

7 Brook Gardens

Design & Access Statement

Project Background

Helyer Davies Architects have been instructed by a private client to extend and renovate 7 Brook Gardens, Emsworth, PO10 7JY. Situated on the east of Brook Gardens, the site lies on an east-west axis.

The existing dwelling is a semi-detached property that is set back from the properties situated further north. Surrounding properties along Brook Gardens are of a similar style and scale, with most including extensions/ variations in aesthetics over time. Greater variations in built character can be found to the rear of the property where there are examples of flat roof dwellings that lead down to Maisemore Gardens.

The client's aspirations are to extend and renovate the existing dwelling to create a comfortable family home with contemporary features whilst allowing the building to subtly fit in with the surrounding context. As privacy and security is important within a family home, the design will create a balanced relationship between large open living areas and private spaces.

The application is for Householder Planning Permission, the following documents accompany the application:

- 24034 Drawing Collection
- Community Levy Infrastructure Forms
- 24034 Design & Access Statement

A measured building survey has been undertaken by Helyer Davies Architects to accurately establish the existing floor levels, heights and both internal and external details of the dwelling. The OS extract are to show the site location plan and block plan only.

Site Description

The existing dwelling is a semi-detached property with boundaries consisting of fencing, high trees and foliage. Surrounding properties are of a similar style but vary in scale. A large majority of dwellings have been added to over time in the form of both single and two storey extensions as well as various examples of loft conversions which incorporate flat roof dormers.

The client's aspirations are to extend the rear of the property to create an open plan living space that is connected to the private rear garden. An existing garage is attached to the side of the property that is in poor condition. This structure will be updated and converted in order to house a more functional utility & boot room.

The proposal, although contemporary in form, will seek to blend in harmoniously with the local context and respect the character of Emsworth and the surrounding landscape.

This document looks to support the planning application and should be viewed in line with the submitted plans.

Site Location Maps



Site location. Map retrieved from - <https://www.google.com/maps>.



Property location- Map retrieved from - <https://www.google.com/maps>.

Site Analysis- Mapping



Site Constraints

The Site lies on a cul-de-sac style road with a West- East Axis.

Site of Important Nature Conservation

The property lies close to a site of important nature conservation (Brook Farm B ref: HVD114).

Trees

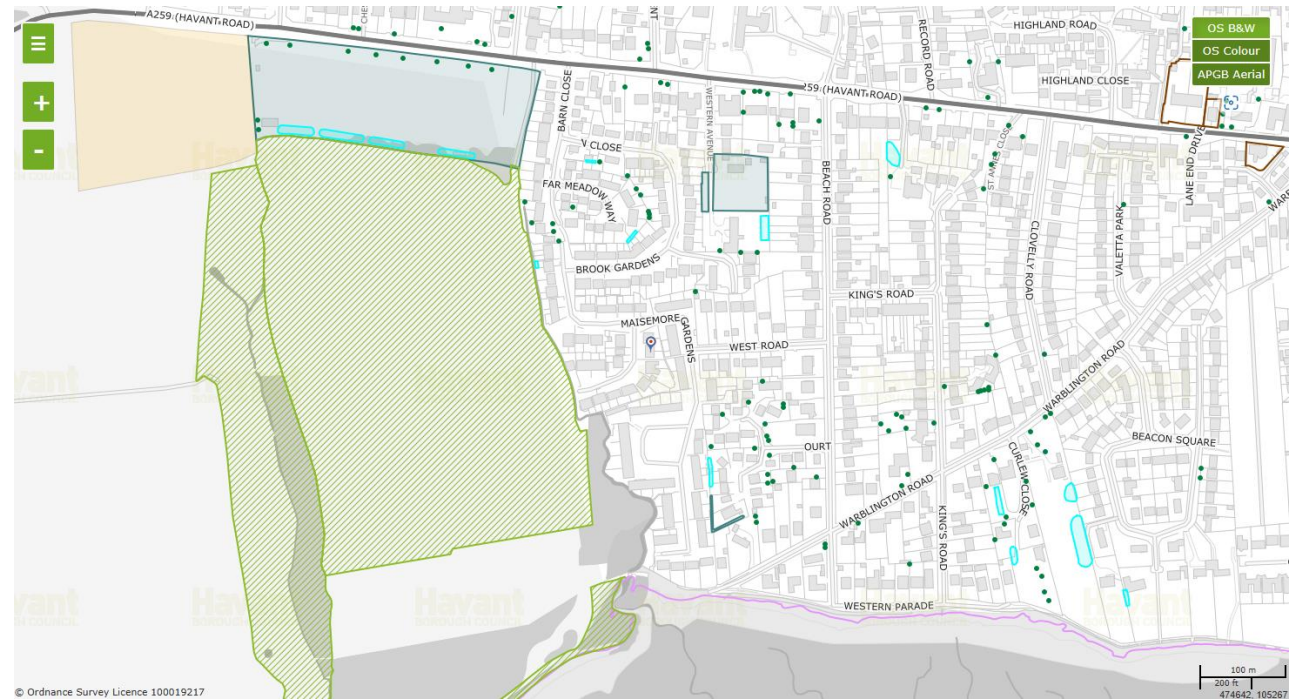
There are no Tree Protection Orders (TPO'S) to this property or neighboring properties. There are no TPO Areas located within or near the property boundary.

