
DESIGN & ACCESS STATEMENT

4 Kingsey Avenue

Emsworth
Hampshire
PO10 7HP

REPLACEMENT DWELLING FOLLOWING DEMOLITION
OF EXISTING DWELLING.

December 2024

PREPARED BY



FOR
SOUTHDOWNS NATIONAL PARK

ON BEHALF OF
Mr J. Dobbie

1 Summary

- 1.1 This Design and Access Statement accompanies the planning application for a replacement dwelling following demolition at the site known as 4 Kingsey Avenue, Emsworth, Hampshire. PO10 7HP. The site is identified on the submitted 1:1250, 000_location plan.
- 1.2 This proposal aims to make efficient and effective use of an existing residential dwelling, within an established residential area, in a manner, which is compatible with the character and appearance of the local area.
- 1.3 It is considered that the proposed works will make a positive contribution to the character of the area, without causing any harm to the local amenities.
- 1.4 Significant consideration has been given to the design and layout of this dwelling with regards to the amenity of neighbouring properties and the amenity of the surrounding area.



Figure 1: Existing Site (OS)



Figure 2: Existing Site (google)

2. The Site

- 2.1 The site lies within the defined Settlement Boundary of Emsworth, within a semi-rural area south of the A259 road as identified on the proposals map of the District Local Plan.



Figure 3: Existing Front Elevation

- 2.2 The character of the area is predominantly semi-rural in nature with the proposed site being tucked on the north of Kingsey Avenue. According to the Environment Agency's Interactive Flood Maps the site is not within an area liable to flooding.
- 2.3 The area is characterised by detached houses of varying ages, sizes and styles, with the majority set within well screened, modest sized plots.
- 2.4 The site is a modest size plot with proposed replacement detached house positioned over the footprint of the existing house which retains a front and rear garden and drive.

