

DESIGN AND ACCESS STATEMENT



EXTENSION AND ALTERATIONS

at

67 Warblington Road, Emsworth PO10 7HG



Figure 1: South Elevation of 67 Warblington Road

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Prepared by:
Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design an extension and alterations to the existing dwelling at 67 Warblington Road in Emsworth. The proposals aim to turn the property into a more integrated, modern family home more conducive to family living, as well as taking advantage of the views over the harbour.

The following documents accompany this application:

19085_Design and Access Statement

(Drawings)

19085-01 Existing

19085-02 Proposed

Site Survey

A survey of the building was carried out by ourselves in 2019 to accurately establish the extents of the property, the eave and ridge heights and the proximity to the site boundaries.

The OS extracts are to show the block and location plan only.

Site Planning History

17765/5 - Detached dwelling house - *Grant perm/consent/certify lawfulness 30/09/1976*

17765/4 – Dwelling house – *Refuse perm/consent / refuse lawfulness 02/09/1976*

17765/3 – House with garage - *Grant perm/consent/certify lawfulness 03/11/1975*

17765/1 – Unknown - *Refuse perm/consent / refuse lawfulness 23/03/71*

17765/7 – Detached dwelling – *Grant perm/consent/certify lawfulness 26/07/1977*

17765/6 – Erection of detached dwelling - *Grant perm/consent/certify lawfulness 04/04/1977*

95/60161/000 - Demolition of existing garage and building of new double garage with attached workshop - *Grant perm/consent/certify lawfulness 21/07/1995*

03/60161/001 - Raise crown to 5m and crown thin by 30% an Oak tree (T1) and crown reduce by 20% and crown thin by 30 % an Ash tree (T2). Both trees subject of TPO 1717 - *Grant perm/consent/certify lawfulness 31/07/2003*

06/60161/002 - Re-balance crown of Oak and 10% thin. Remove lower branch on Ash. Both subject of TPO 1717 - *Grant perm/consent/certify lawfulness 25/09/2006*

09/60161/003 - Crown reduce by 20%, crown thin by 20%, and remove epicormic growth to 1No. Ash tree (T2) and 1No. Oak tree (T1), subject to TPO 1717 - *Grant perm/consent/certify lawfulness 03/11/2009*

APP/17/01200 - Crown reduce height of 1No. Oak (T1) by 3m and laterals by 2m to previous pruning points; crown reduce height of 1No. Ash (T2) by 4m and laterals by 2m to previous pruning points. Both trees subject to TPO 1717 – *Grant perm/consent/certify lawfulness 14/12/2017*

SITE LOCATION

Site Context

The site is located on Warblington Road in the small coastal town of Emsworth which sits on Chichester Harbour. The town is a popular destination for both tourists and locals alike. The historic core of Emsworth makes up Emsworth Conservation Area featuring listed dwellings, small shops and eateries. The town is well served by road, public transport and sits on the South Coast Cycle Route.

The house sits outside the centre of Emsworth, on Warblington Road which stretches from the main road [A259] running through Emsworth down to the water. 67 Warblington Road sits on the northern side of Warblington Road at the southern end, it overlooks the harbour with views from the rear of the house out over the water. The end of the garden and the water's edge are separated by the end of the road and a popular public footpath which runs from Emsworth town centre around the harbour and Slipper Mill Pond, past Emsworth Sailing Club and follows the water's edge around the harbour before heading inland towards Warblington. This path makes up part of both the *Solent Way* and *Wayfarers Walk* (See Figure 4).



