

DESIGN AND ACCESS STATEMENT

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**Proposed alterations to include new porch and veranda, and
new dropped kerb to Waters Edge Gardens**

at

23 Bath Road, Emsworth, PO10 7EP



Figure 1: Front Elevation

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to carry out works to the existing 5-bedroom detached dwelling located in Emsworth on the Bath Road.

This document outlines the proposed works to include:

- Front extension to incorporate new covered porch.
- Proposed new veranda to rear to provide solar shading from the west.
- Internal alterations to ground floor layout.

The following documents accompany the application:

18087_Design and Access Statement
18102_Heritage Statement
18102_Flood Risk Assessment
(Drawings)
18087-01_Existing
18087-02_Proposed

1.1 Site survey

A full building survey has been carried out by Helyer Davies Architects in October 2018. The OS extracts are to show the site location and block plan only.

1.2 Planning history

Ref: 06/62455/000

Description: Two storey front extension and single storey rear extension to flat roof bin store.

Decision: Approved

Date: Thu 27 Apr 2006

Ref: 06/62455/001

Description: Notification of intention to fell 2x Hazel trees, 2x Fir trees, 2x Plum trees and a Bay tree, crown to Highway standards a Horse Chestnut all within Emsworth Conservation Area.

Decision: No Objection

Date: Wed 24 May 2006

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2.0 SITE LOCATION

2.1 Surrounding Context

The site is located on Bath Road which overlooks the Slipper Mill Pond in Emsworth.

The site is located within Emsworth Conservation Area. The property is not listed, however it is noted for its special interest adding a positive contribution to the conversation area. Further information can be found in the accompanying heritage statement.



Figure 2: Ariel Maps (from Google Maps)



Figure 3: View looking down Waters Edge Gardens towards Bath Road.

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3.0 DESIGN

3.1 The Proposed

The proposals seek to extend the existing 5-bedroom detached dwelling on Bath Road which is set back on Waters Edge Gardens.

The alterations include relocating the front door to its original position in the center of the front elevation (see accompanying heritage statement for further details) and enlarge the existing single storey element to form a new living room. The addition of a new sliding sash window in the new single storey front element enhances the appearance of the dwelling in the street scene.

The kitchen is to be relocated to the rear of the property and open out onto a new patio with veranda above designed to provide solar shading from the west.

A new back door in the north elevation provides side access into the new utility room.

The existing and proposed layouts are shown on drawings 18087-01 & 02.

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount

Existing Floor Area

Ground Floor: 96.00m²

First Floor: 91.84m²

Total: 187.84m²

Proposed Floor Area

Ground Floor: 100.93m²

First Floor: 91.84m²

Total: 192.77m²

Total Net Increase: 4.93m²

3.4 Scale

The proposals ensure the front element remains sympathetic in the existing street scene. The proposed new roof pitch to front element and veranda is set at 17.5degrees.

3.5 Appearance

The proposed extensions and internal alterations have been designed to respect and compliment the existing building and character of the street through the use of materials.

Roof

The proposed new roof is to be clad in slate roof tiles, matching the existing dwelling.

Walls

All walls are to be white painted render, matching the existing dwelling.

Windows/Doors

All new doors and windows to the main dwelling are to match the existing except for the new sliding doors to the rear which are proposed power-coated aluminium framed.

3.6 Landscaping

To the rear, a new patio will be set at the same level as the existing ground floor level with steps down into the garden. A veranda provides solar shading from the west.

The proposed patio is to be surrounded by a low-level dwarf wall which acts as a flood barrier in the event of extreme flooding. Further details can be found in the accompanying flood risk assessment.

4.0 ACCESS

4.1 Access to Site

The layout of the existing driveway results in vehicles having to reverse off onto the highway (Waters Edge Gardens) as there is not space to turn a vehicle on the site. An additional dropped kerb will improve safety both for 23 Bath Road and users of the road as vehicles will be able to enter and exit the site in forward gear.

4.2 Parking Plan

The proposed driveway is to be enlarged providing a larger area for parked cars.

5.0 CONCLUSION

The proposals seek to sympathetically extend and alter the existing 5-bedroom-detached dwelling ensuring the proposals do not look out of place within the street.

The proposals are of a reasonable scale and sit comfortably within the site and the surrounding context of other dwellings in Bath Road and Waters Edge Gardens.

The proposals ensure there will be no additional pressure on the road whilst improving safety for road users on Waters Edge Gardens ensuring vehicles can enter and exit the site in forward gear.