

8 WARBLINGTON ROAD, EMSWORTH

DESIGN & ACCESS STATEMENT

INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 8 Warblington Road, Emsworth, PO10 7HQ.

The proposed works include:

- Single storey extension to the side and rear of the property
- Internal renovations to the existing dwelling
- Alterations to the external material uses of the dwelling
- External insulation added to the existing wall fabric
- Alterations to the existing roof profile.

The existing dwelling is a detached single storey bungalow with a long and narrow garden to the front and rear.

Surrounding dwellings vary in both scale and style.

Making use of the natural light and merging the external and internal spaces will be a prominent feature in the design given the site orientation.

The client's aspirations are to extend and renovate the existing dwelling in order 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.



Site Location



View of dwelling from front drive



Site Surrounding

PLANNING CONSTRAINTS

TREES

There is a TPO located to the north of the site. The protected tree is separated from the site by Warblington road so will not be impacted by the proposed works.

RELEVANT PLANNING HISTORY

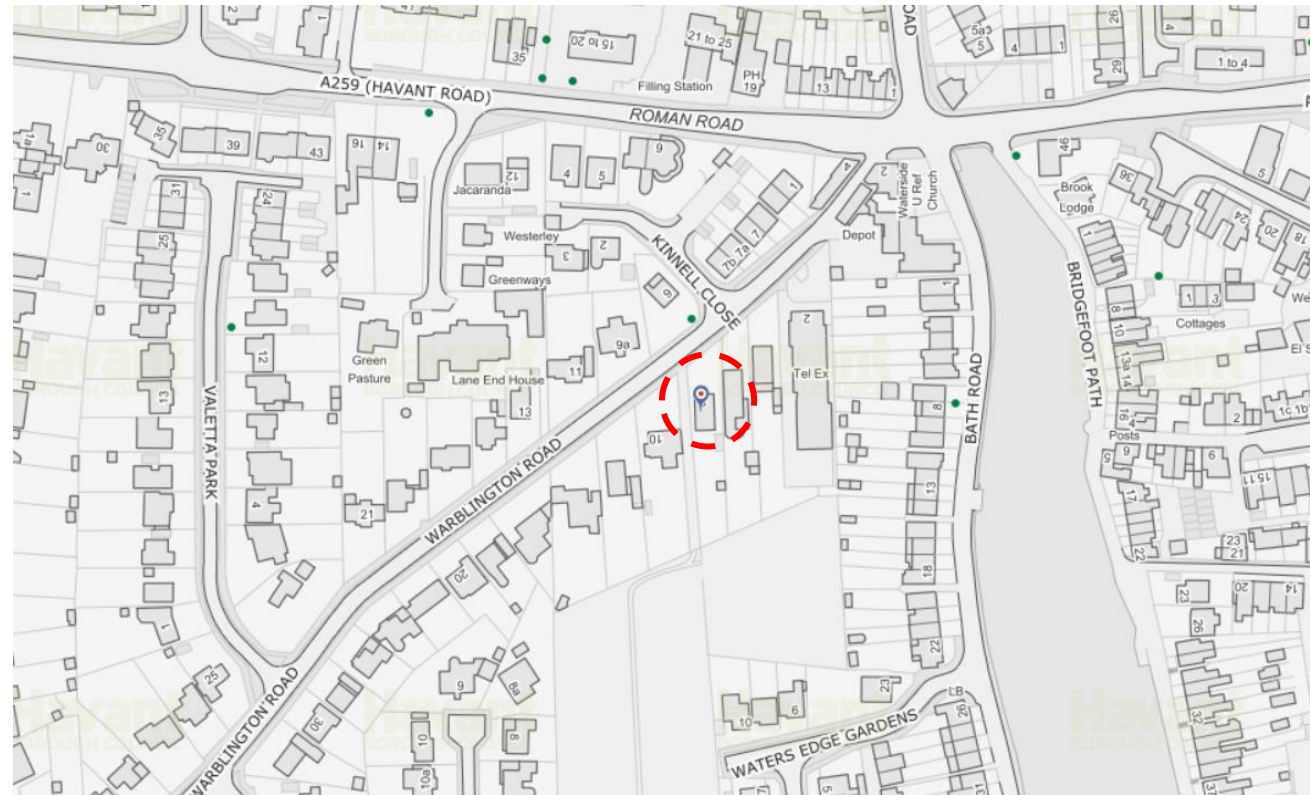
No planning applications have previously been submitted for this address.

Relevant neighbouring local planning applications include:

93/58200/000 – 18 Warblington Road, Emsworth,
Hampshire, PO107HQ
Description – First floor rear addition and conservatory
Decision – Permitted
Date – 25th March 1993

APP/16/01225 – 32 Warblington Road, Emsworth,
Hampshire, PO107HQ
Description - Proposed single storey rear and first floor side extensions with alterations to garage and new front porch (Revised Application)
Decision – Permitted
Date - 29th November 2016

APP/15/01083 – 38 Warblington Road, Emsworth,
Hampshire, PO107HQ
Description - Two storey rear and front extensions. Changes to fenestration and provision of cladding to front elevation. Single storey covered porch to rear.
Decision – Permitted
Date – 5th October 2015



Tree Preservation Orders – Individuals (TPOs marked with green dots)
(Source: maps.havant.gov.uk)

FLOOD RISK ASSESSMENT

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The maps 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 has to 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).