Relevant Planning History

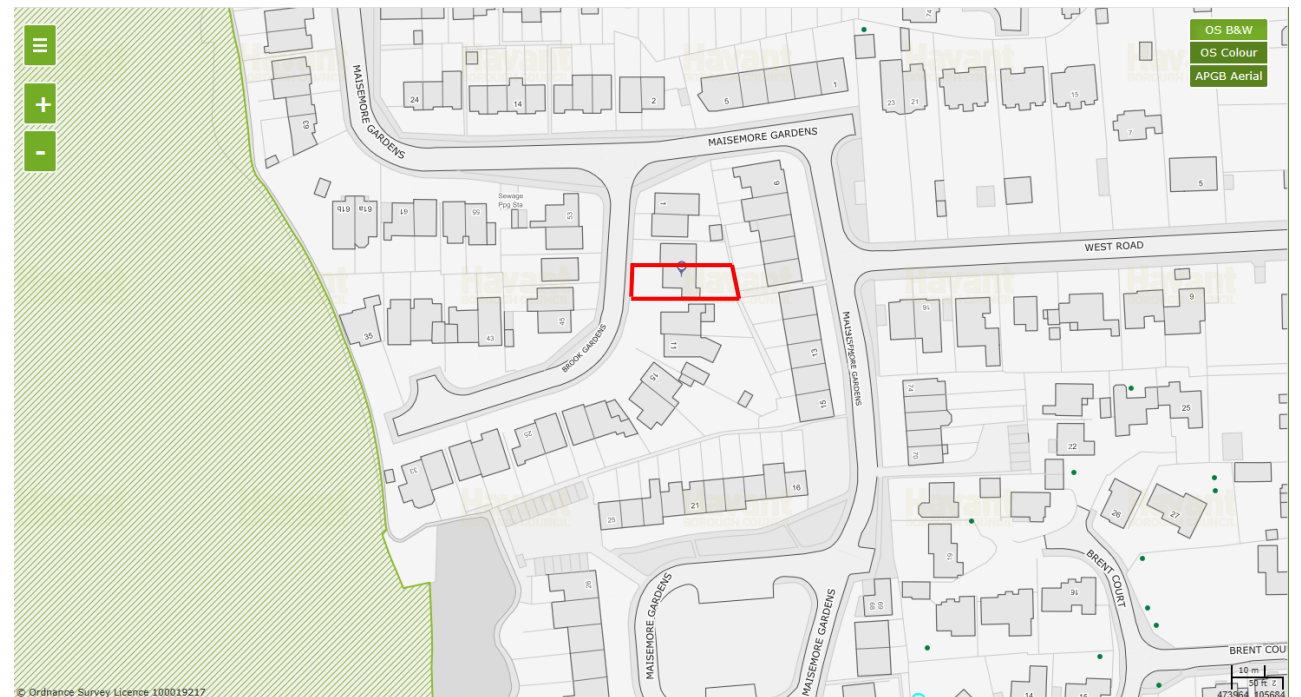
None relevant.

