

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed external staircase from first floor balcony
to ground floor amenity area.

At

5 Westgrove Gardens
Bridge Road
Emsworth
PO10 7DR

For

Mr & Mrs M Forfar

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ



On

29th August 2024

1 LOCATION

The site is located to the southern end of Bridge Street at the junction of Havant Road A259. The property is a three-bedroom end of terrace house of masonry construction, rendered upper elevations together with cedar cladding to a recently constructed two storey extension with brickwork lower elevations. It has southernly first & second floor balcony / terrace with an amenity area mostly to the front, off road car parking & a detached garage.

It has the benefit of a southernly aspect garden which has no connection to the main amenity area due to a pedestrian right of way giving access to 1-4 Westgrove Gardens & the rear gardens of 5-8 Westgrove Gardens which cross the site.

We are aware the site is within close proximity of the Chichester Harbour Area of Outstanding Natural Beauty & the Emsworth Conservation Area.

2 SITE USE

This property has been in the ownership of our clients over recent years & has been extensively refurbished including a two-storey side extension. These works have now been completed which has created a fantastic individual design with an upper living / kitchen / dining area giving delightful views of the Mill Pond to the south.

This is complimented with a bedroom suite within the roof space with a terrace with similar views. The accommodation is completed by two bedrooms / bathroom on the ground floor level.

There is a southernly aspect amenity area which is separated from the site due to the pedestrian right of way giving access to adjacent properties. See photograph of the right of way below.



3 PLANNING MATTERS

We have carried out a planning search on your website via Public Access and this property has the relevant planning history:

- Retrospective application with dormer to rear elevation with obscure glazing (amendment to APP / 21 / 00984) APP / 22 / 01167 granted consent 13th April 2023
- Application for a lawful development certificate for a single storey rear extension APP / 22 / 00679 granted consent 28th October 2022
- Demolish first floor balcony, first floor extension, new balcony & roof conversion APP / 21 / 00984 granted consent 9th March 2022

4 FLOOD RISK

We have carried out a search on The Environmental Agency website and discovered this property has a low risk from flooding from Rivers and Sea and a medium risk from flooding from surface water.

We can confirm the proposals will not increase the number of occupants at risk at this address from flooding. There is no increase in habitable floor area for these proposals.

5 PROPOSALS

Our clients wish to create a physical link from their dwelling to the southern amenity / garden area of the site. See photograph below of the southern amenity area.



The proposal is to install an external stainless staircase from the first-floor balcony into the ground floor amenity area below.

This will enable easier access into the house to such areas as the kitchen, dining, toilet etc instead of leaving the garden space, crossing the right of way, gaining access into the house via the front door. Not an ideal situation for the house occupants.

6 DESIGN

The design includes the removal of one section of the stainless-steel handrail / glazed guarding to the southern aspect. This will enable access onto a proposed stainless-steel staircase with turning steps at both the top & bottom end of the straight flight.

Perforated steel steps, stainless steel uprights with steel wires to act as guarding / protection from falling in accordance with the Building Regulations. Adjust garden area below to suit new staircase layout.

The stainless-steel design / steel wires continue the water / river theme as we are on the water's edge of the Mill Pond.

7 CONCLUSION

The proposals, in our professional opinion, will improve the accessibility of the dwelling to the adjacent amenity area to the south. The stainless-steel design will compliment the modern design of this high-quality refurbished dwelling.

We respectfully request Havant Borough Council support these proposals.