
DESIGN & ACCESS STATEMENT

Construction of garden room annexe at 12 St James Road, Emsworth, Hampshire PO10 7DN

This Full Planning Consent Application is for the proposed erection of a new 7.5m x 4m freestanding single storey outbuilding in the rear garden of the property. The outbuilding has been designed to a modest scale with an internal floorspace of 25m². This is in proportion to the rear garden which is 125m² and therefore of a sufficient size to accommodate a separate building without restricting the usefulness or quality of the open space or garden.

The annexe will replace an existing 8m x 5m log cabin and will consist of an open plan living room/bedroom with small kitchenette area and shower-room. The house will remain unaffected by the proposed build which will be used as an additional living space for family members. The outbuilding will be positioned at the rear of the garden, 60cm from the north side boundary with 4 St James Road, 60cm from the east side boundary with 52 and 52A Palmers Road, and 60cm from the south side boundary with 14 St James Road.

The structure will be 3.1m high at the front (west side) and 2.99m at the rear (east side) with a 600mm overhang on the front.

The build will be installed to annexe standards and advice sought to ensure current building regulations are complied with.

The proposed garden room will not impinge on the neighbouring residential buildings or local surroundings. There will be no increase in traffic, parking, noise or light disturbance for neighbours. No shrubs or trees will be removed or damaged by the construction of the garden room annexe.

External materials

Foundations: Radix ground screws

External finish: Left, right and rear walls to be clad with corrugated galvanised steel vertical sheets; front elevation to be clad with Western Red Cedar vertical TGV cladding.

Roofing and rainwater system: EPDM rubber with gutter and down-pipe at rear.

Wall and Floor construction: Timber frame with PIR insulation.

Doors: French doors 1.6m(w) x 2.1m(h) - all anthracite grey frames.

Windows: shower room: 0.5m(w) x 0.8m(h) Pilkington 4 obscured glass, kitchen: 1m(w) x 0.9m(h), bedroom 1.4m(w) x 0.5m(h).

Lighting: Down lights in the overhang.

Water and waste: pipework will run 26m from the annex to manhole and outside tap.

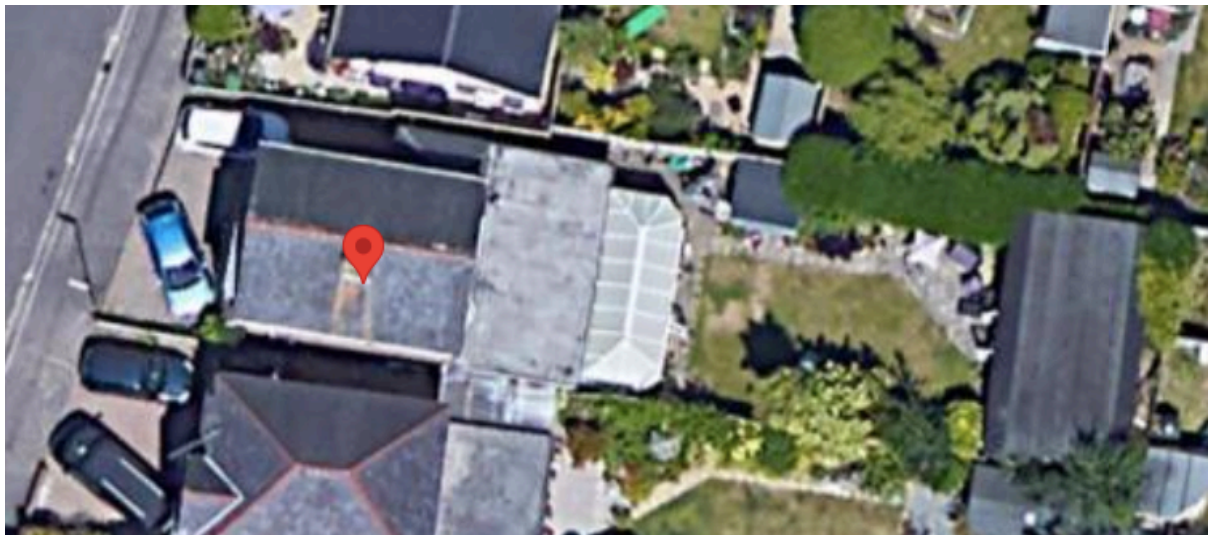
Site amenities

The house and annexe will share services, access, parking, and gardens. Water and electrical connections will run from the dwelling's supply. Waste and recycling will be deposited in the family's existing bins. Vehicular and pedestrian access will be unaffected.

Conclusion

Construction of the outbuilding is intended to be non-detrimental to the local neighbourhood, and is designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings. There are outbuildings of various sizes in neighbouring gardens in the vicinity of the property, and the proposed garden room annexe would not be out of keeping in style or scale with these existing structures. The annexe will be used solely by the client's family who will share facilities with the main house, and will not be occupied independently, sold separately, or used for paying guests.

Proposed location of garden room annexe:



Proposed design:

