

35 PARK CRESCENT, EMSWORTH

Design and Access Statement

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling 35 park crescent, Emsworth, PO10 7NT. Situated on the South side of the road, the site sits on a North- South axis.

The existing dwelling is a detached property with boundaries consisting of fencing and bushes. Surrounding dwellings vary in style and scale.

The client’s aspirations are to extend to the rear to allow for an en-suite and a better proportioned bedroom with much improved accessible storage.

The client would like to incorporate the existing WC (currently accessed externally) to the internal space.

The proposal seeks to blend in harmoniously with the existing fabric and style of property. Making use of natural light where possible.



Site Proximity



Site Surrounding

2.0 SITE CONSTRAINTS

2.1 CONSERVATION AREA

The property is not listed, nor lies within a conservation area.

2.2 TREES

There are no TPO areas located near the site. There is a TPO to one tree onsite (Ref:1214) The schedule also covers an adjacent tree on the property to the east boundary.

2.3 RELEVANT PLANNING HISTORY

Previous planning applications to the property :

Full Planning permission granted February 2007 (Ref: 06/62067/000) for a ground floor extension to enlarge existing kitchen/ dining area.

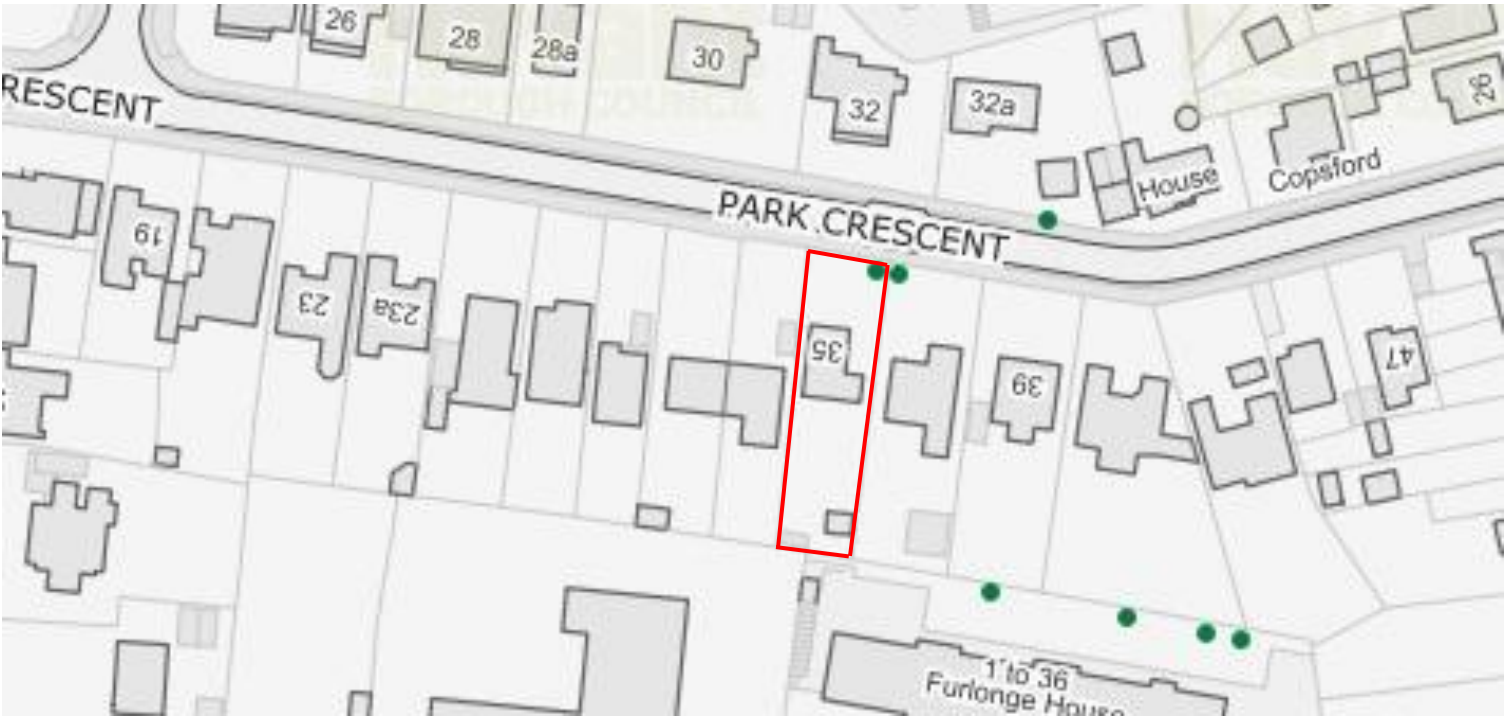
Relevant neighbouring local planning applications include:

Full planning permission granted November 2021 (Ref: APP/21/01072). Rear single storey extension to replace existing, two storey side extension to replace existing garage, first floor extension, replacement glazing and cladding to all elevations.