The dwelling and the wider site lie outside of any flood zone. This means that the risk of flooding is negligible and a further flood risk assessment and mitigation strategy will be unnecessary for the site.



Flood Risk from Rivers & Sea (Source: Environmental Agency)



Flood Risk from Surface Water (Source: Environmental Agency)

SITE ANALYSIS



SITE PHOTOS



Rear view of property from garden



View down drive towards street



View from garden of neighbouring property to the west



Front view of property from drive



Rear view of property from garden



View from garden of neighbouring property to the west

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, Scale, Appearance and Access.

Use and Layout

The site will remain a single unit of residential accommodation (C3). The proposal seeks to reconfigure the rear of the existing dwelling in order to improve the overall efficiency and functionality of the space. This is achieved through a side extension which covers the footprint of the existing garage and provides space for a fourth accessible ensuite bedroom as well as a generous utility room with external and internal access.

The rear extension opens up to create an open plan area with carefully zoned Living, Kitchen, and Dining spaces. Internal walls are to be removed to open up the space, whilst allowing flexibility to the internal arrangement.

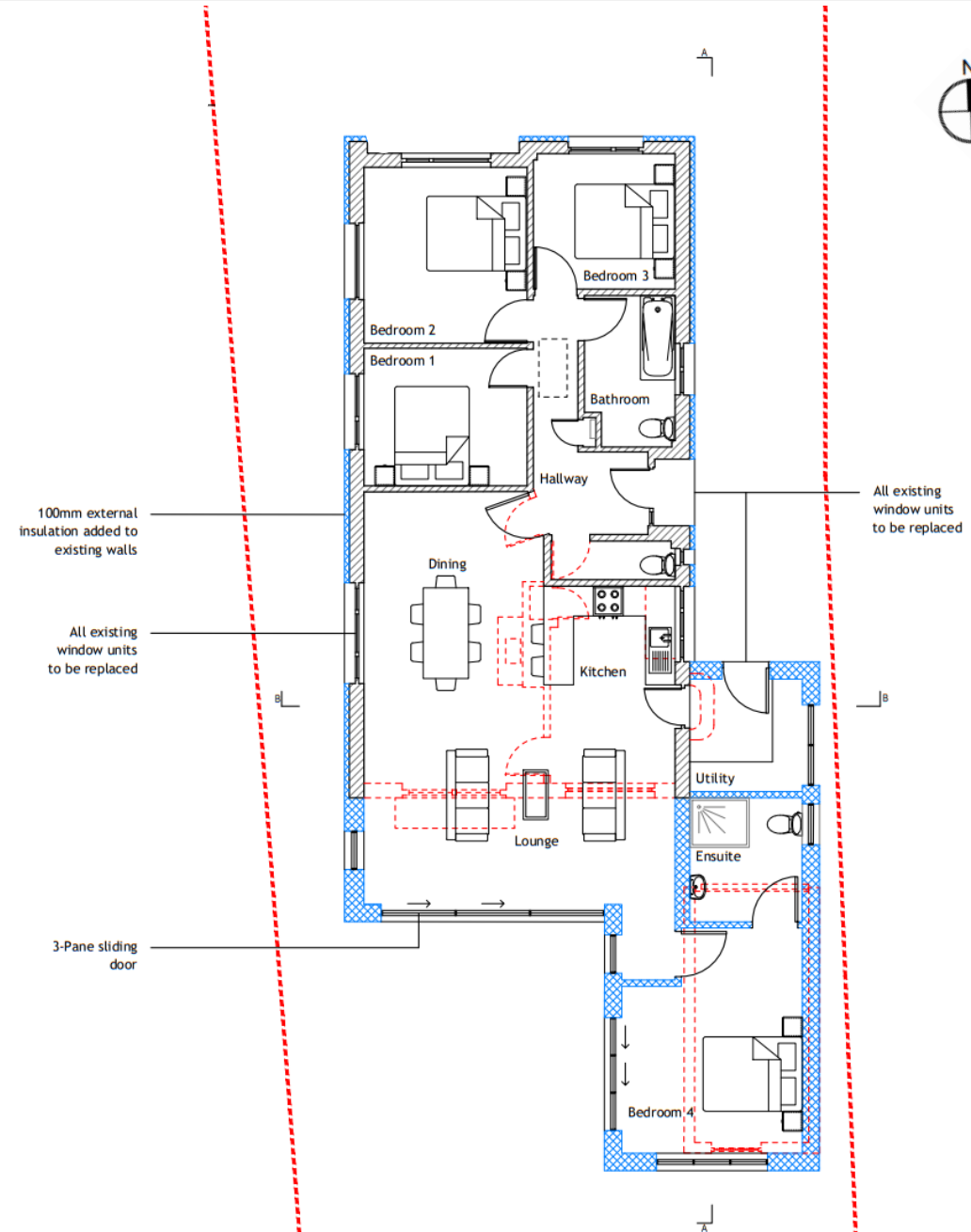
Glazed sliding doors on the southern façade provide generous amounts of natural light into this room whilst also enhancing the link between the internal and external spaces.

