

DESIGN AND ACCESS STATEMENT



PROPOSED EXTENSIONS AND RENOVATION

to

52 Kings Road, Emsworth, PO10 7HW.



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Prepared by:

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and full renovation to the existing residential dwelling at 52 Kings Road, Emsworth. The existing property at 52 Kings Road is a three-bedroom bungalow with a loft conversion which consists of an open plan room. The proposals aim to turn the property into a more integrated, modern family home with more open plan living areas on the ground floor and a master bedroom in the loft.

The following documents accompany this application:

*19077_Design and Access Statement
(Drawings)*

19077-01 Existing

19077-02 Proposed

Site Survey

A survey of the building was carried out 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 the block and location plan only.

SITE LOCATION

Site Context

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.



Figure 1: 52 Kings Road circled in Google Map Aerial Image.

Flood Risk

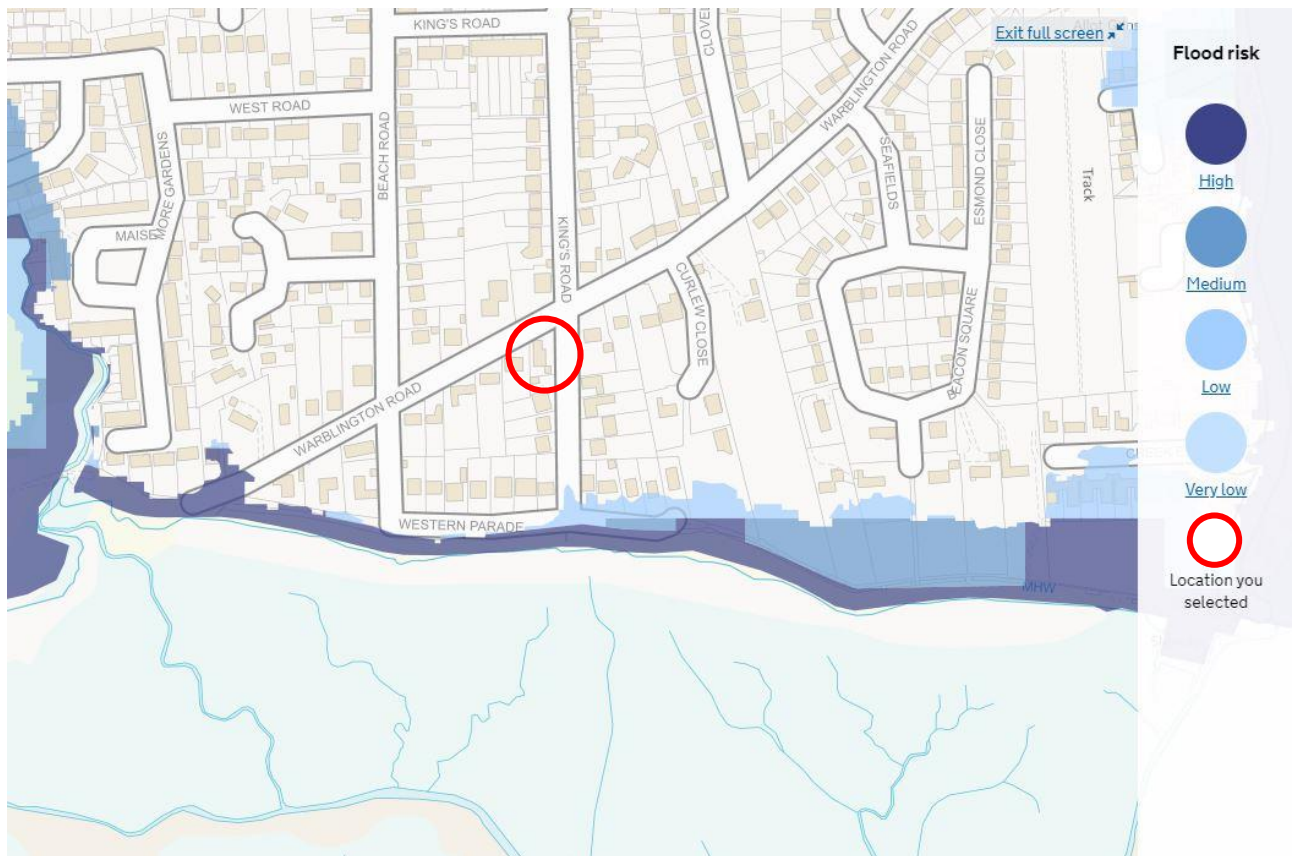


Figure 2: 52 Kings Road circled on Flood Risk Map [gov.uk].

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

The above Flood Risk Map shows that our site is not located in a flood zone and therefore does not require a flood risk assessment.

DESIGN

Proposals

The proposals are for a full renovation of the existing dwelling at 52 Kings Road, to include a two-storey side extension towards the north. Alterations internally aim to turn the property into a more integrated, modern family home with open plan living areas on the ground floor and a master bedroom in the loft.

The renovation work to the dwelling will include gabling the existing roof structure to allow for further space in the loft, whilst keeping the ridge height and roof pitch as existing. The two-storey extension will partly be in place of the existing garage and existing pergola type roof structure, which means that the proposed extension to the north elevation will not have a huge impact on the street elevation.

Externally the proposals are to gable the main roof structure and change the roof finish to zinc, as well as cladding the existing brick walls with dark timber. The proposed extension to the north elevation has been designed with ridge height equal to the existing main roof of the property. The separate 'hut' component on the front elevation, which encompasses the proposed living room will be clad in a different coloured timber to contrast the main section of the building.

At ground floor, the proposed two-storey extension to the north elevation of the dwelling will provide Bedroom 1 with an en-suite shower room, as well as providing the house with a store with access from the back garden.

Internal alterations at ground floor will provide a welcoming entrance hall with stairs to the first floor. The Entrance will act as a central core of the house with access to Bedrooms 1 and 2, the family Bathroom and the Kitchen and Dining area. The proposal is for an open plan Kitchen and Dining area with doors for light and access out to the rear courtyard. From the dining area there is also access to a sufficiently sized separate living room which has feature vaulted ceilings in the 'hut' element of the house.

The alterations and extension at first floor level will provide the dwelling with a master bedroom, an en-suite bathroom and a dressing room. There is a balcony from the master bedroom to the front elevation, and rooflights to the rear elevation roof slopes to provide ample natural light into the spaces.

Use

The use of the property is to remain as residential.

Amount –

Existing internal floor area:

Ground floor: 125.5m²

First Floor: 59.7m²

Total: 185.2m²

Proposed internal floor area:

Ground Floor: 137.7m²

First Floor: 59.4m²

Total: 197.1m²

Overall Increase in internal floor area: 11.9m²

The internal floor area of the house will increase by 11.9m² and the proposed extension will be in line with the existing property.

Scale

The floor area of the dwelling at 52 Kings Road will increase by around 6.4%.

The mass of the dwelling from front elevation will increase due to the roof being gabled. The two-storey extension will be in place of the existing garage and pergola/roof structure, which means that this will not heavily impact the street elevation.

Appearance

The appearance of the proposed extensions and full renovation of the dwelling on Kings Road has been designed to improve the dwelling aesthetically, complement the surrounding area, be sympathetic of the local vernacular and withstand the elements with its close proximity to the water.

Roof:	Zinc Roof.
Walls:	Timber cladding detail.
Windows & Doors:	Aluminium framed.

Landscaping

The surrounding landscaping will remain as existing.

ACCESS

Access to Site

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

Parking

The existing garage will be demolished to allow for the two-storey extension, however there is ample parking space on the driveway in front of the house, which is to remain as existing.

PHOTOGRAPHS

Application Site



Figure 3: Front of 52 Kings Road.



Figure 4: Garage and Pergola type roof structure.



Figure 5: Rear Courtyard.



Figure 6: Rear Elevation.

CONCLUSION

This application is for the proposed renovation and extensions to 52 Kings Road, Emsworth. The proposed works will provide a three-bedroom family home with more modern living arrangements and improved functionality.

The proposed alterations at ground floor will provide the house with more modern, open-plan family living areas, as well as a sufficient number of bedrooms and bathrooms, as well as a store with access from the garden. The extension and alterations at first floor will provide the house with a master bedroom and en-suite bathroom. These alterations will give the house a lot more function, with improved circulation and modernisation.

The overall internal floor area increase of around 6.4% is acceptable in comparison to the scale of the existing dwelling.

The proposals do not create any issue of overlooking with neighbouring properties and do not block any light from getting to neighbours.

All materials and finishes have been carefully chosen to complement the existing property and the local vernacular.