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Alterations and Extension

to

69 New Brighton Road

Emsworth · Hampshire
PO10 7QR

Design and Access Statement

Dwg No: 601-601

6th February 2019

Introduction

This Design and Access Statement is provided in support of the planning application for the proposed alterations and extension to No. 69 New Brighton Road, Emsworth.

This document explains the design and access principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape, while respecting the heritage of this Victorian property.

This Design and Access Statement should be read in conjunction with the various drawings listed on the attached Drawings and Document Issue Sheet, attached and enclosed.

Context

69 New Brighton is a semi-detached period Victorian property of traditional construction. Predominantly over two storeys. The formal front portion of the property enjoys tall ceiling heights, complete with traditional cornicing and ceiling roses, while the narrower rear wing is more subservient in stature, with lower roof and eaves heights. The kitchen and scullery arrangement are towards the rear of the property with a brick built detached outbuilding beyond.

The current house appears to have been in long term ownership, remaining unaltered in its original form, with many original features still evident, providing a wonderful opportunity to sympathetically update and improve the property to contemporary living standards.

The property is of traditional construction, with face brickwork, decorative stone detailing, and painted external joinery. The traditional sash windows are fitted with single glazed units in timber surrounds and decorative stone mullions and set under a series of simple slate pitched roofs. The floors are a mixture of suspended timber and solid concrete set at various levels throughout the building.

The property, set within a mature enclosed west facing garden, lies in a popular residential area, just to the north of Emsworth. There is a gated entrance and driveway directly off New Brighton Road leading to a detached garage and rear gardens beyond.

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The site lies outside the Chichester Harbour AONB and Conservation Area to the south, and the South Down National Park to the north.

Proposal

As previously mentioned, the current house, although well maintained, remains almost unaltered in its original form, providing a wonderful opportunity to update and improve the property to contemporary living standards.

Our scheme will seek to sympathetically restore and remodel the property, both internally and externally to provide not only the additional accommodation required, while retaining its current scale and proportions, along with introducing a defined yet cohesive appearance, with deference to the property's evolving heritage.

Firstly, we are proposing to remodel and extend the existing kitchen and lower dining room spaces, along with the pantry area, to create a combined light and airy open-plan kitchen/dining and family room, with glazed bi-fold doors to the side/rear, affording views and seamless access out into the secluded rear garden.

We are also suggesting a separate utility room and boot room, along with a new secondary external door below the shelter of a traditional oak framed porch. The existing cloakroom will be retained, albeit extended in depth.

We not proposing any changes to the existing front dining room and sitting room, while the formal front door and entrance hall will also remain unaltered.

At first floor we have extended the depth of both bedrooms southwards over the floor below, along with an extended existing family bathroom.

The existing dressing room/bedroom-5 has been altered to provide an en-suite facility serving the now Master bedroom, while we have also introduced an en-suite shower room within the confines of existing bedroom-2.

Externally, we propose a new replacement garage, as indicated on the attached drawings. This garage will replace the existing sub-standard garage, being constructed in matching brickwork under a simple slate pitched roof.

As part of the scheme, we have suggested a sensitive palette of external materials and finishes which would complement the evolving architectural language of this property.

Use

Current property is a single private dwelling, for domestic use, and no change is intended.

Amount

Existing (Gross External Floor Areas)

Ground Floor Area = 123.5m²

First Floor Area = 111.5m²

Total = 235.0m²

Proposed (Gross External Floor Areas)

Ground Floor Area = 150.0m²

First Floor Area = 127.5m²

Total = 277.5m²

This represents an overall increase of 18%.

Layout

The house lies within an established residential area to the north of Emsworth, set within secluded mature gardens and surrounded by properties of a similar age and stature.

The front garden is enclosed by mature planting and trees, with an existing garage at the head of the driveway. The secluded rear garden is accessed through an iron gate and bound by traditional garden walling on all sides.

The approach to the property will remain as existing; via a gated entrance and private drive off New Brighton Road direct to the existing front door. The replacement garage will generally be in the same position as the existing, albeit move back into the site and away from the front of the house. The vehicular access will remain unaltered.

Scale

We have adopted a traditional design approach for this scheme, with consideration for the site and context, namely the siting of the extension and the use of a sensitive palette of materials conducive with its surroundings.

Although the proposed works comprise an increase in gross external floor area of 42.5m² which represents an increase of 18% over the existing house, the way in which the extension has been designed reduces the effect of this size increase, partly by its shape and form and partly with the use of the roof space for the extended first floor accommodation.

The low eaves line along the southern elevation, combined with the three traditional dormer windows, reduces the scale of the building to a friendly human level, as does the projecting covered entrance over the welcoming side door. This low form is balanced in composition by the symmetrical verticality of the existing projecting bay and gable feature along the remaining façade of this elevation.

Appearance

Visually the proposed scheme will have no impact on any neighboring properties as it remains set back behind the existing house and shielded by mature planting and trees.

The extension will be constructed where possible in materials to match the existing building in the choice of bricks, mortar, joinery and matching natural roof slates.

The window joinery shall be in white painted pre-treated timber units with scale and profiles to match the existing, respecting the natural evolution of the existing house.

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To protect the existing street scene, we have suggested that the main portion of the existing house remains general unaltered, while the extension is set back and behind the main body of the building.

To maximise the amount of natural light into the ground floor extension, we have suggested a mixture of traditional sash windows to the kitchen area, along with feature wrap-round glazed bi-fold doors to the south-west corner of the family room, which are complemented by two conservation roof windows set into the open pitched ceiling along the western elevation.

At first floor level, we have suggested three traditional flat-roof dormer windows affording light and ventilation to the extended rooms. The windows will be traditional painted sliding sash windows, again matching the language of the existing property.

Landscaping

The site is bounded by hedges and trees to the front and a walled garden to the rear as annotated on the block plan, neither of which would be affected by the works. The gardens are mainly laid to lawn utilising the naturally level site.

Externally we have suggested a new natural stone terrace area immediately around the new family kitchen/dining area and affords access out onto the rear gardens.

We are not seeking any changes to the existing landscaping.

Access

These proposals will not alter the existing access arrangements into the property, which remain unaltered, via the driveway directly off New Brighton Road. However, a level disabled access into the building will be enhanced via the new secondary side entrance door. The existing front door along the south elevation will remain unaltered.

Conclusion

We believe these alterations are sympathetic and sensitively conceived, and will greatly improve the layout of the current property as well as improving its usage and facilities for current family living.

In considering the above, we trust that this application will be supported.

Trevor Pullen
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6th February 2019