The new wheelchair accessible ensuite bedroom to the rear of the dwelling forms part of the client's desire to future-proof the dwelling for inhabitants with reduced mobility.

Scale and Amount

The existing dwelling has a GIA of 89.30m², the proposals add a further 33.56m² to the dwelling bringing the total GIA up to 122.86m² – an increase of 37.58%.

The increase in floor area is mainly derived from enlargement of the living/dining area and the addition of the ensuite bedroom which sits on the footprint of the existing garage. The single storey extensions to this property continue the existing clay tile roofline ensuring visual subservience to the existing dwelling whilst reducing the impact of the altered silhouette on the surrounding properties.



GROUND FLOOR

1:100

Not to scale

Appearance

The existing dwelling is to be refurbished externally as well as internally.

Windows

Proposed new white powder coated aluminium framed windows

Roof

Existing clay tile roof covering to be continued over the side and rear extensions.

Hip to gable roof conversion to the south elevation

Walls

White render cladding to proposed wall surfaces

Vertical timber cladding to replace areas of facing brickwork

Facing brickwork plinth to be continued around the perimeter of the extensions.

The proposed scheme is to feature materials and design features sympathetic to the local area. The materiality of the scheme continues the unique character of the dwelling in a contemporary form. The building's proposed massing is derived from the siting and orientation of the existing dwelling's massing. Fenestration has been designed to create a harmonious balance between windows, doors and walls, effectively breaking up the dwelling's mass where appropriate.

Access and Parking

The main access point to the site will be retained and unchanged.

The existing garage is to be demolished and built over. The existing garage measures 5m by 2.3m internally, therefore does not meet the necessary parking requirements (3m by 6m internally). Parking facilities on the front drive will be retained.

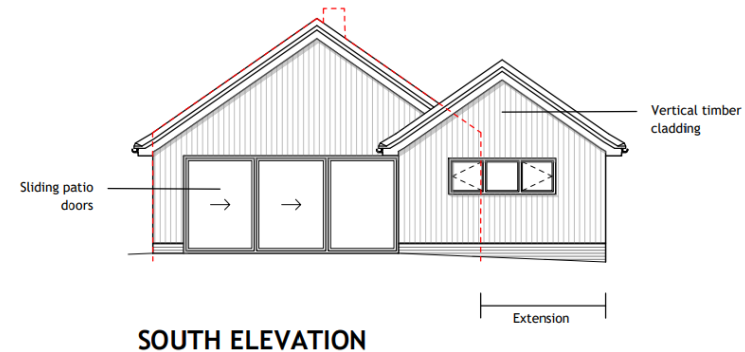
Ecology

The site lies on the boundary of the Langstone Harbour Site of Special Scientific Interest. Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process. The proposal seeks to better integrate the house into the surrounding landscaping.

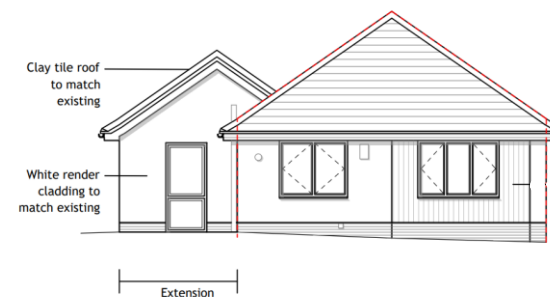
Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

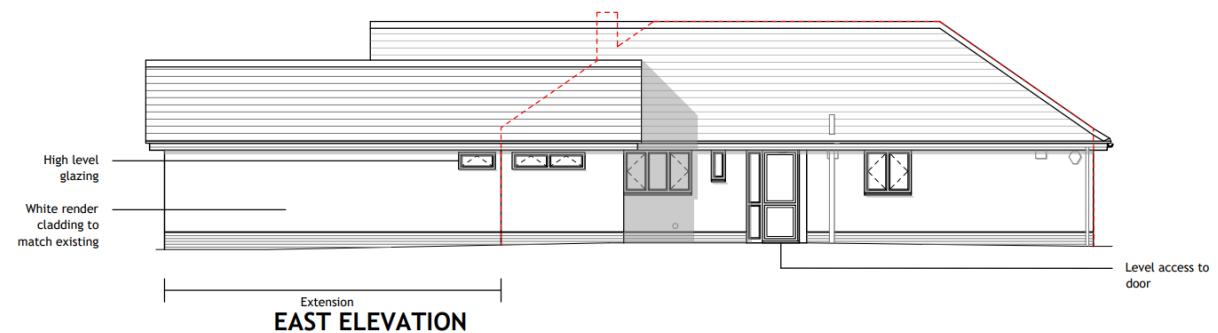
The proposals incorporate areas of double glazing to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house. A new air source heat pump will serve the property in a more energy efficient manner and, alongside the provision for additional insulation throughout, will enhance the building's environmental credentials. Underfloor heating will be utilised in open plan areas to optimise the occupant's experience in the dwelling.



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION