

52 Kings Road, Emsworth

Design and Access Statement

Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 52 Kings Road, Emsworth, PO10 7HW. The existing property at 52 Kings road is a three-bedroom bungalow with a loft conversion which consists of an open plan room.

This document outlines the proposed works, which include:

- Small ground floor front extension to the existing garage
- Refurbishment of the external elevations of the dwelling
- New pitched roof and addition of dormers, rooflights and solar panels
- Internal alterations across the ground floor and first floors

The application is for Household Planning Permission. The following documents accompany the application:

- 23010 Drawing Series
- Community Levy Infrastructure Form 1
- Design & Access Statement

A measured survey has been undertaken by Helyer Davies Architects in 2019, to accurately establish the extents of the property, the eave and ridge heights. The OS extracts are to show site location plan and block plan only.

Relevant Planning History

HD Architects worked on previous schemes on the site at 52 Kings Road:

(APP/21/00789)

Renovation of existing dwelling to include alterations and extensions to the roof and velux rooflights. Extension at ground and first floor including extended roof with roof lights, dormers and balcony to form enlarged dwelling with slate roof and timber cladding. – Permitted on 05 Nov 2021.

(APP/19/01222)

Extension at ground and first floor including extended roof with roof lights, dormers and balcony to form enlarged dwelling with slate roof and timber cladding. – Permitted on 18 Mar 2020.

The following planning applications relate to applications for neighbouring sites, which were approved planning permission by Havant Borough Council.

62 Warblington Road, Emsworth, PO10 7HH (APP/19/00143)

Single storey extension to west side, demolition of existing east side garage and erection of detached garage and annexe to provide living accommodation. Revised vehicular access. – Permitted on 03 Jun 2019.

60 Kings Road, Emsworth, PO10 7HW (APP/17/00211)

Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy (approved 03.05.17). Request to Discharge Condition No.s 2 and 3 (30.11.17). – Permitted on 03 May 2017.

58 Kings Road, Emsworth, PO10 7HW (APP/16/00828)

Rear extension to replace existing conservatory, revised side extension and revised front porch with new roof structure to entire dwelling allowing for revised and extended first floor accommodation. (Revised application). – Permitted on 27 Sept 2016.

Site Location

The site is located on Kings Road in the coastal town of Emsworth, which sits within Chichester Harbour. Emsworth lies just south of the A27, in-between Portsmouth and Chichester.



