

Design & Access Statement

45 Bosmere Gardens

9/24/2019

1. DESIGN

- a. This planning, design and access statement has been prepared in support of a full planning application for the demolition and re-provision of a single storey garage & entrance porch and new single storey extension to the rear garden of 45 Bosmere Gardens, Emsworth.
- b. The planning, design and access statement will demonstrate that:
 - i. The proposals comply with all relevant nation and local policy
 - ii. The proposals are an extension of the existing dwelling
 - iii. The proposals would not negatively impact neighbour amenity
- c. In determining the scheme, the following drawings will be referenced.
 - i. Siteplan & Site location plan (Ref 1004-1100)
 - ii. Existing GA Plans (Ref 1005-1200)
 - iii. Proposed GA Plans (Ref 1005-1210)
 - iv. Existing Elevations (Ref 1005_1300)
 - v. Proposed Elevations (Ref 1005-1310)
 - vi. Proposed Elevations & sections (Ref 1005-1311)
- d. This document is also designed to fulfil the requirements of a Design and Access Statement as set out in paragraphs 14-029 – 14-032 of the National Planning Practice Guidance (NPPG)

2. SITE & CONTEXT

- a. The site is located centrally within the village of Emsworth, within the administrative boundary of Havant District Council.
- b. Permission is sought for the re-provision of an existing single storey garage and entrance porch, alongside the provision of a new single storey extension to the rear garden of 45 Bosmere Gardens, Emsworth. The existing garage to the side of the property has been modified structurally by previous owners and has been rendered structurally unsound. The new rear extension will provide additional gross internal floor space to create an extended kitchen and dining space, alongside the provision of a WC and utility. The proposals will modify the existing dwelling to support ongoing modern living, as a family home.

3. PLANNING HISTORY

- a. There is no relevant planning history associated with the property. It is worth noting that what was the original coal store & WC has been extended to the rear by the previous owners. The quality of this extension is poor and modifications have been made to the existing structures which have rendered it structurally unsound. The space has been equipped and used as a garage by the previous owners with timber garage doors fitted to the front elevation.
- b. There are a number of planning applications which have been granted between 2016-2019, all of which are front/side/rear extensions, similar in nature to the proposed alterations to 45 Bosmere Gardens yet all of which are greater in scale, amount and have a much greater effect on the street scene of Bosmere Gardens. The proposed development is therefore in keeping with relevant consented applications.

- i. APP/19/00254 | Single storey front and side extensions. (Revised application). | 70 Bosmere Gardens, Emsworth, PO10 7NP
- ii. APP/18/01181 | Proposed two storey side extension and external storage building. | 40 Bosmere Gardens, Emsworth, PO10 7NP
- iii. APP/16/01190 | Two storey side and single storey front extension. | 33 Bosmere Gardens, Emsworth, PO10 7NP

4. DEVELOPMENT PARAMETERS

- a. The parameters of the development are described below, as detailed in Design Council CABE's best practice guidance for the production of design and access statements and set out within paragraphs 14-029 – 14-032 of the NPPG.
- b. USE
 - i. The single storey extension to the dwelling will be used to increase the existing kitchen/dining room in order to provide a adequately sized space to support family living. The re-provided garage/side single storey extension will be used as a garage and a utility space will be provided to the rear, which will allow a WC to be provided to the entrance storey of the dwelling.
 - ii. A new porch will be provided to the front of the dwelling, givin a buffer zone for visitors. The current porch is an external shelter
- c. AMOUNT
 - i. The proposed development consists of a single storey extension to the rear of the building, the demolition of the existing single storey structures to the side of the dwelling and front entrance porch, with the subsequent re-provision of a garage to the side and entrance porch to the front of the proped
- d. SCALE
 - i. The proposed rear extension will measure 3.1m D x 6.5m W .It will have an eaves height of 3.1m with a flat roof, in order to maintain the existing dwelling's internal floor to ceiling height of 2.4m.
 - ii. The proposed demolition and re-provision of the single storey garage to the side of the property will measure 8.1m (depth) by 3.3m (width) which generally matches the existing footprint of the to be demolished structures. The garage and utility will have reduced eaves heights of 2.5m, facilitated by reduced internal ceiling heights of 2.2m. Consideration has been made to ensure a reduction in mass to the boundary of 47 Bosmere Gardens.
- e. LAYOUT
 - i. The proposed rear extension will occupy the width of the existing dwelling, be constructed to the existing boundary line between 45 and 43 Bosmere gardens. A 10m depth of garden is retained to ensure the retention of adequate external amenity space. The proposed extension will project, marginally, past the rear façade line of the existing conservatory extension of 43 Bosmere Gardens.
 - ii. The proposed side extension will generally occupy the existing footprint of the existing structure . The front elevation will be brought forwards by 1.5m and the utility area to the rear will be set back in relation to the existing footprint, proposed rear extension and to the

boundary of 47 Bosmere Gardens in order to provide rear garden access, through the proposed garage.

- iii. The front porch will be modest in size and be used to provide a buffer space for visitors.
- iv. The layout and relationship of the Garage, Utility and Kitchen/dining space has been carefully considered in order to provide a hierarchy of architectural language. The principle extension to the rear is deeper, wider and marginally taller – this is a conscious decision in order to ensure it is dominant in reference to the subservient utility space. The utility space and garage have been set out to provide a 5.5m deep garage and retain through access to the rear garden, which is essential to the homeowners.
- v. The stepped footprint and roof levels help reduce mass to the boundary of 47 Bosmere gardens and where possible, minimise alterations to the existing street scene.

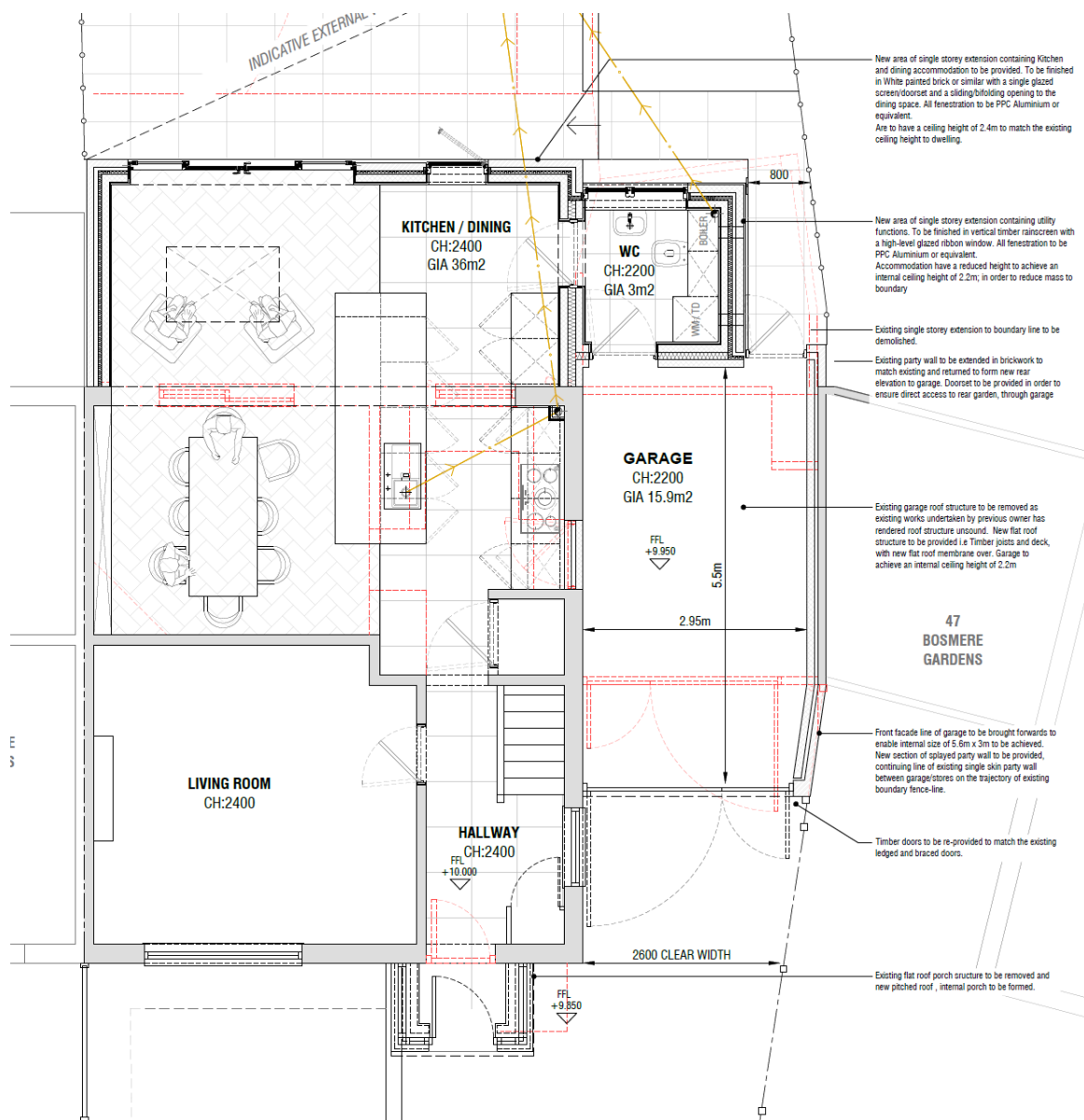


FIG 1 – Extract from application drawing 1005-1210

f. APPERANCE

- i. The proposed garage and front porch will be constructed from materials to match the existing principle elevation.
 - Bricks will be a textured Forterra LBC Rustic Antique to match the existing property
 - Porch roof will be in clay plain tiles to match the existing dwelling, with mortared verges and ridge tiles.
 - Porch fenestration will be in white UPVC or timber with a profile to match the existing UPVC
 - Rainwater goods will be in black plastic UPVC to match existing
 - Garage doors will be timber barn doors, to match existing – Natural finish.
 - Garage roof will be a proprietary single ply system or felt roof to match existing / roof to adjoining store of 47 Bosmere Gardens.
- ii. The proposed rear extension will be constructed of materials to provide a contextual contrast to the existing dwelling.
 - White-Painted facing brickwork will be employed to the extension to the kitchen / dining space, which reflects the local vernacular. It is commonplace to find white painted extensions within Sussex as a whole and some examples can be found on Bosmere Gardens and the surrounding streets.
 - Vertical timber cladding will be employed to the set-back utility area, in order to ensure that this area is read as subservient to the kitchen/dining space. The proposed timber finish is to be decided, but is likely to be a 100x17 / 75x17 sawn edge timber board (i.e. Larch / Cedar) in a vertical overlap application – this choice would add a vertical texture and depth to the façade, which should relate yet contrast with the horizontal texture expressed within the white painted brickwork.