Figure 2: View from house

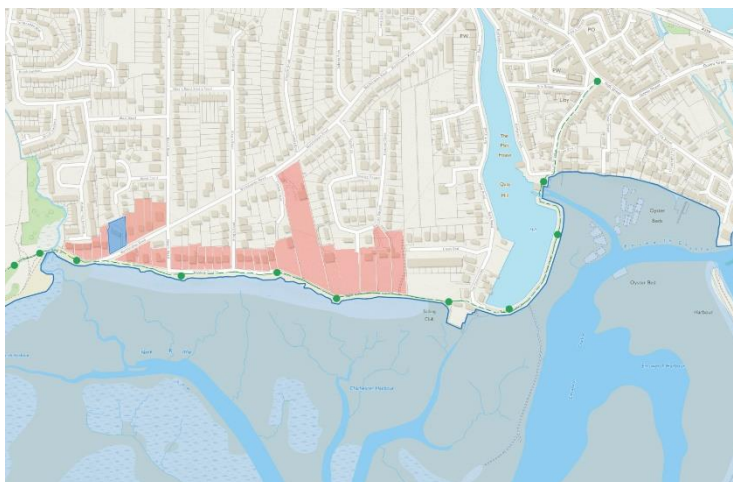


Figure 3: Map showing plots, building line and public footpath in relation to Chichester Harbour

- Public Footpath
- Site
- Surrounding Plots

The buildings along Warblington Road are all residential dwellings. The houses sit on both the north and south side of Warblington Road, with generous plots to maximise the aspect to the water. 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 in the area are predominantly clay and slate tiles.



Figure 4: 67 Warblington Road circled in Google Map Aerial Image.



- TPO - Areas
- TPO - Individual Trees

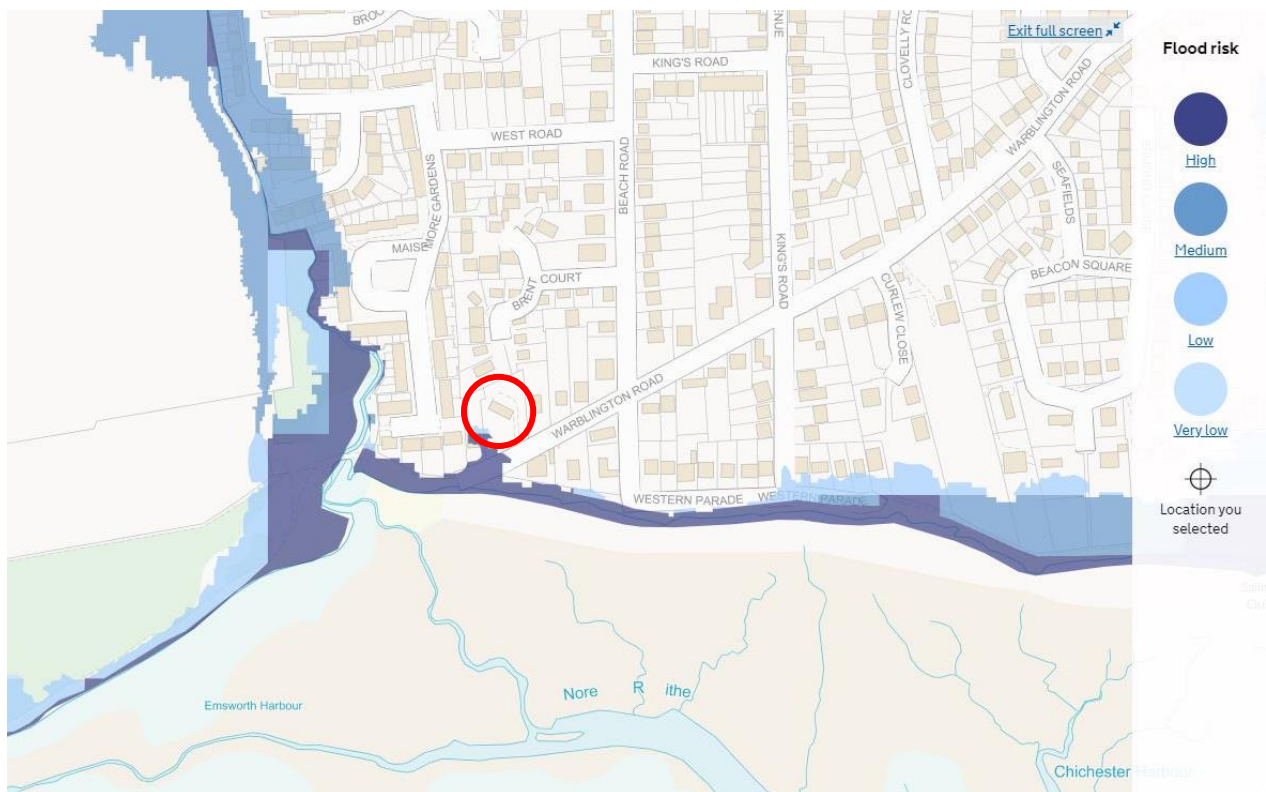
There are 2 TPO trees (Number 1717) located in the north eastern corner of the site. There is also a TPO area to the north of the site in the neighbouring property.

These trees will be protected during works; they will be fenced off during construction, no materials will be stored in this area to protect the tree roots and prevent any damage occurring.

Figure 5: Map showing TPO's

Flood Risk

Figure 6: 67 Warblington Road circled on Flood Risk Map [gov.uk].



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.

Table 1: Environmental Agency flood risk from rivers or the sea assessment – Flood Zone Definitions

Although the south western corner of the site sits within an area of low – high flood risk, the above Flood Risk Map shows that most of our site, and the area in which the proposals are located, is not located in a flood zone.

DESIGN

Proposals

A two-storey extension is proposed to the front of the house, replacing the existing porch. It will create a light and airy double height entrance hall, as well as housing a family bathroom at ground floor and dressing room at first floor.

Internal alterations

At ground floor, the two bedrooms to the eastern side of the house will be retained along with the utility and WC at the western end of the house. The rest of the ground floor will be re-arranged to provide a large open plan kitchen, living and dining area central to the ground floor of the house. This proposed space is accessed off the main hallway and will become the heart of the family home, looking south across the water.

The entrance hall runs the width of the house north to south, providing views from the front door, through the house and out across the garden. The hall is transformed from an entrance at the northern end to an open study at the southern end. A new staircase provides access to the first floor.

The main roof is to be extended to provide additional accommodation and usable space at first floor level. It is proposed to change the existing hipped roof into a barn hipped roof. At first floor, alterations will provide a master bedroom with en-suite and dressing room, as well as a separate living room. An inset balcony is accessed via the living room, affording views over the garden and across the harbour.

The existing solar panels on the house roof are to be relocated onto the existing garage roof to allow for the proposed balcony.

Amount

Existing internal floor area:

Ground floor: 131.9m²

First Floor: 61.2m²

Total: 193.1m²

Proposed internal floor area:

Ground Floor: 139.5m²

First Floor: 75.5m²

Total: 215m²

Overall Increase: 21.9m²

Use

The use of the property is to remain as residential.

Scale

The overall increase in scale is considered reasonable both in relation to the existing dwelling and the overall plot. The ridge of the proposed extension sits below that of the main house so it will appear subservient. The increase in floor area is only 11% of the existing dwelling. The proposed alterations to the roof only slightly increase the visual mass of the dwelling externally, whilst greatly improving the amount and quality of habitable space at first floor level.

Figure 7: Roof comparison of main roof



Appearance

The appearance of the proposed extension and alterations have been designed to complement the surrounding area and match in with the existing dwelling.

Roof: Clay tile to match existing

Walls: Render

Windows & Doors: Aluminium framed

Balconies



The adjacent images show precedents of glass panel balconies in the surrounding area overlooking Chichester Harbour.

Landscaping

Landscaping will remain as existing.

ACCESS

Access to Site

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

Parking

The driveway and parking will remain as existing.

PHOTOGRAPHS

67 Warblington Road



Figure 8: Existing front elevation (North)



Figure 9: Existing front entrance



Figure 10: Existing side elevation (East)



Figure 11: Existing rear elevation (South) from driveway



Figure 12: Existing rear elevation (South) from garden.



Figure 13: Existing garage.