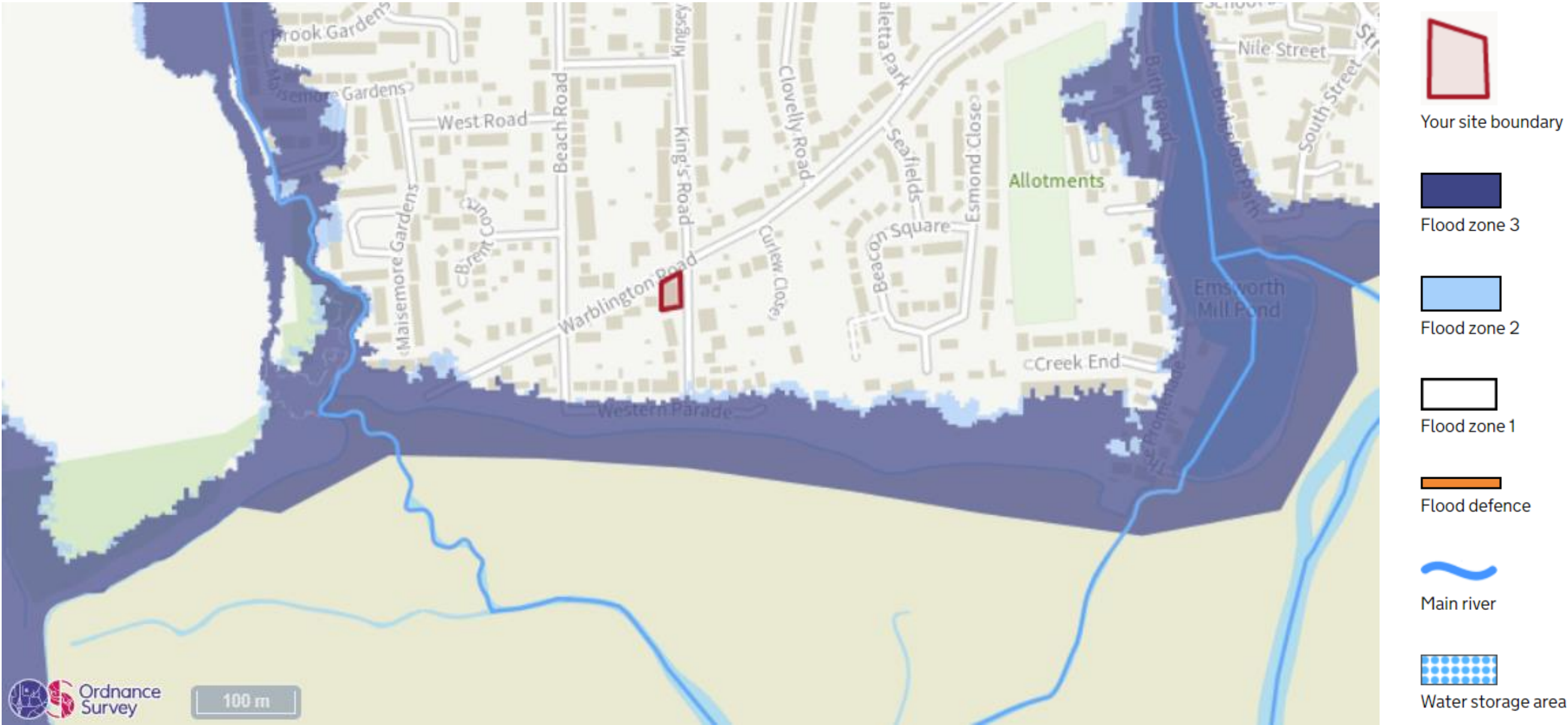
Kings Road circled on Google maps aerial image.

The site at No. 52 sits on the corner plot of Kings Road and Warblington Road, which is situated West of Emsworth town centre, and outside of the Emsworth Conservation Area. The surrounding buildings in this area are all residential dwellings. The material palette in the area is a mixture of rendered and brick walls with clay hung tiles and elements of timber cladding. The roofs to the neighbouring houses are predominantly clay and slate tiles.



Site at 52 Kings Road circled on Google maps aerial image.

Flood Risk Assessment



As per the above map, the application site at 52 Kings Road sits within Flood Risk Zone 1.

The Environment Agency data suggests that there is a very low risk of flooding at this area of the site due to either sea and rivers or surface water. Therefore, this application does not require a separate flood risk assessment.

Flood Zone:	Definition:
High (Zone 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
Medium (Zone 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
Low (Zone 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
Very Low	Very low risk means that each year this area has a chance of flooding of less than 0.1%.
Notes	This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.



The Proposals

The proposed alterations to the house at 52 Kings Road seek to renovate and extend the existing dwelling, to include a small ground floor front extension to the existing garage, a new, raised pitched roof, with the addition of dormers, rooflights and solar panels, with internal alterations throughout

Design & Layout

The revised internal layout aims to provide the clients with more functional and better-connected living spaces that are conducive to modern day family life.

At ground floor level, the existing living areas are to be opened up to provide an open-plan kitchen and living room with direct access to the courtyard to the south via glazed doors. There will also be a separate dining room, and a utility room with a door to the garden. Two existing bedrooms are to be retained on the ground floor, and the existing bathroom is to be opened up to provide a more functional space. This will improve the flow and circulation of the existing living spaces at ground floor level overall.

A new staircase is proposed to provide access to the first floor. At first floor level, the proposed stairs will open up onto a landing with access to the new master bedroom with juliet balcony style doors, bedroom 2 with a north facing window, and a shower room in-between. These new spaces at first floor level will also be provided with 2 dormer windows on the front elevation and rooflights to the rear for ample natural light and ventilation. This will optimise the space provided by the new raised roof, which is to be hipped at both ends, and will provide the house with an additional double bedroom on first floor level.

