

Design & Access Statement

Proposed Extension

at

6 Exeter Close, Emsworth



Figure 1: Front Elevation

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension to 6 Exeter Close in Emsworth. The works are to include:

- Single storey extension to kitchen/dining area to replace the existing garage.
- A new porch to be incorporated into the single storey extension.

The following documents accompany the application:

- 18058_Design and Access Statement
- *(Drawings)*
 - 18058_01 – Existing
 - 18058_02 – Proposed
- Application Forms

A survey was carried out by Helyer Davies Architects in April 2018 to accurately establish the extent of the site and the ridge and eaves heights of the existing property.

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

2.0 SITE LOCATION

The site is located in Exeter Close, Emsworth, Hampshire.

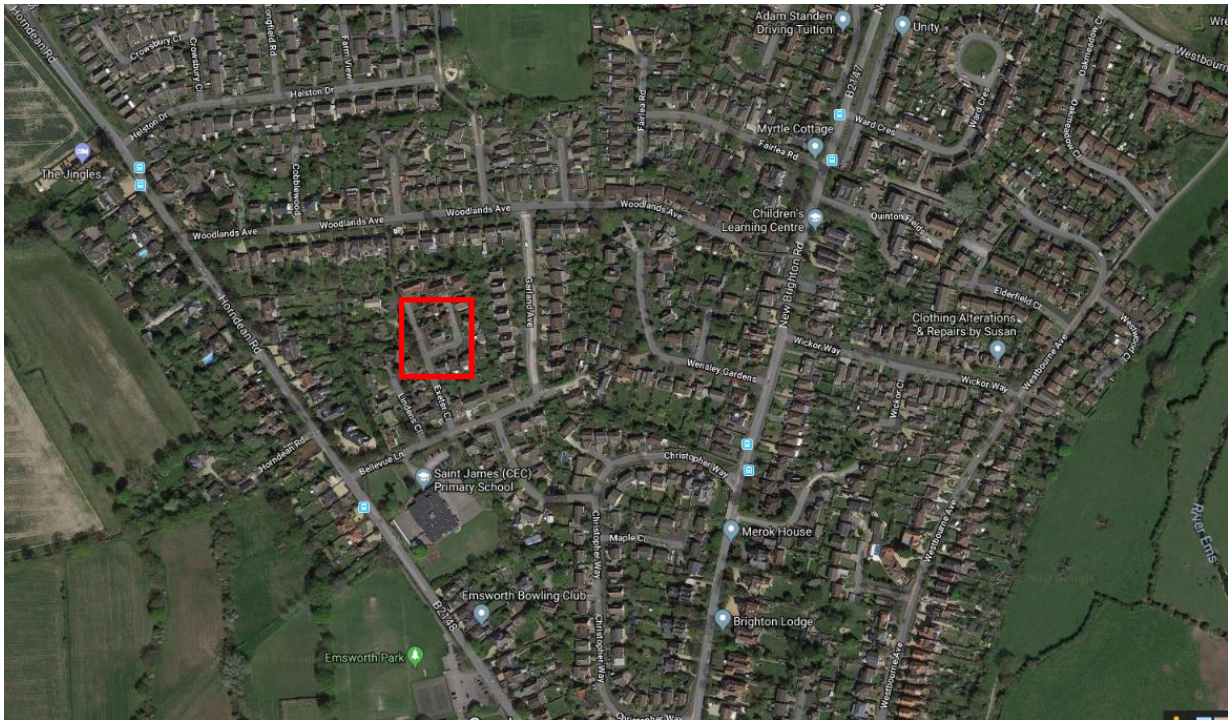


Figure 2: Aerial Map (from Google Maps)

2.1 Surrounding Context

Emsworth is a small town in Hampshire. It is situated between Portsmouth [to the west] and Chichester [to the east]. The main centre of Emsworth has various Listed Buildings, including a mixture of residential and commercial uses. The site is located in north Emsworth, which is largely a more modern residential area. The site lies just north of the A27, providing access to the cities of Portsmouth and Chichester. Bus routes also provide access from Emsworth to the larger local towns and cities, along with the train station which lies south of the site, towards Emsworth town centre.

The materials used locally to the site are predominantly brick walls, with examples of white rendered walls, clay tile roofing and white uPVC windows.

