

DESIGN AND ACCESS STATEMENT

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architects

Extensions and alterations

to

9 Clovelly Road, Emsworth, Hampshire PO10 7HL



Figure 1: Front elevation of the existing dwelling

March 2021

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the alterations to 9 Clovelly Road, Emsworth.

This document outlines the proposed works to include:

- New porch to the existing front entrance and alterations to the existing flat roof extension.
- New carport with external store.
- Other alterations to the front elevation including new cladding.
- Minor internal alterations.
- Landscaping to the front drive.

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in February 2020. The OS extracts are to show the site location and block plan only.

1.2 Planning History

Ref: APP/14/00505

Description: Single-storey side and front extensions including car port, partial removal of annex/store and integration of former annexe into main house.

Date: Wed 16 Jul 2014

Decision: Grant perm/consent/certify lawfulness

Ref: APP/15/00214

Description: Single storey side and front extensions including car port, partial removal of annexe/store and integration of former annexe into main house. (Revisions to existing approval APP/14/00505).

Date: Mon 20 Apr 2015

Decision: Grant perm/consent/certify lawfulness

2.0 SITE LOCATION

2.1 Surrounding Context

Clovelly Road is located off the A259 Havant Road in Emsworth and primarily consists of detached two-storey residential dwellings. A small number of bungalows are located at the northern and southern ends.

Properties are set back from the road with vegetation, such as low-level hedge rows and minor trees, screening the buildings. The buildings are mainly red brick with a number incorporating cladding/render. Most have red tiled roofs.



Figure 2: Ariel Maps (from Google Maps)

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2.2 Site photos



Figure 3: View from street



Figure 4: Existing flat roof extension



Figure 5: Rear elevation

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3.0 FLOOD RISK ASSESSMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

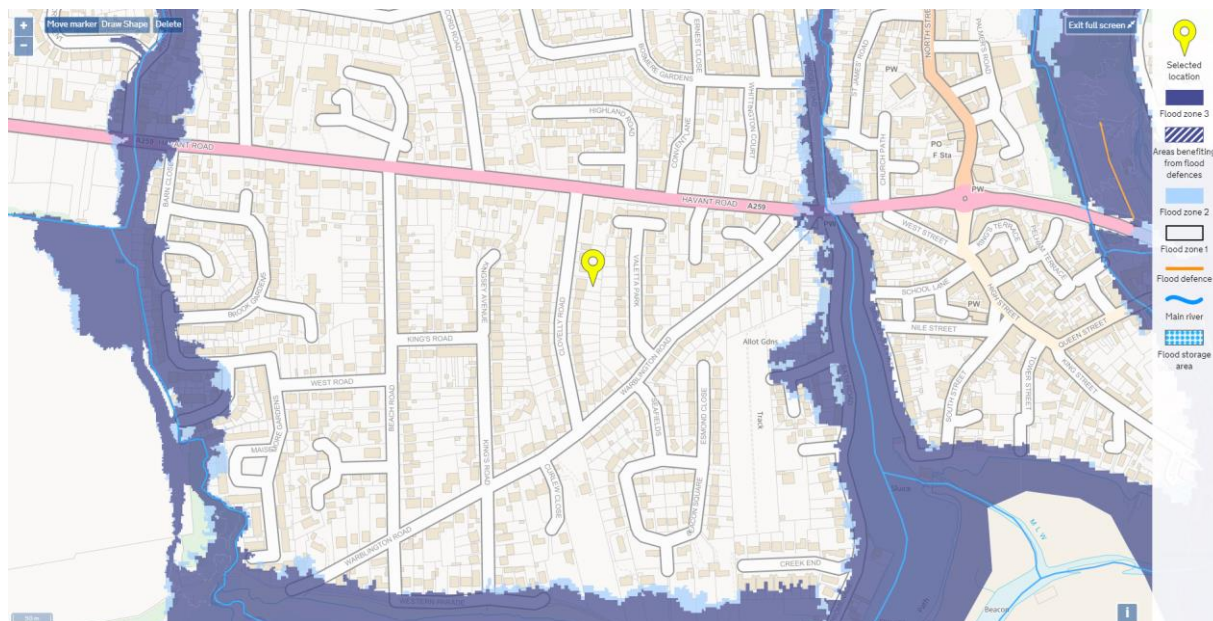


Figure 9: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

Clovelly Road is located within the Environmental Agencies Flood Zone 1, which is defined as having a ‘low probability of flooding’. As a result, we do not believe our application requires a full flood risk assessment as the proposals will not increase flood risk either on the site or the surrounding area.

4.0 DESIGN

4.1 The Proposed

The proposals seek to renovate the existing 4-bedroom detached dwelling internally and externally.

Externally

The proposed new timber framed porch stretches across the front elevation to provide an attractive feature from the street. The proposed carport will match in materials and together, the alterations will consolidate the building as one.

A car port has previously been approved under planning applications APP/14/00505
And APP/15/00214.

Internally

The proposals seek to provide a new utility/larder and make a small number of minor cosmetic alterations.

The existing and revised proposed layouts are shown on drawings 20007-01 to 03.

4.2 Use

The building will continue to be used as a residential dwelling.

4.3 Amount

Existing Floor Area

Ground Floor: 174.2 m²

First Floor: 70.8 m²

Total: 245.0 m²

Proposed Floor Area

Ground Floor: 174.2 m²

First Floor: 70.8 m²

New store: 9.2 m²

Total: 254.2 m²

Total Net Increase: 9.2 m²

4.4 Scale

The proposed extensions are single storey.

4.5 Appearance

The proposed extensions have been designed to respect and complement the existing character of the street through the use of materials.

Roof

The proposed new roofs are to be clad in clay roof tiles.

Walls

Proposed new timber cladding at first floor.

Existing brick skirt to be rendered to DPC.

Windows/Doors

New powder-coated aluminium framed windows.

4.6 Landscaping

New landscaped driveway in front garden to provide designated parking areas and paths.

Low-level hedge is to be continued along the front boundary. Silver birch tree to remain and incorporated into the proposed landscaping.

5.0 ACCESS

5.1 Access to Site

Proposed new drop kerb (in the north-west corner) to provide new vehicle access. Existing dropped kerb (in the south-west corner) to be removed.

Side access around the dwelling is to be maintained.

5.2 Parking Plan

There is no loss of parking as a result of the proposed works.