Externally, the existing garage is to be separated and extended to the front, in order to provide a home office and a garage space, both accessed from the outside. The existing carport to the north of the plot is to be demolished to allow for a new contemporary carport and store to match the refurbsihed elevations of the main house.

Use

The use of the building is to remain as existing. [C3 residential dwelling]

Appearance

The existing dwelling is to be refurbished externally as well as internally. The external elevations will be finished with light coloured render and details of vertical timber cladding to give the house a more contemporary feel.

The existing clay tile roof is to be replaced with the new raised roof, with the same pitch, finished with slate tiles in order to upkeep the high-quality appearance of the area. The existing fascias and rainwater goods can be replaced with grey aluminium to match.

Along with the new glazing to the proposals, the existing glazing is to be replaced with grey alumimium framed windows and doors.

The replacement carport and store has been designed to complement the elevations of the main house.

These alterations have been designed sympathetically, to match the aesthetics of neighboring dwellings style on Kings Road.

Materials

Robust materials that are in keeping with the surrounding context, have been chosen for the marine setting. The selected materials will be high-quality to upkeep the appearance of the dwellings on Kings Road.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enhances the way in which the building relates to the landscape and its sense of place.

Walls:	Light coloured render to main part of elevations Feature elements of vertical timber cladding
Roof:	Existing clay tile roof is to be raised and finished with slate tiles Dark grey fascia and rainwater goods to match
Windows:	Existing windows replaced, proposed windows and doors to be modern double glazing with grey aluminium frames
Carport:	Existing carport demolished, replaced with modern timber frame carport and store

Scale

The proposals are of a reasonable scale and are to remain in keeping with the neighbouring properties on Kings Road. The overall mass of the dwelling as viewed from front elevation will increase slightly, due to the roof being raised and gabled, as shown on the proposed drawings. The proposals have been designed sympathetically and will not heavily impact the street elevation.

The proposals will result in a small increase in internal floor space (approx. 10m²), where the proposals are to include the office extension at ground floor level, and where the roof is extended, the layout of the first floor is revised.

Amount

The internal floor areas are as follows:

Existing ground floor (including garage):	125.5 m²
Existing first floor (including loft):	59.7 m²
Existing total GIA of house:	185.2 m²
Proposed ground floor (including garage):	126.9 m²
Proposed first floor (including loft):	68.6 m²
Proposed total GIA of house:	195.5 m²
Total proposed increase:	10.3 m²

Landscape

The landscaping on site is to remain as existing. Any hard and soft landscaping will be made good around the proposals, such as the ground floor extension and proposed carport, in order to remain in keeping with the surrounding area.



Access

Vehicular and pedestrian access to the site from Kings Road is to remain as existing.

Parking

The existing dwelling incorporates a garage that is currently used for storage purposes, as it is not wide enough to accommodate a modern family car. As part of the proposals, the existing garage is to be separated into the home office space, and garage storage space.

The existing carport is also to be replaced with a contemporary alternative, in order to provide a functional covered parking space. There is also ample space on the front driveway, which provides sufficient parking for the dwelling.

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 glazed windows, doors and rooflights to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Sustainable drainage systems will be achieved through use of soakaways. Any areas of new hard landscaping will be permeable.

Photo-voltaic solar panels are proposed to be located on the most effective/south facing roof slopes. The provisional locations for these are indicated on the proposed drawings.

Conclusion

This application is for extension and renovation works to the existing dwelling at 52 Kings Road, Emsworth. The proposals aim to move the dwelling towards more modern family living, with open-plan living spaces with improved access to the garden, along with a dedicated office for homeworking space.

The proposed increase in internal floor area of around 10m² is deemed acceptable in comparison to the scale of the existing dwelling.

All proposed materials and external finishes have been carefully chosen to improve the appearance of the existing property and to match the local vernacular and to remain in keeping with the surrounding area of Kings Road.

Site Photographs



Front view of property at 52 Kings Road, looking west, at front elevation including existing garage and carport.



Views of south-facing courtyard.



View down rear alleyway.