



DESIGN & ACCESS STATEMENT

20th May 2019

Development Site:

16A BEECHES, EMSWORTH ROAD, HAVANT PO9 2SS

Proposal:

**PROPOSED GROUND FLOOR REAR EXTENSION & ANCILLARY
ANNEX LINKED TO THE DWELLING HOUSE**



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1.0 INTRODUCTION

1.1 This is a householders application for the residential development of improvement works to increase the function of the existing dwelling property of 16a Beeches, Emsworth Road, Havant PO9 2SS.

1.2 No informal planning advice has been given by Havant LPA.

1.3 This statement should be read in conjunction with the proposal drawings/documents:

1.3.1 - E001 - Existing Block & Local Plan

1.3.2 - E002 - Existing Site & Roof Plans

1.3.3 - E003 - Existing Location Images

1.3.4 - E004 - Existing Elevation

1.3.5 - E005 - Existing Floor Plans

1.3.6 - P001 - Proposed Block & Local Plan

1.3.7 - P002 - Proposed Site, Roof Plan

1.3.8 - P003 - Proposed Elevations

1.3.9 - P004 - Proposed Detailed rear Extension Elevation

1.3.10 - P005 - Proposed Annex Front Elevation

1.3.11 - P006 - Proposed Annex Side Elevation

1.3.12 - P007 - Proposed Annex Rear Elevation

1.3.13 - P008 - Proposed CGI Perspectives

1.3.14 - P009 - Proposed CGI Aerial Perspectives

1.3.15 - P010 - Proposed Ground Floor Plan

1.3.16 - P011 - Proposed Rear Extension Floor Plan & Cross Section

1.3.17 - P012 - Proposed Annex Floor Plan

1.3.18 - P013 - Proposed Annex Cross Sections & Internal View

2.0 THE SITE AND ITS SURROUNDINGS

2.1 The plot measures 1067m² and is located at Land behind 16 Beeches, Emsworth Road, Havant PO9 2SS 55.

2.2 The local of Emsworth Road has a good mix of dwelling houses and sizes.

2.3 The proposed site is within the Settlement Boundary.

2.4 This proposal will retain the use of the site as a single domestic dwelling, and to include a garden which provide space and a private amenity area, off road parking and storage.

2.5 The plot is within easy, safe and short walking & cycling distance of a wide range of facilities and services including shops, schooling and Chapels as well as the public houses. The proposal site is also ideally located for the full range of services found in Havant, and the greater area. It is well connected by public transport.

3.0 LAYOUT AND AMOUNT

3.1 The size, density, massing, form and orientation of the proposed development has been conceived to accommodate specific planning advice received by the LPA case officer and to ensure no neighbouring amenities are affected by the proposal.

3.2 The proposal is rear ground floor extension and ground floor annex linked to the main dwelling house with parking and amenity space.

3.3 The proposal would not affect the street elevation when viewed from the road.

3.4 The design submitted shows a single family home (4 bedroom, kitchen/diner, lounge, wc, dinning room, study, utility room, bathroom, en-suite shower room, dressing room and a linked annex with a bedroom, en-suite shower room, sitting/dining room, kitchenette and

storage, providing flexibility and adaptability for the occupants changing needs as required.
3.5 Parking for min 4 vehicle is available for the dwelling house.

4.0 DESIGN

- 4.1 This design proposal takes into consideration the advice printed from Havant Borough Council through policy documents.
- 4.2 The scheme is designed deliberately simple and architecturally uncluttered, taking reference from structures in the area.
- 4.3 A restricted palette of natural matching materials has been selected to make a positive contribution to the architectural standards locally and to blend with the landscape.
- 4.4 The external walls will be clay brick stock see locally with a masonry brick detailing. The roof will be laid with matching tiles. Windows, doors and joinery will be in black. All materials have been chosen for their sustainability credentials, ability to weather into the surrounding landscape and to reflect the palette of materials found locally.
- 4.5 The proposed scheme will be constructed on site utilising local suppliers and sub trades.
- 4.6 The proposed scheme has been designed to be 'of it's time' rather than a pastiche reproduction, with appropriate contemporary detailing, inspired by the local vernacular - to reflect and elevate good design standards and reinforce local distinctiveness.
- 4.7 The scale, density, mass, height, use, proportions and detailing are considered to echo the surrounding structures and to complement the location.
- 4.8 The proposed building additions have been orientated with specific consideration the surrounding domestic properties, to ensure there are no overlooking issues which may compromise the residential amenity of others.
- 4.9 It is considered that the proposal represents high standard of design which may help enhance and elevate design standards locally and demonstrates a layout, use and appearance which respects the setting, neighbouring properties, the wider landscape and also the distinctive historic character of the area.

5.0 SUSTAINABILITY

5.1 Sustainability is fundamental to the ethos of The Planning Service and underpins all of our decisions and strategies. We take a holistic view of the three elements of sustainability outlined in the NPPF -social, economic and ecological - ensuring that all three aspects are considered equally and in balance.

5.2 Some of the main sustainability considerations represented by this application are outlined below:

Social

5.3 This proposal will deliver a modest, but locally appropriate, contribution to Hampshire Housing social care.

5.4 This proposal can meet a diverse a design to be sensitively integrated within the established community.

5.5 The requirement for all LA's to facilitate and support small scale social care is reinforced through recent Govt, directives.

5.6 If planning is granted it is intended that the linked annex will be made available to single person within the same family of the main dwelling house and that that person wishes and choses to live in Havant, positively contributing to the community and supporting the services and amenities of the local area such as the school, public house and chapel.