Relevant applications to neighboring properties :

APP/21/01085 41 Brook Gardens, Emsworth PO10 7JY. Proposal: Single storey side extension. Decision Date: 15/12/2021 Decision Description: Grant perm/consent/certify lawfulness



Local constraints map. Map retrieved from - <https://maps.havant.gov.uk>



Local constraints map. Map retrieved from - <https://maps.havant.gov.uk>

Flood Risk

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

 Zone 1 (Low Probability)

Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

 Zone 2 (Medium Probability)

Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

 Zone 3a (High Probability)

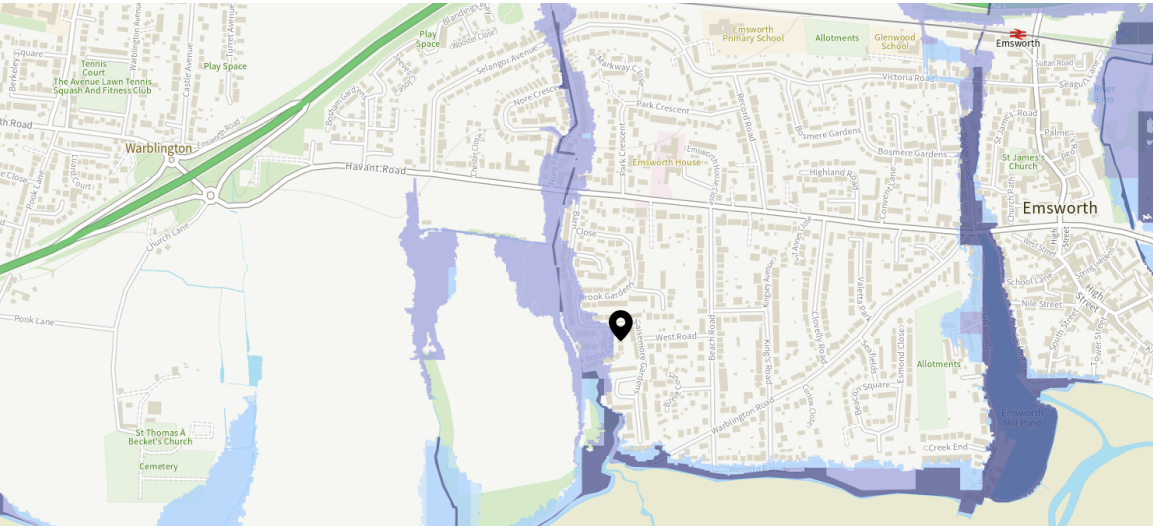
Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

