

15 BEACH ROAD, EMSWORTH

DESIGN & ACCESS STATEMENT

Project Background

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 15 Beach Road, Emsworth, PO10 7JS.

The proposed works include:

- New covered entrance porch
- Internal alterations including new staircase
- First floor extension
- Alterations to the external surface of the existing dwelling
- Proposed replacement glazing units
- Removal of chimney

The existing dwelling is a detached property with boundaries consisting of low fence walls, trees and bushes. Surrounding dwellings vary in both scale and style.

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.

Another client aspiration is to future proof the existing dwelling through the addition of a further bedroom on the first floor to accommodate guests. Retention of the large rear garden was also important, with increases to the footprint of the dwelling kept to a minimum.



View of existing dwelling from Beach road.



Site surrounding

SITE CONSTRAINTS**TREES**

There are no Individual TPOs or designated TPO areas in the immediate vicinity of the site.

CONSERVATION AREAS

The property is not listed and is not sited within any conservation areas.

RELEVANT PLANNING HISTORY

The most recent planning application at the address is listed below:

05/55673/003 – 15 Beach Road, Emsworth, PO107JS
Description – Demolition of existing garage, conservatory and toilet and erection of a single storey extension to side and rear
Decision – Permitted
Date – 12th December 2005

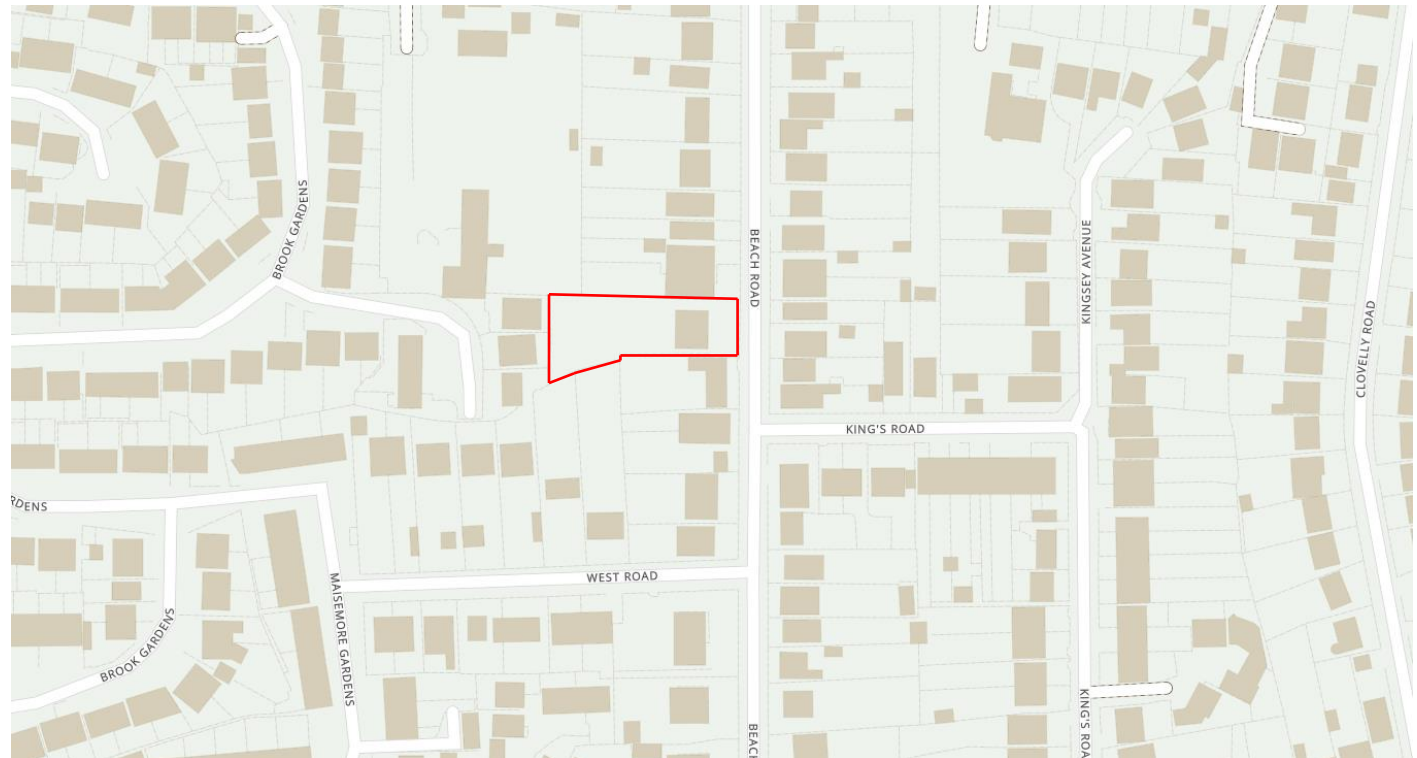
Relevant neighbouring local planning applications include:

03/67061/000 – 13 Beach Road, Emsworth, PO107JS
Description – Loft conversion incorporating dormer window to south elevation
Decision – Permitted
Date 16th October 2003

05/67061/001 – 13 Beach Road, Emsworth, PO107JS
Description – Single storey rear extension
Decision – Permitted
Date 15th December 2005

APP/11/01401 – 13 Beach Road, Emsworth, PO107JS
Description – Demolish existing garage and side porch. Erect new garage/workshop and carport and link corridor.
Decision – Permitted
Date 11th November 2011

Date – 20th August 2007



Site Location and boundary
(Source: explore.osmaps.com)

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).

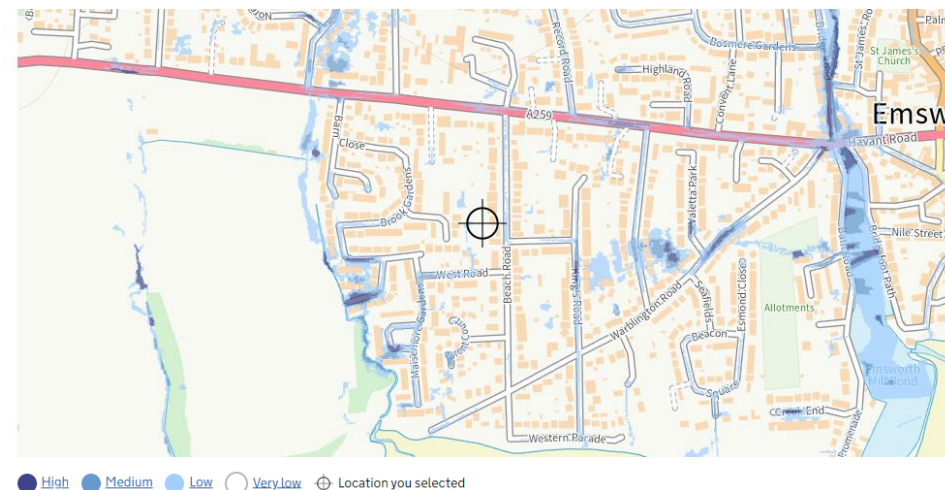
Zone 3b The Functional Floodplain

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).

The entirety of the site lies within Flood zone 1 which is defined as having a low probability of flooding. Therefore, the risk of flooding is minimal and a further flood risk strategy is unnecessary. The site is also at very low risk of flooding due to surface water.



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



Flood Risk from Surface Water (Source: Environmental Agency)

Site Photos



Front view of property from drive



Side view of property from drive



Side view of property from rear 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, Scale, Appearance and Access.