Full planning permission for a two storey and single storey rear extension to replace existing single storey rear/side extension. (Pending decision- Reg date 26/06/2023) (Ref: APP/23/00535).



Conservation Area Map (Conservation Area highlighted purple)
(Source: <https://maps.havant.gov.uk/havant.aspx>)



Tree Preservation Order –Individual TPOs
(Source: <https://maps.havant.gov.uk/havant.aspx>)

2.5 FLOOD RISK

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).

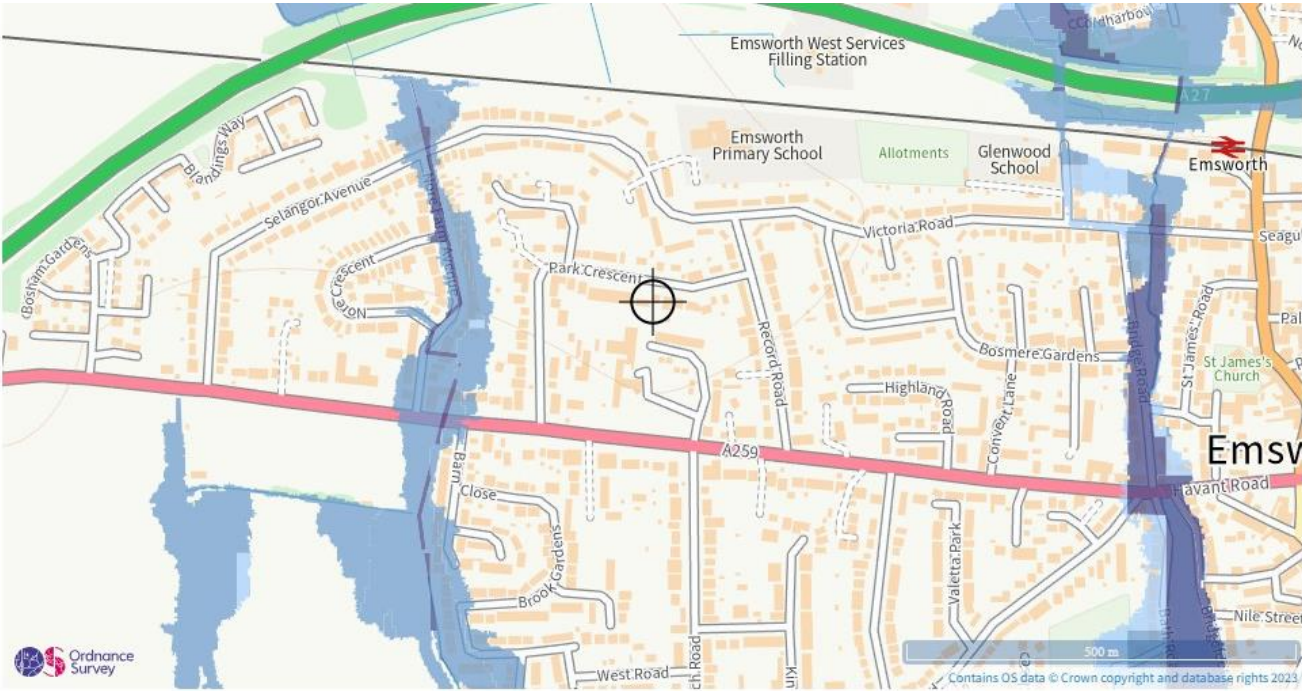
Zone 3a (High Probability)

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 must 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).

