

The extensions are located primarily to the rear and have been designed to remain proportionate to the existing dwelling. The proposed Velux roof window is located on the rear-facing roof slope and will provide additional daylight and ventilation to the bedroom while having limited visual impact from the public realm.

New external materials will match the existing materials, ensuring a cohesive appearance between the original dwelling and proposed additions.

Consideration has also been given to the potential effects on neighbouring properties, including privacy, outlook, daylight and overbearing impacts.

The proposal will retain the existing residential use and access arrangements and will not create an additional dwelling.

Overall, the development represents a well-considered and appropriately scaled extension and alteration of the existing property which will improve the quality and functionality of the dwelling while respecting the character of the surrounding residential area.