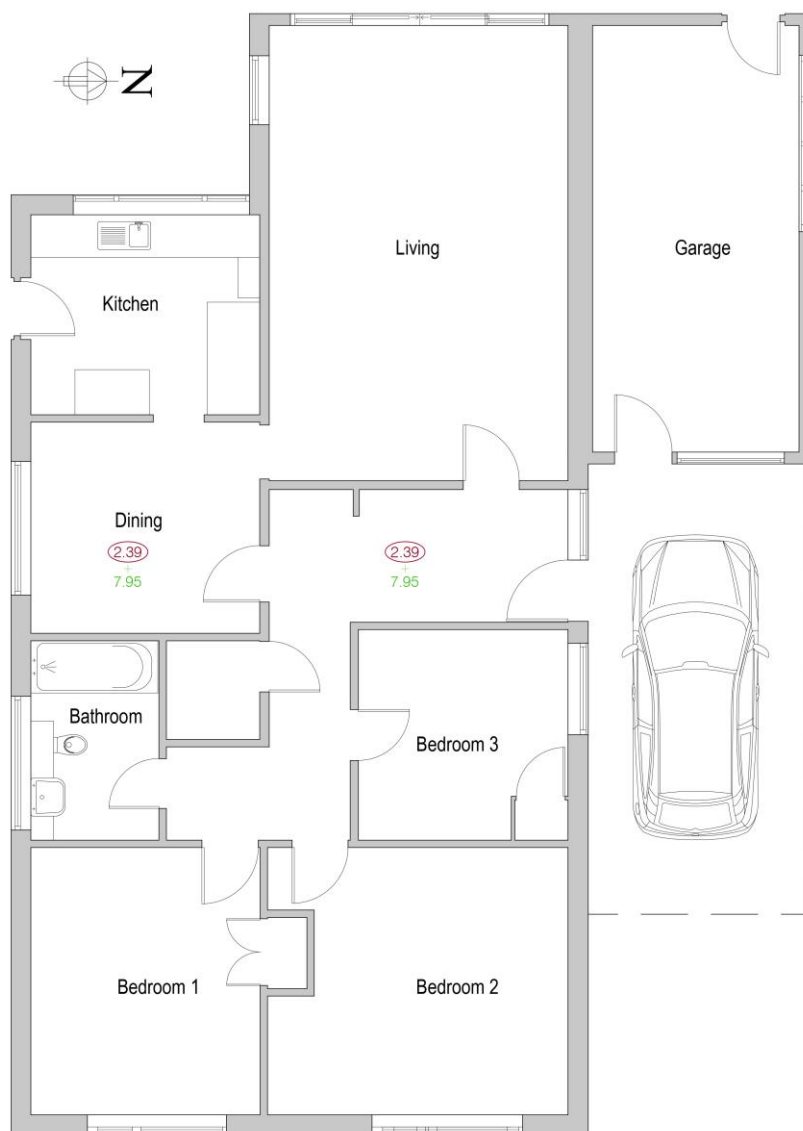


Figure 4: Existing Floor Plan

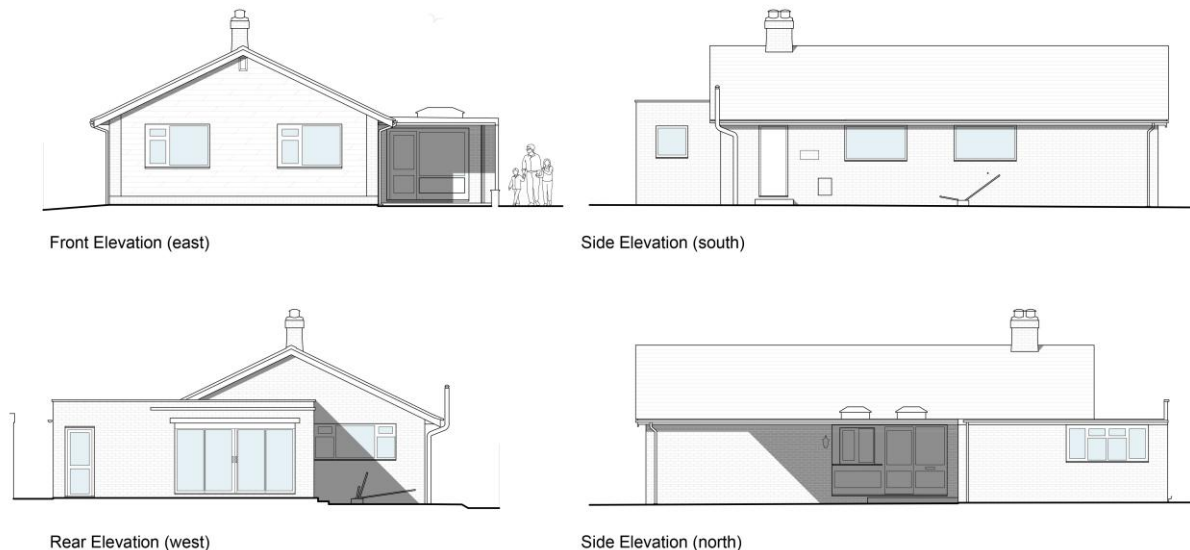


Figure 5: Existing Elevations

3.2 Proposal

- 3.1.1 The current proposal is sought for the erection of a new 4-bedroom replacement dwelling sat on the existing footprint of the current dwelling, in a style in keeping with the site and local area.
- 3.1.2 The existing dwelling has a habitable floor area of 118 m². The proposed dwelling will have a habitable floor area of 233.5 m².
- 3.1.3 The site is modest in size and well isolated with minimal traffic movement. The design has been put together in a way that the increased size would not impact any existing conditions or views, whilst at the same time enhancing the setting by creating a high-quality build.
- 3.1.4 Although larger in size the design has kept the overall massing less than that of the neighboring southern property. (Ref Figure 10)
- 3.1.5 Parking will be altered as a result of the proposal by the removal of the existing garage. 2 parking spaces are provided on site.
- 3.1.6 The new dwelling has been designed in such a way to avoid any overlooking issues or impact with right to light.
- 3.1.7 No trees will be removed as a result of this planning application.

3.1.8 The existing drainage will not be affected as a result of the proposal.

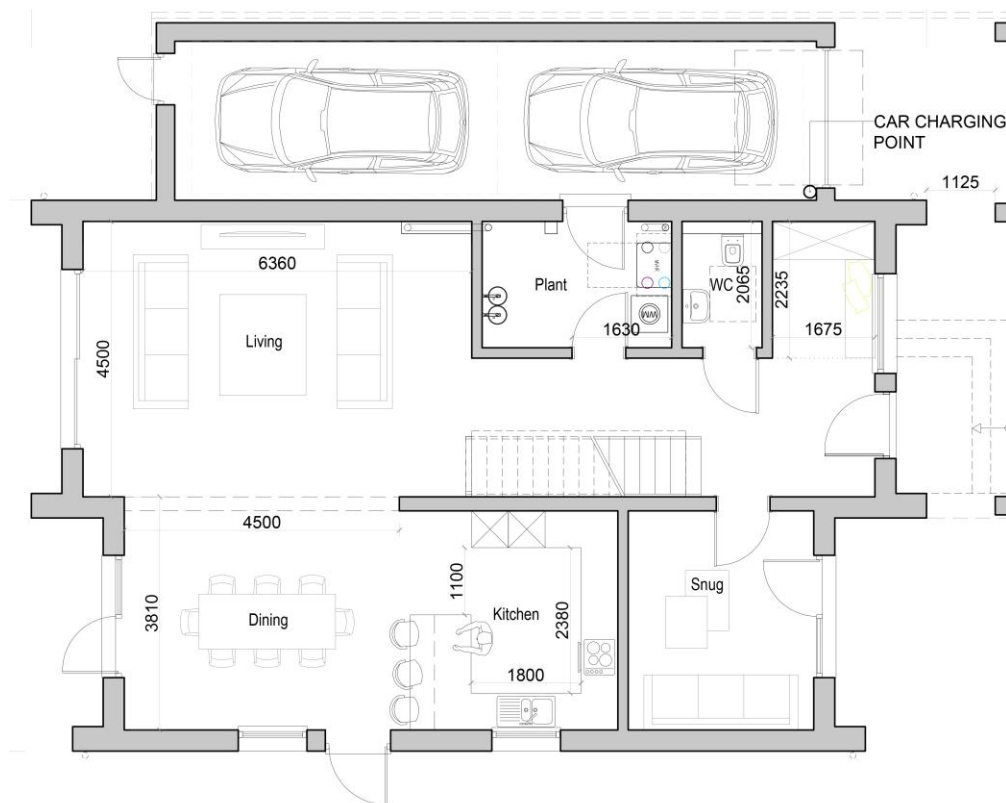


Figure 6: Proposed Ground Floor



Figure 7: Proposed First Floor



Figure 8: Proposed Elevations



Figure 9: CGI concept image



Figure 10: Proposed Street Scene

3.2 Ecosystems Services Statement

- 3.2.1 The proposed development seeks to retain the existing landscape features and the application represents an opportunity to enhance the existing landscaping by over 10% by providing trees, planting and a new hedge border along boundaries which would also help encourage more wildlife and nesting birds.
- 3.2.2 With the site being located in a semi-rural setting, bat boxes and access hatches within the roof space will form part of this application, this will help to encourage bats within the area for nesting and breeding.
- 3.2.3 Mixed flower planting will be introduced around the garden of the site to encourage insects which also provide a food source for bats.
- 3.2.4 The new patio paving area will be constructed with a permeable surface, helping to reduce flood risk and surface water
- 3.2.5 115 meters of a low lever native hedgerow will be proposed around the boarder. This hedgerow will help soak up excess water, improves air quality and in turn will benefit wildlife.
- 3.2.6 The replacement dwelling has been positioned over the footprint of the existing dwelling where the land is flat. The site has some trees to the back of the rear garden. By not proposing any removal of trees, the proposal seeks to preserve as much planting as possible. The proposal does not change the use of the land which will remain as a single-family dwelling. In doing so, the proposal conserves the tranquil character of the area. With this, 3 additional new trees are proposed on site.

3.2.7

a) delivering all opportunities to sustainably manage land and water environments	Rainwater from the roofs to go to water butts
b) Protect and provide more, better and joined up natural habitats;	Planting of new Native plant hedge
d) delivering all opportunities to manage and mitigate the risk of flooding	Use of permeable products for paving
e) Improve the resilience to, and mitigation of, climate change;	Construct with high quality insulation in to improve heat retention and reduce use of fossil fuels
f) Increase the ability to store carbon through new planting or other means;	Planting of new Native plant hedges
g) conserve and enhance soils,	Any displaced soils to be reused on the garden
i) Reduce levels of pollution;	New internal insulation will reduce heat loss

3.3 Landscape Appraisal/Study

3.3.1 The topography of the site does not have an effect on the design of the scheme or make proposal more visible from the surrounding area nor will it change the current land use of the site, the appearance of the landscape or adjoining land uses

3.3.2 The site does contain trees with a trunk diameter more than 75mm although these are further than 15m from the development area. The site has vegetation to the west in the rear of the garden which contribute to local landscape/townscape character, and wildlife interest currently, none of which will be affected as a result of this planning application.

3.3.3 There are no key view to or from the proposed location of the replacement dwelling with the development unlikely to alter these or make it visible from areas where there are currently no views.

3.3.4 The site is located to the south of Emsworth. The surrounding area is characterised by a mix of dwellings including modest two storey houses, bungalows and chalet bungalows of varying design and appearance. The property is tucked away along to

the north of Kingsey Avenue, a quiet road leading north off King's Road. The site is well screened from most angles upon approach, yet upon arrival the property opens giving a great open feel to the site yet still retaining privacy.