Use and Layout

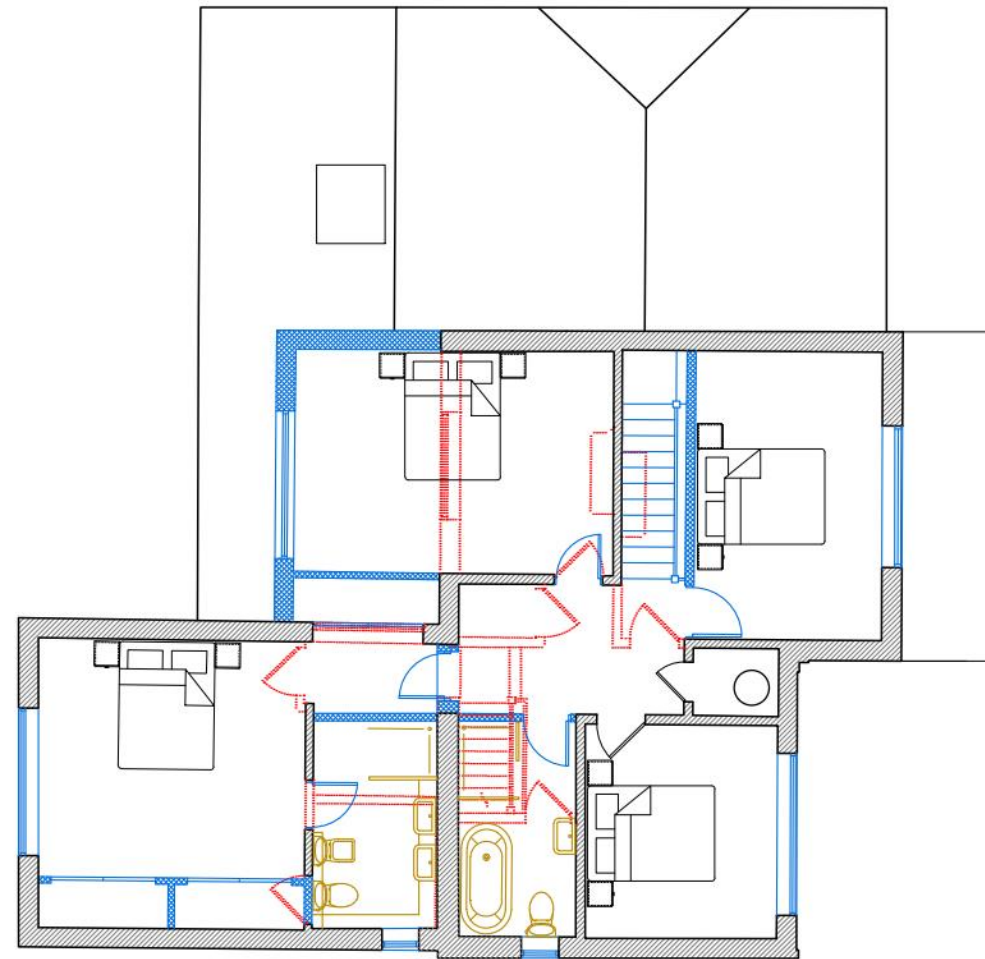
The site will remain a single unit of residential accommodation (C3). The proposals seeks to renovate the internal layout of the dwelling through the careful balancing of private and open spaces.

A proposed first floor extension provides an additional bedroom to the property whilst a relocated staircase improves accessibility to the residential upper floor and creates more efficient circulation routes throughout the dwelling

Scale and Amount

The existing dwelling has a GIA of 222.79m², the proposals add a further 11.95m² to the dwelling bringing the total GIA up to 234.74m² – an increase of 5.36%

The increase in floor area is mainly derived from the first-floor extension to the property which 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.



FIRST FLOOR PLAN

1:100

Not to scale

Appearance

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

Windows

Proposed aluminium framed windows

Roof

Existing clay tile roof covering to be retained over the first-floor side extensions.

Aluminium-capped single ply membrane flat roof.

Walls

White render cladding

Timber cladding

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. On-site parking facilities will be retained.

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 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.



WEST ELEVATION
Not to scale



EAST ELEVATION
Not to scale