 Zone 3b The Functional Floodplain

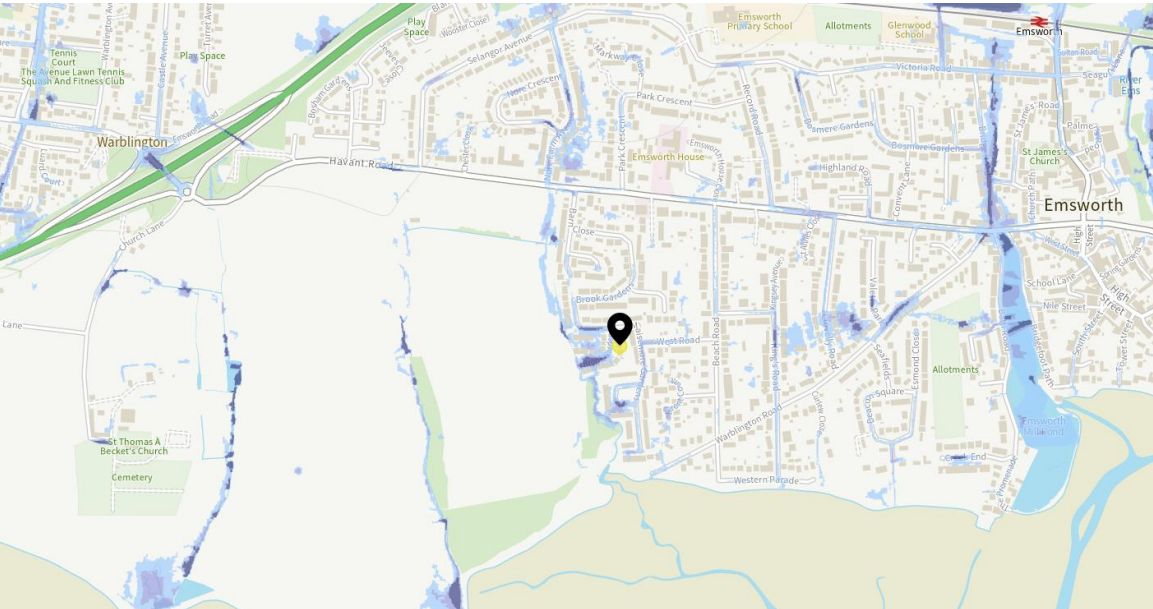
This zone comprises land where water must flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Analysis

This property is located within the Environmental Agency's Flood Zone 1 (but on the edge of Flood Zone 2 & 3), which is defined as having a 'low probability of flooding'.



Extent of Flooding from Rivers & Sea.



Extent of Flooding from Surface water.
retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>

Site Photographs



View to front of property from Brook Gardens



View to rear of property from private garden

Design and Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. These address Use, Amount, Layout, Appearance & Access.

Use & Layout

The site will remain a single unit of residential accommodation (C3). The proposal seeks to strengthen the connection between internal and external spaces through the introduction of a rear extension that incorporates the existing footprint of the converted garage.

The proposed extension creates an open plan kitchen/dining/living area to the rear of the property whilst the existing kitchen to the front of the property is to be converted in to a secondary living space. An attached garage currently lies to the south of the property which is in poor condition and is too small to accommodate car parking. This is to be converted to accommodate a utility and boot room that provides a secondary entrance point from the driveway.

Scale & Amount

The existing dwelling has a GIA of 118.7m². The proposals add a further 13.6m² at ground floor level to bring the total up to 132.3m² – an increase of 11.5%.

The increase in floor area is solely through the introduction of the single storey rear extension. The development to the side of the property does not extend beyond the width of the existing garage. Subsistence to the existing property is established by the extension being single storey in nature.

