

14 Esmond Close, Emsworth

DESIGN & ACCESS STATEMENT

Project Background

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 14 Esmond Close, Emsworth, PO10 7HX. Situated on the west side of the road, the site sits on an east-west axis.

The existing dwelling is a detached property with boundaries consisting of fencing and bushes. Surrounding dwellings vary in style and scale and surround the site on all sides. The property is close to the coast with Chichester Harbour, (AONB), south of the site.

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.

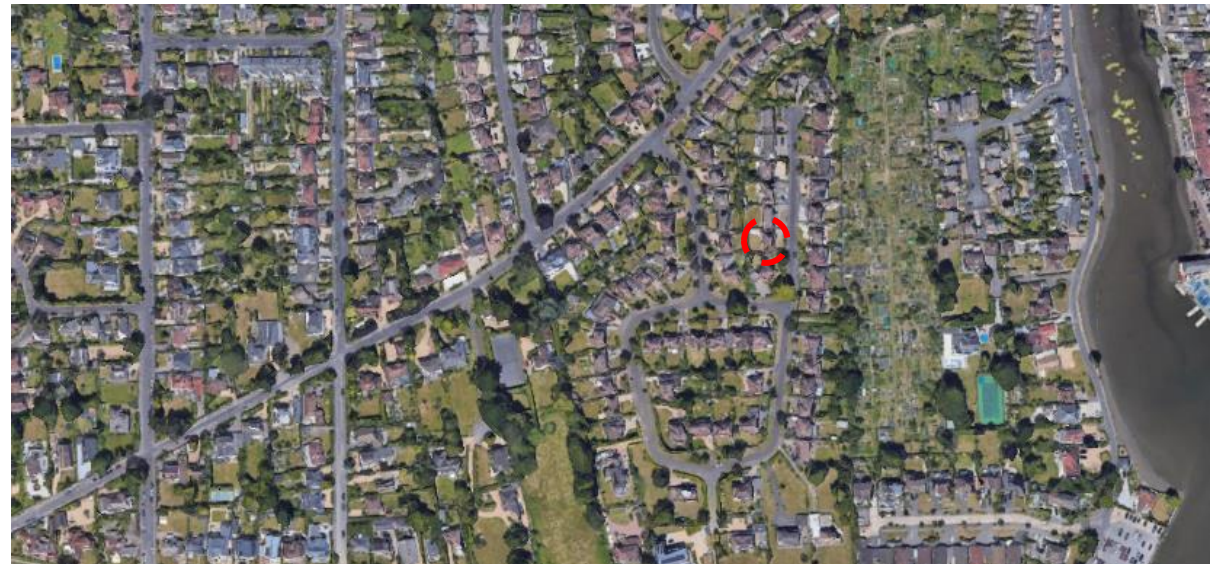
The client's aspirations are to create a link between the existing garage to connect kitchen to current washroom to form an open planned L shaped extension. Additionally, a new entrance porch to the front of the property.

Internally renovations are to be made to existing rooms 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 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.



View of existing dwelling from the front garden.



Site surrounding



Trees

There is no TPO area located near the site and there are no individual TPOs located on the site. There are a few individual TPOs on other trees in the area.

Conservation Area

The property is not listed and does not sit within a conservation area.

There are no listed buildings in the local vicinity. The works proposed will not have any visual impact on any listed dwelling.