 - Fenestration will be mid-grey PPC Aluminium.
 - Roofs will be flat, with a proprietary single ply system or felt type covering.
 - Rainwater good will generally be black plastic UPVC where concealed. A feature, Galvanised rainwater piper and hopper is proposed to the brick panel of the rear extension.
- iii. The proposed design and materials have been carefully considered, in order to ensure that the porch and side structure is read as part of the existing dwelling and street scene, whilst the contemporary rear extension is of a high-quality complimentary, yet contrasting design and palette of materials.
- iv. The complimentary, contrasting design pallet comprises of natural materials which are also found within the Sussex vernacular. Choices have been made to ensure limited use of plastics, UPVC and other non-natural materials.



FIG 2 – Extract from application drawing 1310 , showing considered proportions and materials.

5. SUMMARY

- a. The planning application seeks for full planning permission to allow the demolition of the existing garage to the side of the property and front entrance porch, with the subsequent re-provision of a new front entrance porch, single storey garage to the side of the property and a single storey extension to the rear of the property.
- b. The design and access statement seeks to display the following key principles.
 - i. The application is lesser in scale and amount than other recently approved additions to numerous properties on Bosmere Gardens, with a substantially lesser impact on the street scene. It is therefore suggested that it is in keeping with the current development of the Bosmere Gardens street-scene.
 - ii. The proposed additions and alterations have been carefully considered, in order to provide no negative impact to the street scene or to neighbouring residents of 43 and 47 Bosmere Gardens.
 - iii. The proposals have a considered and well thought out architectural language and design. The proposals seek to use high quality materials and considered architecture.
 - iv. The proposals have been developed in order to adapt the existing dwelling to provide a modern living space and accessible WC to the entrance storey.