- 3.3.5 Emsworth is a small country town which has shops, post office, and local amenities. The main core part of Emsworth has most of the housing and the site is not within the Conservation Area.
- 3.3.7 The nearest main road is the A259 which is a busy 'A' road connecting Emsworth to Warblington to the west and Southbourne to the east. The east is the clear point of arrival at the site all be it slightly hidden along the end of the single track road.
- 3.3.8 The proposal is likely to affect a geological or wildlife designation in a positive way by taking time to look at the landscape and context in more detail based on the South Downs National Park's principles of trying as best as we can to conserve, preserve and enhanced the site through design and planting.
- 3.3.9 The site nor any building on the site is designated as listed and as such the proposal will not impact on any listed structure or heritage asset or secluded monument.
- 3.3.10 By replacing a dwelling that is in very poor condition with an architectural style of dwelling that better conforms to the surrounding pattern of development, it is considered that this will enhance the area through the proposal.

3.4 Soil Management

All soil that is displaced in the construction of the new footings will either be used elsewhere on site or disposed of at a certified/licensed tip. Receipts of all disposals should be kept and made available should they be required.

4 Materials

- 4.1 Wall – Render painted white with timber cladding sections
- 4.2 Roof – Cement Tiles
- 4.3 Windows – White UPVC with aluminium window sills.
- 4.4 Doors – White UPVC.

5 Supplementary Planning Document appraisal

5.1 Efficient use of energy in the design

- 5.1.1 The development would make use of materials with a high specific heat capacity and would utilise high levels of insulation to the roof, walls and floors in order to reduce heat loss from the building. Any white goods to be provided upon completion of the development would be 'A' rated.
- 5.1.2 Maximum use of natural ventilation would be utilised where possible where it is acknowledged that this is a more sustainable option than air conditioning systems.
- 5.1.3 High levels of natural daylighting would also be achieved where possible. Rooms would have access to light through windows.

5.2 Water neutrality resource management

- 5.2.1 Consideration is being given to the use of water saving devices such as aerating taps, low flow showerheads and low-capacity WC's throughout the dwelling in order to reduce the amount of water used to an average of 110 litres or less per person per day.
- 5.2.2 It is intended to fit water butts to the rainwater down pipes for watering the garden and general cleaning. Water butts are the simplest and most cost effective form of capturing rainwater and it has been estimated that garden watering can account for as much as 70% of water used in hot weather conditions. Standard 200 litre butts would be used.
- 5.2.3 Consideration has been given to the use of Sustainable Urban Drainage (SUDs) in the development including making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

5.3 Waste

- 5.3.1 Provision is made for waste and recycling bins appropriate to the form of development proposed. Provision is also made within the garden for composting food

waste, and it is hoped that use would be made of such things as Green Cones, which are a contained and discreet method of composting.

5.3.2 The anticipated waste streams through the life cycle of the construction process include:

- timber
- brick
- cement
- concrete
- paper (packaging)
- paint
- metal
- plastic
- glass

5.3.3 Some of those waste materials are recyclable and some will need to be disposed of. It is proposed that there will be separate skips for those waste materials that can be recycled and those that require disposal.

5.3.4 It is not anticipated that any hazardous wastes, such as asbestos, chemicals, oils or contaminated soils would be encountered in any significant quantities through the course of the project. If any such materials were found, they would be removed and disposed of by licensed operators.

5.4 Management

5.4.1 During construction appropriate measures would be put in place to ensure the health and safety of construction workers and to minimise disruption to neighbouring properties.

5.4.2 Appropriate working hours could be achieved by a condition of consent, and it is proposed here that those hours be restricted to 8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays and no work on Sundays or public holidays unless the prior consent of the local authority has been gained.

- 5.4.3 Appropriate measures would be taken to minimise noise, dust and detritus emanating from the site during construction and to ensure that the public highways are kept clear. These would include dampening down as necessary and keeping site and radio noise to a minimum.

5.5 Biodiversity

- 5.5.1 A bat Preliminary Roost assessment has been submitted by AEWC Ltd. to accompany this planning application.

6 Heritage Statement

- 6.1 The dwelling is not listed nor is it near any scheduled monuments. The proposed works would not impact on the setting or surrounding views.

7 Noise Impact Assessment

- 7.1 Noise levels will not be altered from the existing as a result of the proposal.

8 Conclusion

- 8.1 The proposal would be in keeping with the character and appearance of the surrounding area and would not affect the amenities currently enjoyed by surrounding land users by virtue of overlooking or loss of light. The work would be built to high environmental standards and would be capable of adapting to meet the changing needs of an ageing population. It is considered that the proposal complies with the development plan for the area and is thus commended to the Council.