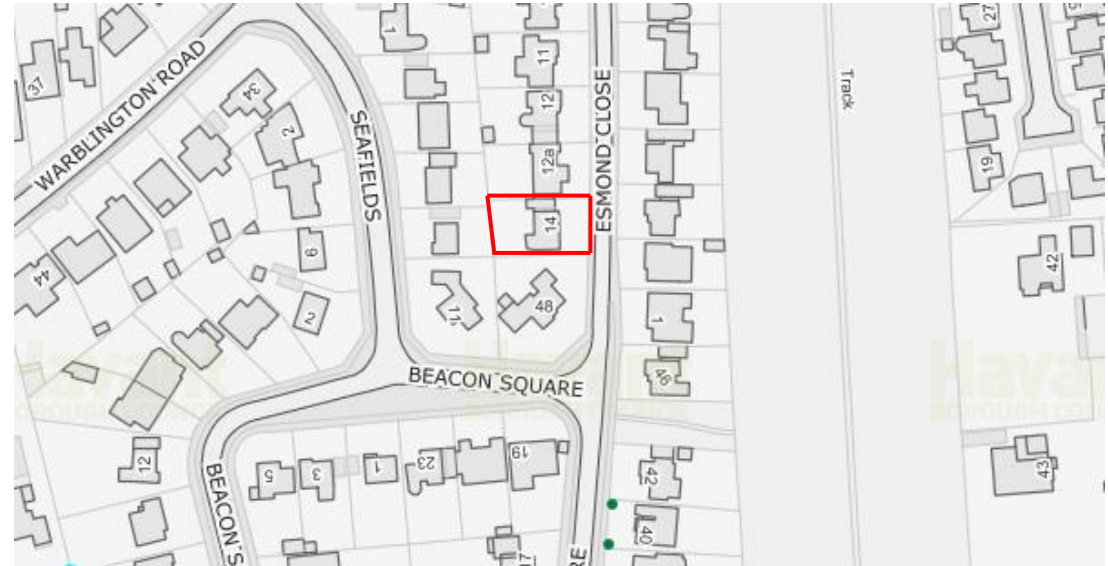
Relevant Planning History

Relevant neighbouring local planning applications include:

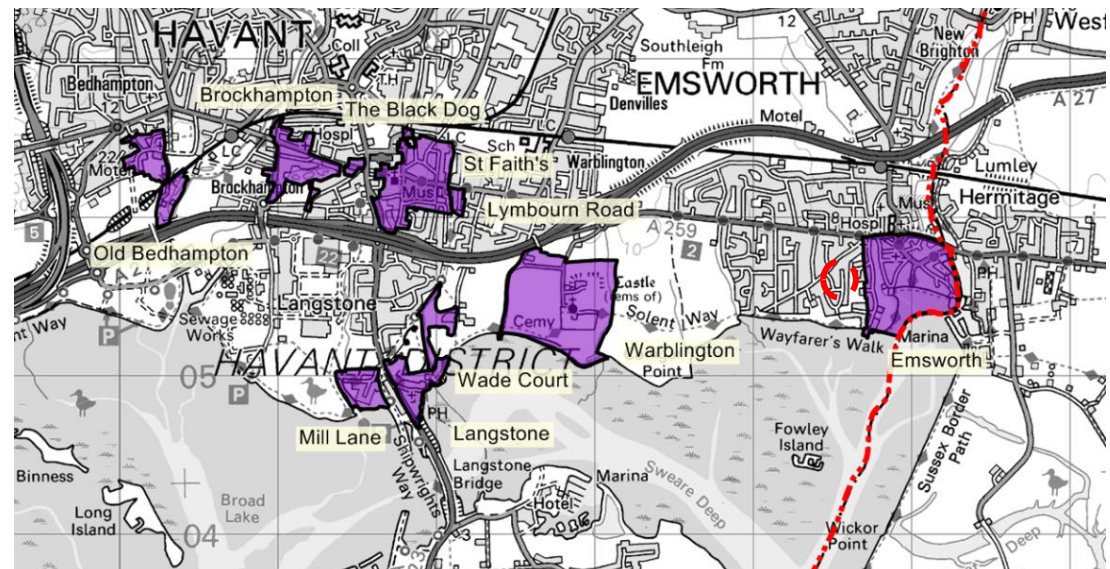
APP/19/00945 – Single storey front extension, and conversion of existing dining room to garage. - Permitted (Decision Date 31 October 2019)

APP/18/00660 – Single storey front rear extension, form new pitched roof over existing two storey extension, form new gable roof to rear and rear dormer. - Permitted (Decision Date 19 September 2018)

22/01824/DOM - Removal of existing single-storey side extension and replacement two storey side extension. – Permitted (Decision Date 11 January 2018)



Tree Preservation Order – Areas (Individual TPOs marked with green dots)
(Source: <http://maps.havant.gov.uk/havant.aspx>)



Conservation Area Map (Conservation Area highlighted purple)
(Source: <https://www.havant.gov.uk/conservation-areas-and-listed-buildings/details-conservation-areas>)

Flood Risk Assessment

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 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).

Analysis

The property lies within flood zone 1 and therefore does not require flood risk assessment.



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



Flood Risk from Surface Water (Source: Environmental Agency)



Site Plan

Site Photos



View from the front garden



View from the rear garden

Site Survey

This design has been carried out using information from the OS Survey. A full topographical site survey was carried out by J.Brotherton & Partners, January 2023.

Relevant Framework

National Planning Policy Framework [NPPF] [March 2012]

Havant Borough Council Local Plan

Havant Borough Council Borough Design Guide Supplementary Planning Document [December 2011].

