

Design & Access Statement



Proposed extensions and renovation

to

25 Park Crescent, Emsworth, Hampshire, PO10 7NT



Figure 1: Front Elevation

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the rear and side extensions to the existing property 25 Park Crescent, located in Emsworth. The existing dwelling is a 3 bedroom bungalow with a single storey flat roof outbuilding and car port located to the west.

This planning application is for the extensions and renovations to include:

- Rear extension to provide a larger kitchen/diner opening out into the rear garden.
- Side extension to provide a new utility and living room/snug connecting the existing property to the existing outbuilding.
- Internal renovations throughout the entire property.
- Proposed external material changes to the elevations modernising the existing tired and dated appearance.
- Replacing all existing windows with new aluminum framed windows

The following documents accompany the application:

18039_Design and Access Statement

(Drawings)

18039_01 – Existing

18039_02 – Proposed

18039_03 – Sections A-A, B-B & C-C

A survey was carried out by Helyer Davies Architects in March 2018 to accurately establish the extent of the site, proximity to neighbouring properties 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 on Park Crescent in Emsworth.

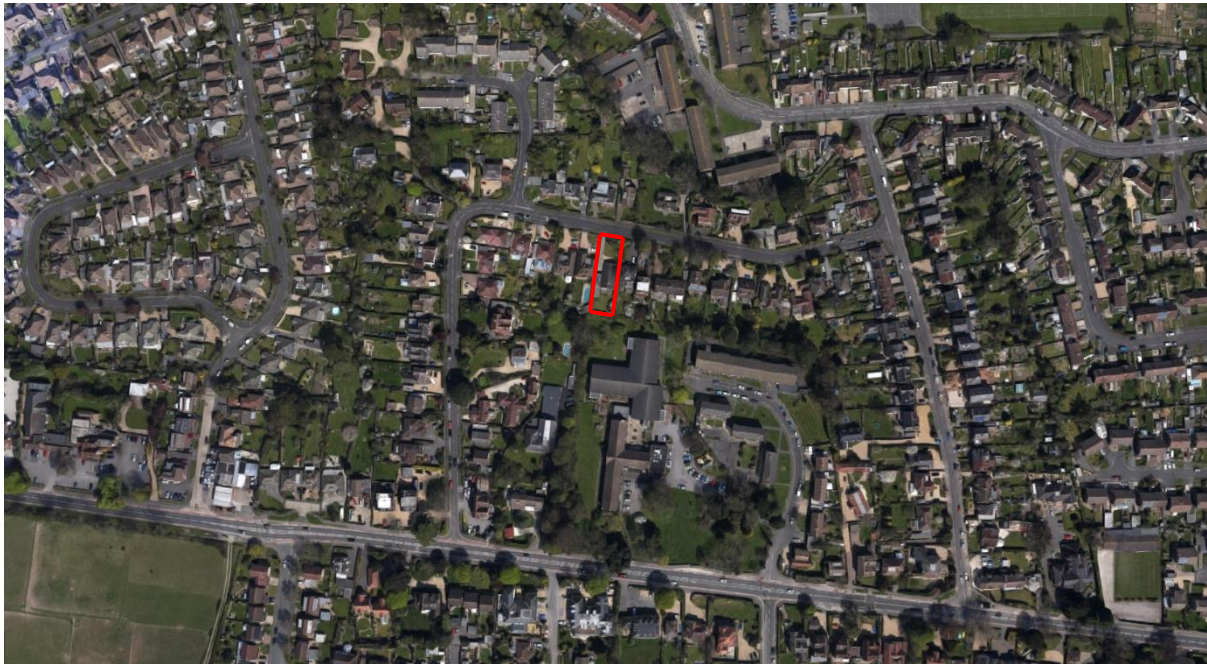


Figure 2: Ariel Map (from Google Maps)

2.1 Surrounding Context

The site is located in Emsworth, north of the A259 on Park Crescent; a street with single and two storey residential dwellings of different styles and using a range of different materials including brick, hung tile, timber cladding and render.

The existing property is located between a large two storey detached dwelling (to the east) and 1.5 storey bungalow (to the west).