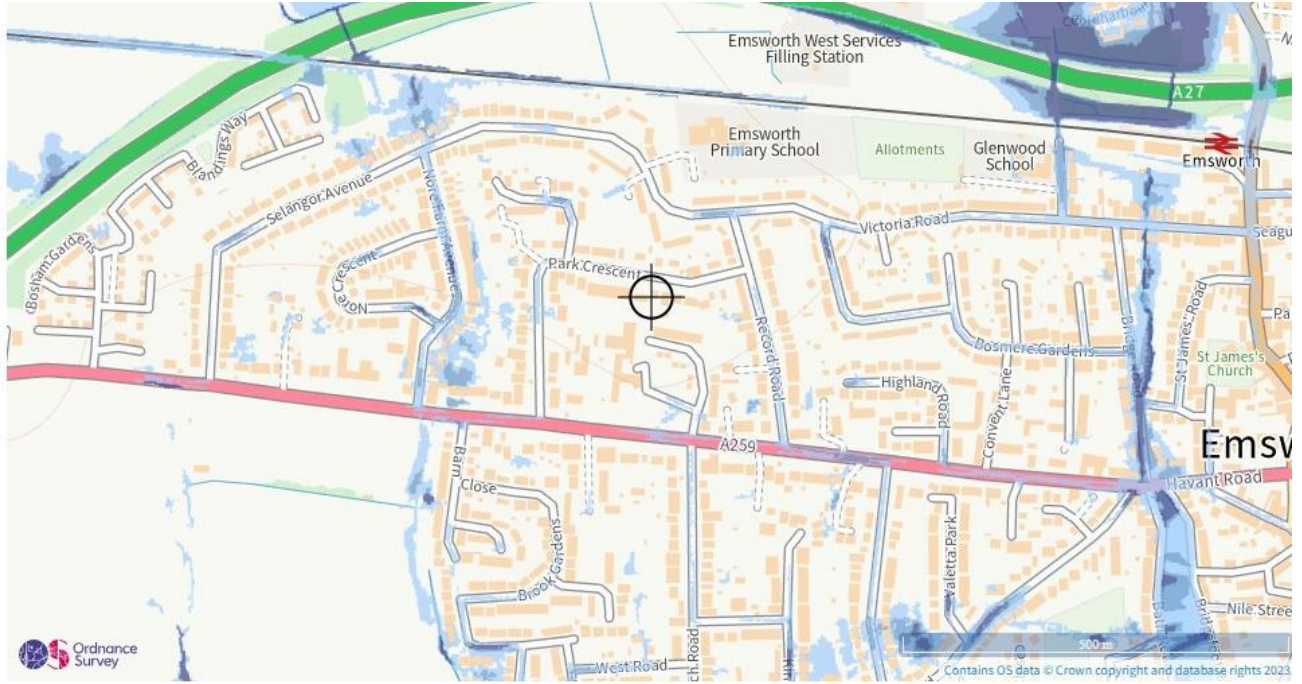
This property is located within the Environmental Agency’s Flood Zone 1, which is defined as having a ‘low probability of flooding’. As a result, our application will not require flood risk assessment.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

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



Extent of flooding from surface water

High Medium Low Very low Location you selected

Flood Risk from Surface Water (Source: Environmental Agency)

3.0 SITE ANALYSIS



Site Plan

4.0 SITE PHOTOS



Existing Rear Elevation



Side view of property

5.0 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 property will remain a single unit of dwelling.

The scheme allows for the existing WC to be accessed internally and provides improved master bedroom with an en suite and provides accessible storage.

Scale & Amount

The existing gross internal area of the property is 117.2 m2.

This proposal increases this by 29.5m2 (23%), giving a total proposed gross internal area of 146.7m2.

Appearance

The proposed scheme is to include materials and design features sympathetic to the original style of property.