Havant Borough Council Parking Supplementary Planning Document [July 2016]

The following frameworks have been considered even though our site falls outside their jurisdiction:

Emsworth Conservation Area Character Appraisal and Management Proposals Policy Context. The site is situated within the defined urban area where further development is considered acceptable in principle, subject to detailed considerations and compliance with other policies.

Relevant Policy

Havant Borough Local Plan (Core Strategy) 2011

CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS16 - High Quality Design

CS17 - Concentration and Distribution of Development within the Urban Areas

CS21 - Developer Requirements

DM8 - Conservation, Protection and Enhancement of Existing Natural Features

DM13 - Car and Cycle Parking on Residential Developments Havant Borough Local Plan (Allocations)

July 2014 AL1 - Presumption in Favour of Sustainable Developments

DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development

CS16 (High Quality Design) requires that development will be permitted where it is to a high standard and responds to, draws inspiration from and respects the local context.

Design & Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. Addressing; Use, Amount, Layout, Scale, Appearance and Access.

Use & Layout

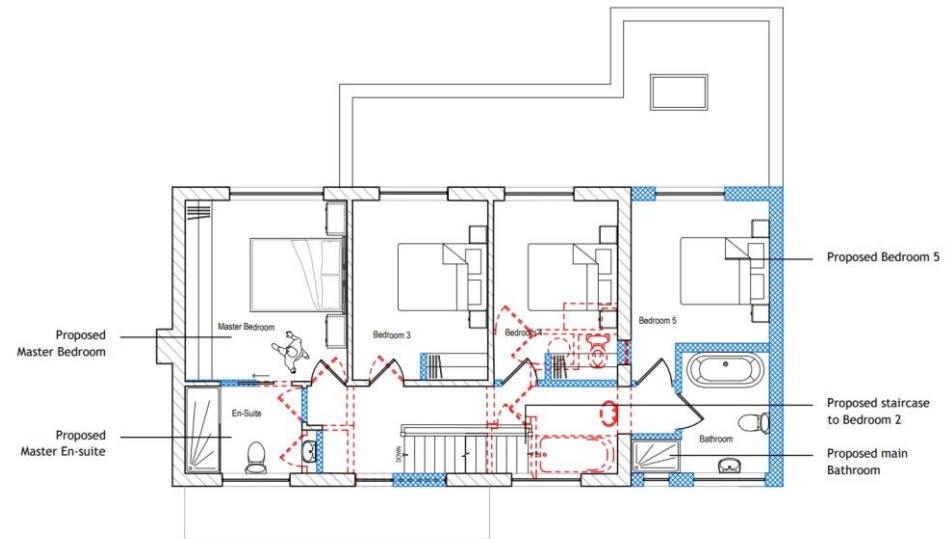
The site will remain a single unit of residential accommodation (Dwelling- C3).

The proposal seeks to strengthen the connection between internal and external spaces through the introduction of an L-shaped extension whilst improving the main living space and accommodation.

The proposed extension is to link the space of the existing garage and laundry room to the main house, to create an open plan kitchen, dining and living space to the rear of the property, with the addition of a 5th bedroom.

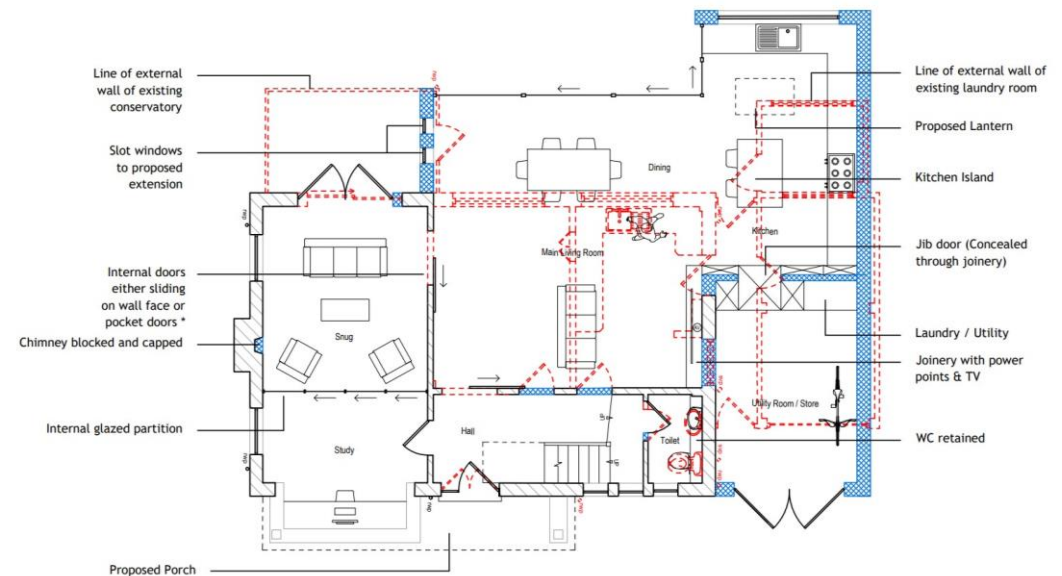
Unique features, such as corner windows, enhance the space and further improve connections to the rear garden.