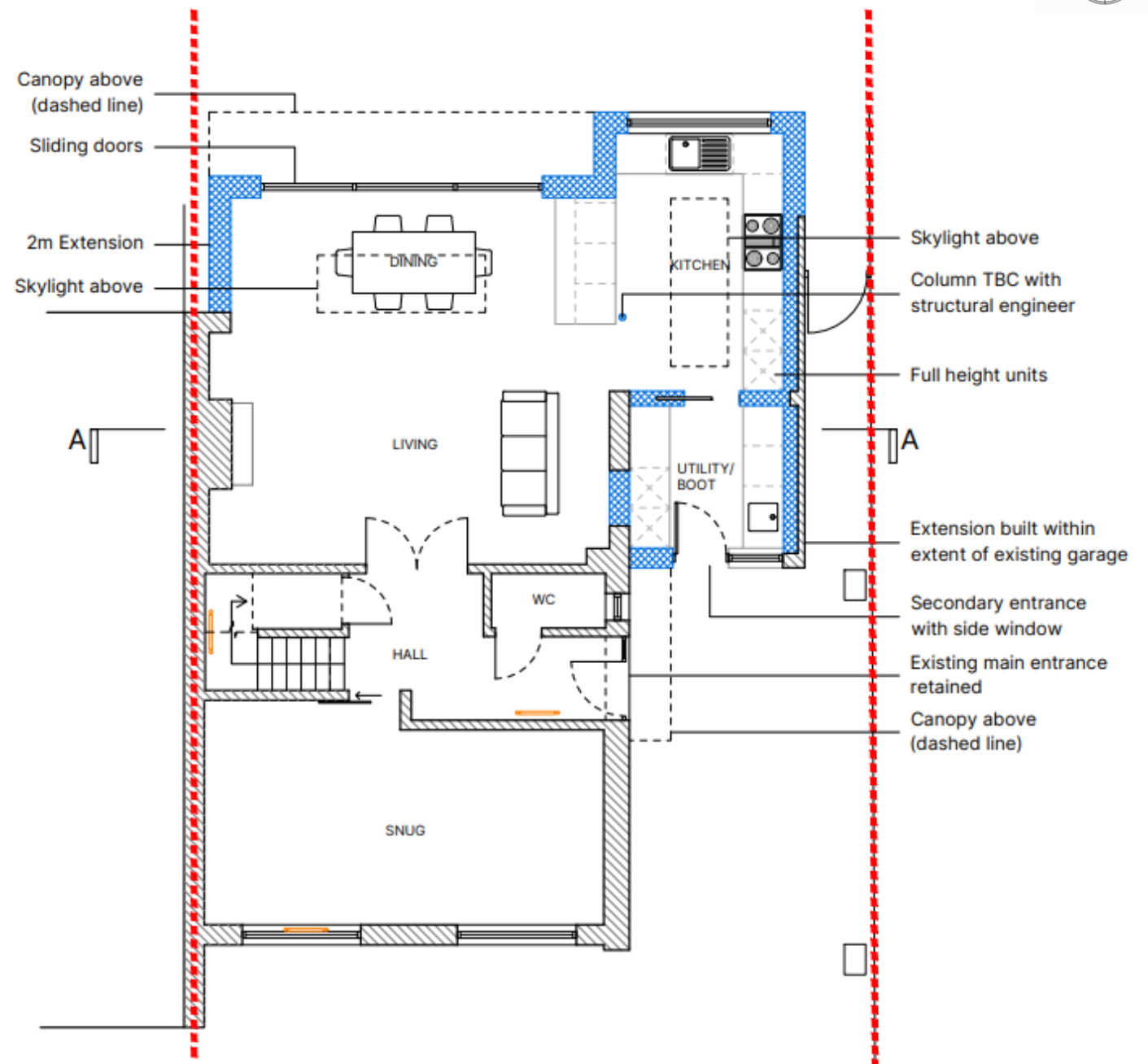
Access & Parking

The main access point to the site, as well as the number of existing car parking spaces (3), are to be retained and unchanged. The existing garage does not meet the size criteria to qualify as parking in accordance with Havant Borough Council's Parking SPD (internal dimensions are 2.4 × 4.9m as opposed to the 3 × 6m required).

2 no. cycle spaces will be provided within a standalone shed in the rear garden.

Sustainability

Materials will be sourced from the local area where possible to support local suppliers and reduce the carbon emissions generated by unnecessary transport. The proposed material palette has also been designed to be low maintenance and have a long life-span. The proposed extension incorporates areas of double glazing in order to maximise the provision of natural sunlight, therefore reducing the need for artificial lighting.



Ground Floor Plan
(Not to Scale)

Appearance

The existing dwelling's appearance is to remain largely unchanged when viewed from Brook Gardens. New materials are introduced on the proposed rear extension and elements of these are referenced on the side and front elevations also.

Windows

Proposed glazing is to be aluminium framed and grey/black in colour. No windows have been proposed on the side elevations to avoid any examples of overlooking on neighbouring properties.

Roof

A flat roof extension has been proposed in order to minimise the massing across the site. A single ply roof finish will be masked by a flat roof parapet which will be capped with powder coated aluminium in a colour to match the proposed window and door frames.

Walls

The majority of walls will be finished in a grey through coloured render. A small proportion of the west facing wall forming the utility/boot room will be finished with facing brickwork to tie in with the existing material palette. Sections of vertical timber cladding frame each side of the sliding doors on the rear elevation to further dissect the overall massing and provide visual interest to the property.



Rear Perspective View