Windows

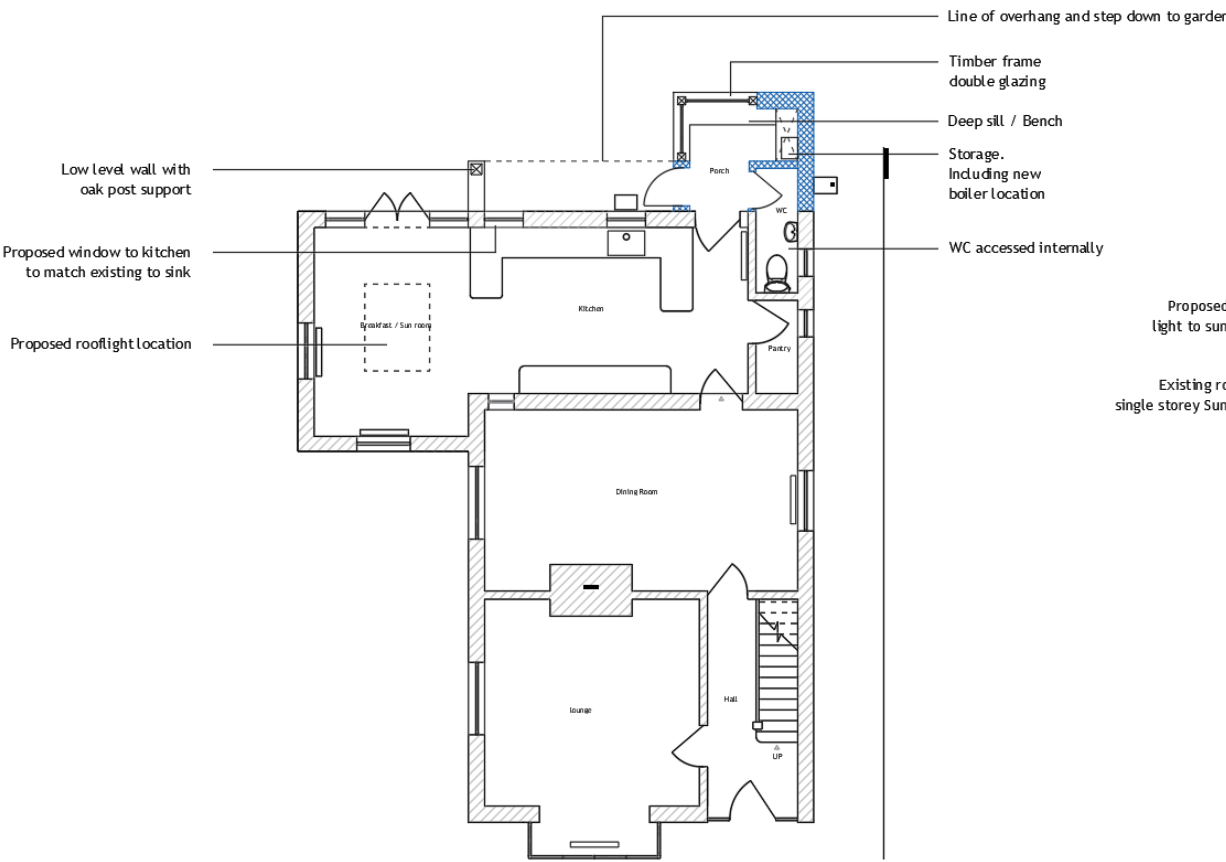
Proposed new timber frame sash style windows (Double glazed)

Roof

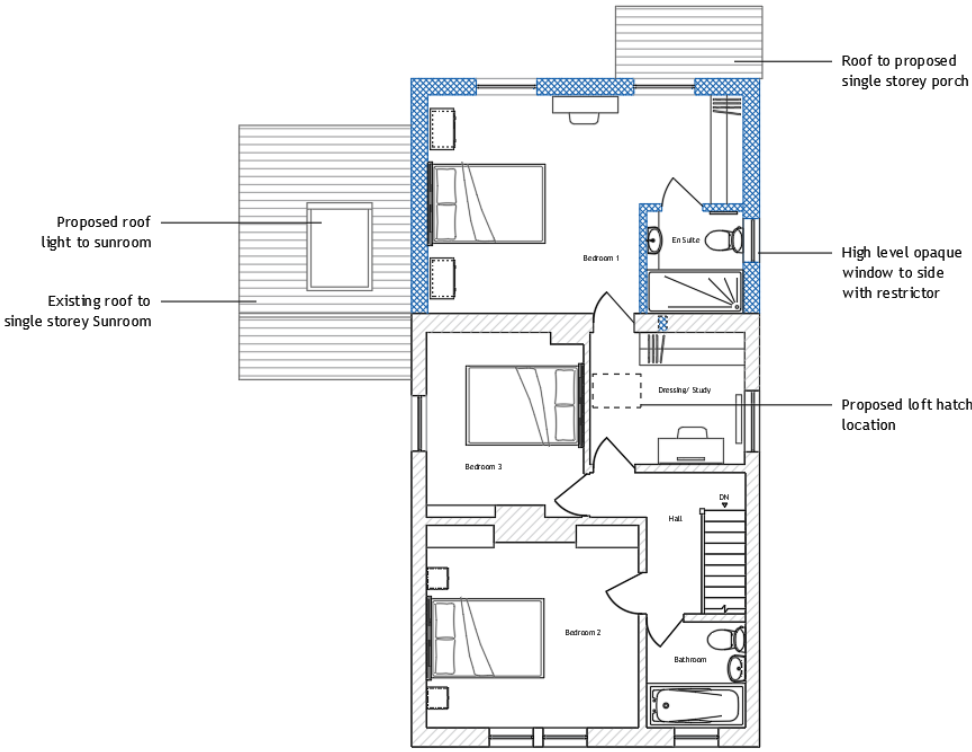
The ridge and eaves height of the two-storey rear extension is to match the existing, matching tiles onsite. The Proposed single storey porch is to visually coordinate with the existing single storey sunroom with a slate tile roof.