3.0 FLOOD RISK ASSESSMENT

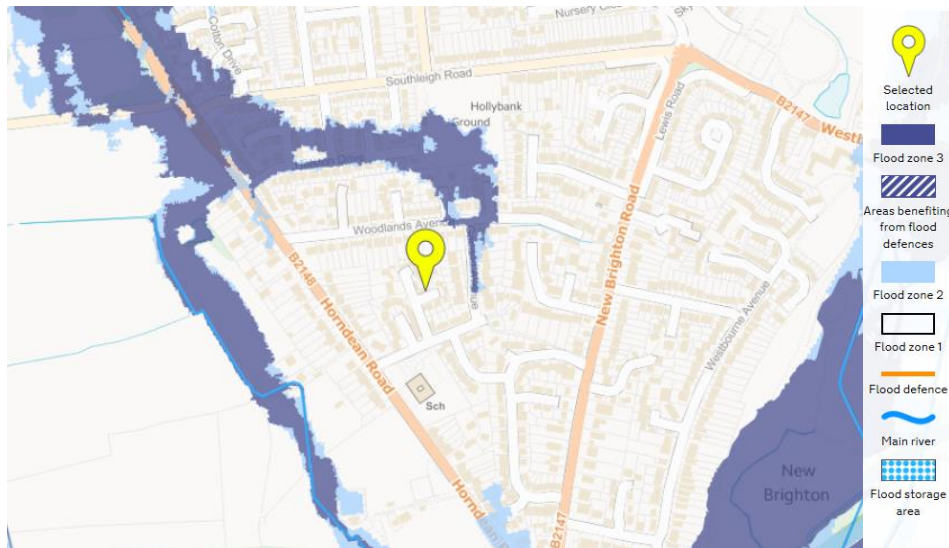


Figure 3: Flood risk map

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 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)

The proposed dwelling is in Flood Zone 1 and therefore does not require a flood risk assessment.

4.0 DESIGN

4.1 The Proposed

Ground Floor

The proposed extension will replace the existing garage and will extend the same amount both towards the south and the east. This allows for the roof to have a 45° join in the corner.

The extension will connect into the existing kitchen to create a large, open plan kitchen/dining/living area which opens out into the garden via corner opening bi-fold doors to create an indoor/outdoor living space.

The single storey extension roof will also extend over the front door to create a new covered porch area.

The scale of the extension has been carefully chosen and designed so that it appears subservient to the existing property.

4.2 Use

The property is a C3 dwelling-house and will remain so.

4.3 Amount

Existing Internal Floor Area:

Ground Floor: 81.0 m²

First Floor: 61.9 m²

Total: 142.9 m²

Proposed Internal Floor Area:

Ground Floor: 85.6 m²

First Floor: 61.9 m²

Total: 147.5m²

Total Increase: 4.6 m²

4.4 Scale

The proposal is of a modest scale and will be in keeping with the existing property. The eave height of the single storey extension will be 2100mm above DPC level.

4.5 Appearance

The appearance of the proposed extension has been designed to be in keeping with the existing neighbouring properties.

Roof:	21° slate tile roof
Walls:	Brickwork to match existing
Windows:	White uPVC to match existing
Doors:	All proposed new doors are to be aluminium

4.6 Sustainable Design

The proposed extension has been designed to achieve U-values that exceed the required compliance for extensions to existing buildings. In addition, the dwelling has been designed for sustainable future use providing disabled access both externally and internally on the ground floor.

4.7 Landscaping

A new patio will wrap around the proposed extension within the garden of the property.

5.0 ACCESS

5.1 Access to the Site

Access to the site is to remain as existing.

5.2 Parking Plan

The existing garage is to be removed and the property will therefore lose a parking space. However, there is sufficient parking at the front of the property.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs



Figure 4: Side Elevation (east facing)



Figure 5: Side Elevation (west facing)

7.0 CONCLUSION

This application is for a single storey extension to 6 Exeter Close in Emsworth.

The proposed extension will provide the property with a more modern living space. The overall footprint increase is minimal compared to the scale of the existing footprint.

The proposal does not create any issue of overlooking with neighbouring properties and will not block any light to neighbouring properties.

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