Ecological

5.7 The proposed scheme will be fabricated locally utilising traditional build methods, combined with high specification engineering and industry leading technological advances/materials.

5.8 The proposed design will be built with the knowledge of The Timber Research and Development Association (TRADA) in its recent publication, has made an assessment of the environmental and life cycle impacts of buildings, with the following conclusions:

5.8.1 The net growth energy of a sustainably managed forest is zero, and only a small amount of energy is used in the felling process.

5.8.2 In terms of transport of the material is relatively lightweight in comparison with other structural materials and can be close stacked for more efficient use of space.

5.9 Timber (hard and softwoods) is a naturally occurring construction resource, capable of replenishment without abusing finite natural resources. Timber has numerous environmental benefits as it grows, providing a food source and habitat for a wide variety of wildlife and interconnected ecosystems, absorbing and converting carbon dioxide, (the principal "greenhouse" gas) to oxygen. Atmospheric carbon is extracted and then stored within timber providing carbon reduction. The energy required to convert the raw material into a structural building component is minimal and substantially.

5.10 The proposed design will have extremely levels of thermal insulation and heat retention - using Kingspan and Celotex supported by an energy efficient heating system. The exceptional thermal retention of the home will assist in minimising the strain on natural resources, with the property requiring minimal heating.

5.11 The scheme is designed to have minimal thermal bridging and are virtually airtight.

5.12 Natural, recycled, low toxin, reusable/biodegradable and low embodied energy products are proposed - such as slate tiles, bricks, lime mortars and lime renders, natural organic paints (made locally) and hand-made timber joinery (made locally).

5.15 The Planning Service have an Waste Minimisation Policy.

5.16 Local procurement and reduced delivery miles - the majority of products used will be made and procured locally, therefore reducing the number of deliveries required to travel to site and minimising disruption during the construction phase.

5.17 The property has been designed to maximise potential passive solar gain. Many of the rooms are also single depth to capitalise on the available natural light and warmth.

5.18 Custom builds are amongst the most ecological and sustainably minded and it is anticipated that the home owner will opt for further ecologically sustainable systems such as under floor heating, eco boilers, water efficiency products, and electric car points wherever appropriate or required.

Economic

5.19 This proposal will support an established local company and significant local employer, together with their associated trades and other rural enterprises within Hampshire.

5.20 The proposal will create and support local highly skilled and well-paid employment opportunities and will generate considerable economic revenue within the county.

5.21 It is envisaged that the required ancillary services/trades such as consultants, electricians, construction workers, retailers, plumbers, landscapers, kitchen makers, engineers, innovators and designers etc will also be locally based and will benefit significantly from the proposal.

5.22 The Planning Service hopes that projects such as this will provide appropriate opportunities - to encourage families to continue to work in Hampshire or enable them to stay in Hampshire.

5.23 The proposed development will add to the social care stock, which is still sensitive to the community wishes and surrounding landscape and infrastructure.

6.0 LANDSCAPING

- 6.1 The boundaries to the sides and rear remain unaffected by our application but where needed timber close board fencing will be used.
- 6.2 A drive (topped with permeable cobble brick) is to be maintained to the front and around the property.
- 6.3 The gardens will be maintained as existing.

6.0 ACCESS

- 7.1 The existing access from Emsworth Road will be maintained as existing.
- 7.2 All vehicles will be able to enter and exit the site.
- 7.3 Ample parking for min 4 cars to the property will be maintained as existing.

8.0 PLANNING HISTORY/PLANNING POLICY

- 8.1 The NPPF is understood to be the prevailing decision making document in light of the Housing Policies being considered 'obsolete and out of date'. The proposal would be compliant with the Core Strategy in specifics and in essence.

9.0 FINANCIAL CONTRIBUTIONS

9.1 The applicant recognizes, the proposed development is within the Impact on the Solent Protection Area (SPA) The Conservation of Habitats and Species Regulations 2010 [as amended] and the Wildlife and Countryside Act 1981 place duties on the Council to ensure that the proposed development would not have a significant effect on the interest features for the area is designated, or otherwise affect protected species. The Havant policy (CS21) sets out how the Council will ensure that the European designated nature conservation sites will continue to be protected.

It has been identified that any development in the area which is residential in nature will result in a significant effect on the Special Protection Areas (SPAs) along the Solent coast, due to increased recreational pressure. The application has agreed to offer and settle this payment once due.

10.0 CONCLUSION

10.1 Havant Borough is a Sustainable Settlement identified as suitable for proportional growth. A wide range of facilities and amenities can be found within easy and safe walking distance.

10.2 This site is located within a domestic built environment.

10.3 The proposal is locally responsive, low density and small scale. It represents deliverable Sustainable Development taking into account all aspects of Sustainable Development criteria.

10.4 The proposed scheme and improvements will enhance the landscape and surroundings and protects local character through high standards of design and quality of materials.

10.5 This proposal has been produced after detailed, proactive and collaborative consultation with Havant Borough Council policies.

10.6 The proposal is fully compliant with the essence and specifics of the NPPF (the prevailing decision making document) and additional Govt Planning Guidance, but also with the emerging Core Strategy.

10.7 In conclusion it is hoped that this proposal represents sustainable, sensitive and locally distinctive development of a rear extension and linked ground floor annex for home care. Consequently, and as directed by the NPPF, it is hoped it can be approved without delay.