Walls

Brick to match existing size colour and bond.
Weatherboarding to rear gable end of 2 storey extension and the side of the proposed rear porch (23083-03)



Ground Floor Plan



First Floor Plan

5.0 Design & Access Statement

Access & Parking

The main access point to the property and parking provisions (driveway & front garden) are retained.

Ecology

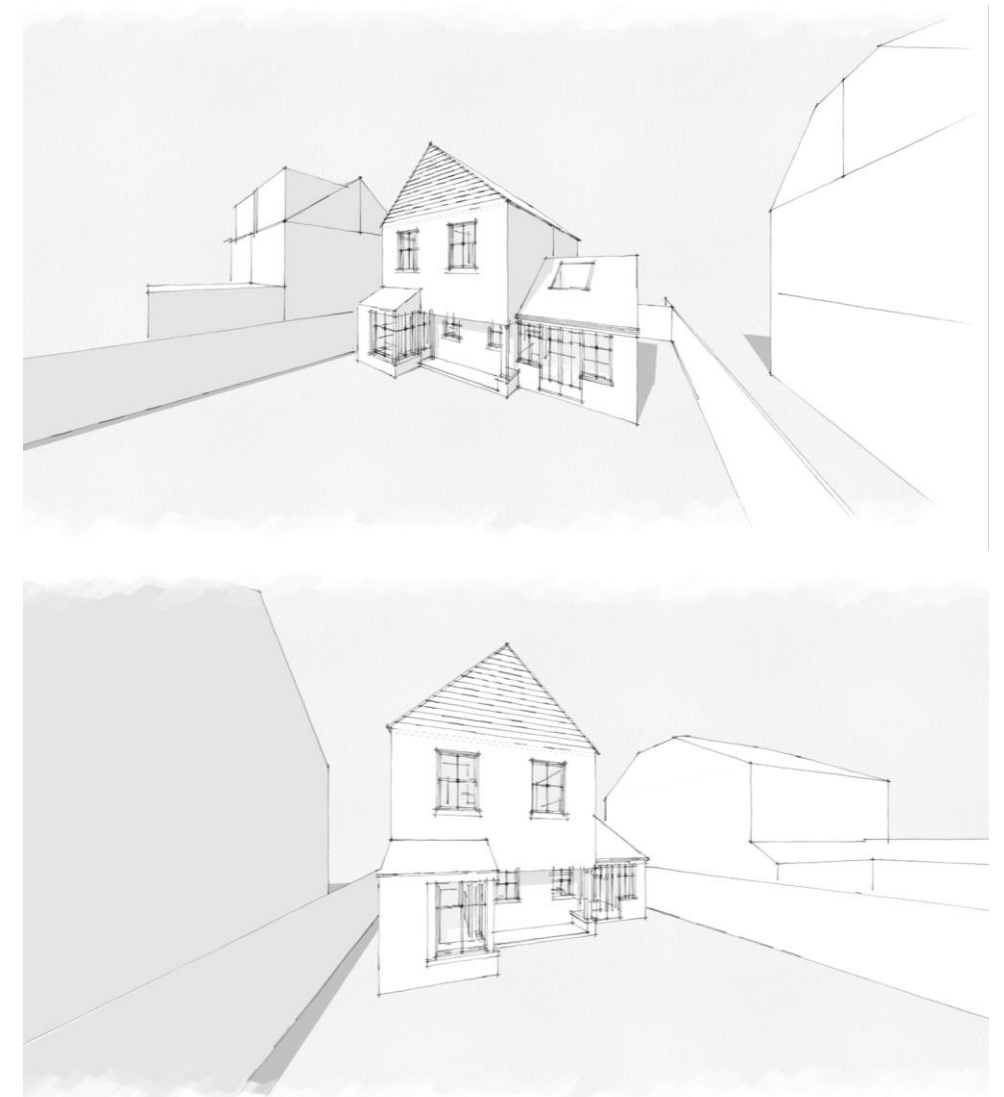
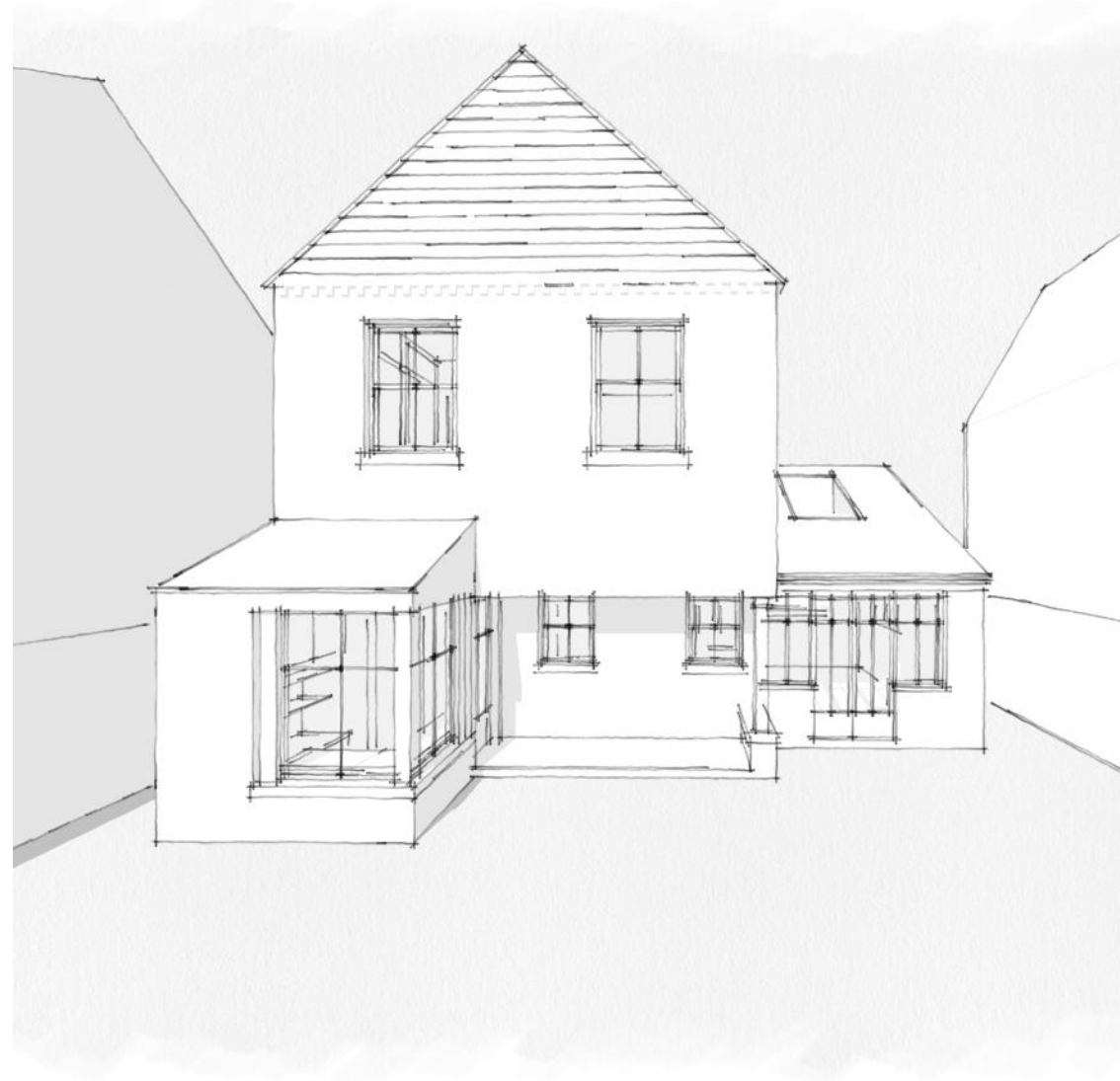
Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process. The footprint of the house is largely to remain the same with the exception of the rear porch to the existing patio area.

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 proposal incorporates 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.

The existing single glazed windows are proposed to be replaced with like for like, but double glazed to improve thermal efficiency.



Concept massing model, illustrating the immediate built environment