DESIGN AND ACCESS STATEMENT

24 Sultan Road
Emsworth
Hampshire

First floor extension and conversion from 2bedroom house into 2no 1bedroom flats

Assessment of physical context

Sultan Road is situated on the eastern side of North Street in the Hampshire town of Emsworth. It is a predominately residential area with some light industrial uses near-by. Sultan Road would have been constructed within the Victorian era however has undergone many changes over the years, most recently the change of use from B1 to residential at Tealwood Co Ltd Sultan Road.

The application property itself is on the north side of the road backing onto the railway (West Coastway Line). It is of traditional build spread over two floors with a pitched roof above. The property forms the right hand side of a row of 4 terrace houses of similar appearance.

The front door of the property opens directly onto the footpath however there is side access and an ample garden to the rear. The property only really has 2no direct neighbours, one which is attached and the other is set at 90degrees with its own garden in between giving a light and airy feel to the property.

Social/economic context and planning context

The application property has (it would appear) continued to grow in relative value inline with the general market. The current property is valued at £170000 whilst the average property value for the PO10 area is a somewhat higher £408120. The property does require some modernisation and general maintenance however it is unlikely to reach the average value of the surrounding area in the near future even with this work completed and will therefore not affect the economic context of the area.

The proposal to convert the property into 2no 1 bedroom flats will likely increase the overall value of the property however there would need to be some initial financial investment into the property to make this happen. It is likely the property would be worth more long term both financially and to local residence if left in the private rental market.

Technically the proposal creates a planning gain in the form of an additional dwelling however the existing property is a 2bed and the proposal is for 2no 1bed units therefore not creating any “real” gain both socially or in planning context.

Any construction work will add to the local economy but due to the minor nature is unlikely to result in additional employment.

Involvement of local interests

The small nature of the proposed extension and the fact there is no “real” planning gain it was not deemed necessary to liaise with neighbours, local groups or formally with the local authorities prior to this submission.

Evaluation

When assessing the sites economic context the proposal was deemed the only viable option. As previously mentioned the property requires some form of financial investment and no amount of money spent would bring its value up to that of the surrounding areas average therefore in order to maximise its value both economically and socially 2 smaller dwellings was deemed the best option.

Design principles

The main property has a residential use class and the proposals do not affect this now or lend themselves to any other use in the future.
The principal of the extension is to increase the first floor footprint to match that of the ground floor to create an even spread of habitable space.
The proposed extension is located adjoining two existing walls, over an existing ground floor structure, making the proposal economic in its form and function.
The whole principal was to keep the design simple and sympathetic to the physical context.

Amount of development

The extension is infilling an area to the rear of the property and will generate an additional 5sqm of internal floor space.
It is not proposed to increase the occupancy levels of the property going from a single 2bed property to 2no 1bed properties.

Layout

The ground floor layout remains fairly untouched with the exception of the internal staircase being removed to increase living space. The main bedroom will be located to the front of the building making best use of the existing drainage layout to the rear for the bathroom and kitchen.

The first floor will also have the bedroom to the front. The bathroom will be located in the middle of the structure to reduce the need to insert a further window. The living room is located to the rear with the principal entrance.

Scale

The proposal will continue the eaves line of the main roof but consist of a flat type roof to further reduce the mass and bulk and to make it easier to tie it into adjoining rooflines.

Landscaping

It is not proposed to alter any of the existing landscaping. The existing rear garden area is currently laid to patio and measures approximately 75sqm and will be shared between the two properties in an open plan format.

Appearance

There are various external materials used within Sultan Road however it is proposed to use materials to match existing where possible especially where openings are being either blocked up or altered.
The proposal is situated to the rear of the property thus not affecting the street scene.

Access

As the proposal will not increase habitation numbers it is also unlikely to adversely affect the existing access requirements to the site.
The existing local residents tend to park vehicles on Sultan Road in a first come, first served basis. There are areas with restrictions in the form of double yellow lines etc however these are not present directly outside of the property.
It could be argued that the sort of resident occupying a 1 bedroom flat in a town centre, this close to a train station and all that Emsworth has to offer is less likely to own a car than a traditional 2bed house homeowner.
There is also ample rear garden space with pedestrian access and a planning condition could be added to any approval to provide secure cycle storage within the garden to help alleviate congestion on the street.