



OUR REF: S19-045
YOUR REF:
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Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

02nd March 2020

Dear Sir/Madam

Design and Access Statement

This statement has been prepared by CMI Studio on behalf of our client to accompany the planning application for the extension to 35 Horndean Road, Emsworth, PO10 7PU.

Site

The site is 0.1ha with an existing two-storey 4-bedroom detached house and garage. There is a neighbouring two-and-a-half storey dwelling with garage to the north west, and an access road to the south. The site is accessed directly from B2148 Horndean Road to the east, and is close to the A27 and A3 main roads. There are bus stops within walking distance from the site (served by the 28A and 641) that provide links to town. The nearest railway station is Emsworth, 1km south-east.

The Proposal

The proposal seeks to construct a two-storey extension to the front and a two-storey extension to the rear whilst remaining within the existing build line. The client's objective is to improve the quality of internal accommodation to the existing 4-bedroom dwelling and to introduce more space in order to modernise and maximise the family home aspect of the property.

Scale

The proposed extension is two-storeys high, in keeping with the existing house.

Layout

The design looks to increase the space and improve the quality of internal accommodation of the existing dwelling. At ground floor level the rear extension will create a large family room with open plan kitchen diner and storage space, along with the removal of the existing conservatory and other minor internal alterations. At first floor level the rear extension will create a new master bedroom, en suite and closet. The front extension will create a larger garage, and at first floor level a new family bathroom and enlarged existing bedroom. There will be level access to the front door porch and rear bi-fold doors out to the garden.

Appearance

The design modernises the existing 1960s façade by introducing dominant front and rear gables, and a number of architectural details including white render, horizontal timber cladding and glazed gables. The geometry aligns the openings, fenestration and facade treatments all together. The timber cladding will help delineate the new extensions to the property. Large glazing and rooflights will introduce natural light to the interior. Materials will predominantly be white render, timber cladding, concrete roof tiles and existing brickwork. New glazing and bi-fold doors will be PPC aluminium. Rainwater goods will match existing.

Sustainability

Glazing has been located to maximise natural light, and the extensions will be well insulated in line with Building Regulations to provide a comfortable internal environment for building occupants. Bin and recycling storage arrangements will remain as existing. Proposed drainage will connect into existing.

Transport

There are currently three car parking spaces: one in the garage and two on the driveway.

Landscape

There are no TPOs within or adjacent to the site. The existing heavy planting buffer towards the road will be retained. The rear patio and the front porch will have paved ramped level access to match existing with slot drainage.

Flood Risk

The site does not sit within Flood Risk Zones 2 or 3 flooding from rivers according to the *Environment Agency Flood Risk* map. There is no risk of surface water flooding to the site according to *gov.uk Crown Long Term Flood Risk* maps.

Heritage

There are no heritage assets within or adjacent to the site and it is not in a Conservation Area.

Summary

The proposals will enhance existing property by increasing the quality of the internal accommodation and the design of the facade whilst sympathetically relating to the existing scale. We trust that the LPA has sufficient information with which to make a positive determination on this application. However, should further information be required an early and proactive engagement with the applicant is encouraged.

Yours faithfully

Hidetomo Moro ARB
Architect

CMI STUDIO LTD
CC: Client