The proposal seeks to maximise the existing unused internal space by a proposed loft conversion with the addition of two dormers sympathetic to the existing roof pitch, ratio & style.



Proposed First Floor

Not to scale



Ground Floor

Not to scale

Scale & Amount

The existing dwelling has a gross internal area (GIA) of 154.2m², the proposal adds a further 61.8m² to the dwelling bringing the total GIA up to 216m² – an increase of 40%.

The increase in floor area is mainly derived from the loft conversion (GIA 24.9M²) and the addition of the first-floor side extension (GIA 19m²)

Appearance

The proposed scheme is to include materials and design features sympathetic to the local area and style of property, whilst achieving a contemporary family home.

Windows

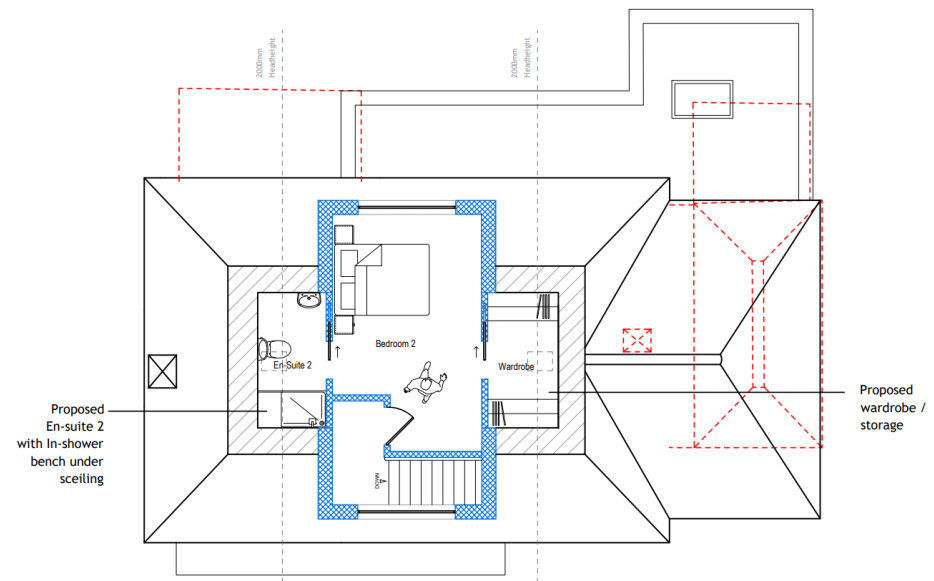
Proposed new aluminium framed windows

Roof

The ridge height of the two-storey extension to existing garage is to be lower and subsidiary to the existing house ridge height. Existing clay tile roof to be retained over the first-floor side extensions. Proposed eaves line of the side extension is to be in line with the eaves line of the house. A sedum roof to the single storey portion, aluminium capped to parapet. Proposal includes the replacement of the roof covering to match existing.

Walls

Brick to match existing size colour and bond. Timber cladding as shown and annotated on proposed elevation. (Drawing number 22159-03)



Proposed Second Floor

Not to scale

Access & Parking

The main access point to the property will be retained, with the existing drop curb retained and the existing wall entrance widened. The existing garage does not offer enough internal space to provide a parking space. The existing garage measures 2.5m at its widest (2.3 at its narrowest) by 4.8m internally, therefore does not meet the necessary parking requirements of 3m by 6m internally. Parking facilities on the front drive will be retained and an additional provision for a third space is proposed.

Ecology

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 through landscaping and providing a more diverse range of native planting than the existing standard lawn grass.

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 durable, low maintenance and ethically sourced.

The proposals incorporate areas of double glazing to take advantage of garden views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier and naturally ventilated environment within the house.



Proposed East (Principle) Elevation

Not to scale



Proposed West (Rear) Elevation

Not to scale

Artistic Impression - Front Elevation



Artistic Impression - Rear Elevation