3.0 FLOOD RISK ASSESSMENT

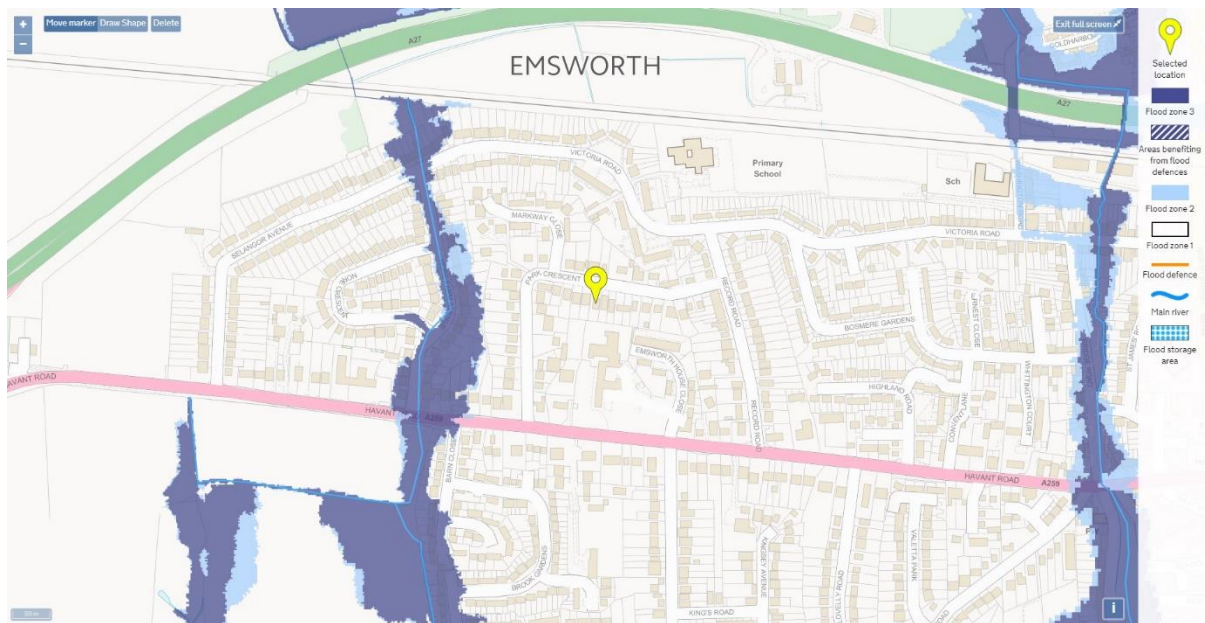


Figure 3: Environmental Agency Flood Risk Assessment – Map
(<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 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 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

25 Park Crescent is located in zone 1 with a low chance of flooding. The existing ground floor level is to be retained throughout the proposals.

4.0 DESIGN

4.1 Use

The property is a residential dwelling.

4.2 Amount

(Existing Gross Floor Area)

Ground Floor: 107.00m²

Outbuilding: 19.19m²

Total: 126.19m²

(Proposed Gross Floor Area)

Ground Floor: 165.48m²

Total: 165.48m²

The proposed development results in a net increase of 39.29m² of floor space.

4.3 Layout

The proposed works are shown on the accompanying drawing 18039-02.

The rear extension is to provide a large open plan kitchen/dining/living space with part of the existing roof reconstructed to propose a new vaulted ceiling.

The proposed side extension provides a new front entrance to the dwelling with recessed porch incorporated into the design. Leading off the new entrance hall is a new utility room with living/garden room to the rear of the property. The existing outbuilding is to be converted into a new garden room with double doors opening out into the rear garden.

The existing family bathroom is to become an en-suite to the master bedroom and existing study to become the new family bathroom.

4.4 Scale

The proposed rear extension is to retain the existing eaves, ridge, and pitch of 22.5°.

The side extension is to retain the existing eaves and pitch of 22.5°, but ridge set lower and subservient to the existing property. The proposed pitch slope away from the neighbouring dwelling 23a (to the west) and will not impose or overbear it as the low pitch slopes away from the boundary. In addition to this, the proposed extension is to be set 1m away from the boundary with no23a to ensure there is a distinct clear and obvious gap maintained between each property from the street. Southerly aspect gardens of both no 25 and 23a, means the proposed side extension will not overshadow the neighbouring property.

4.5 Appearance

The appearance of the proposed new extensions and external changes to existing property have been designed to update the existing appearance and modernise the property which is tired and dated.

Roof:	The existing roof tiles will be replaced with new slate roof tiles and extensions proposed to use the same material roof finish.
Walls:	The existing and proposed walls are to be rendered with areas of new stone in the front and side (west) elevations.
Windows:	Powered coated aluminum framed windows
Doors:	Powered coated aluminum framed doors.
Boundary:	Existing boundary treatments to remain as existing.

4.6 Sustainable Design

The proposed dwelling has been designed to achieve U-values that exceed the required compliance for new dwellings. In addition, the dwelling has been designed for sustainable future use providing disabled access internally throughout the ground floor.

4.7 Landscaping

There is minimal planting on the existing site and no trees or shrubbery will need removing.

5.0 ACCESS

5.1 Access to the Site

The site is accessed via Park Crescent a public highway which runs east-west north of the site.

5.2 Parking Plan

Parking is located in the front driveway.

The proposed extensions are to replace the existing car port but not encroach on the front driveway which continues to provide 3 off-road parking spaces.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs



Figure 4: Front Elevation



Figure 5: Existing outbuilding (converted garage)



Figure 6: Rear Elevation

7.0 CONCLUSION

The proposed works to 25 Park Crescent have been designed to improve and enhance the existing dated and tired property which would benefit from modernisation.

The proposed extension has been designed to ensure it does not impose or overbear the neighbouring properties to the east and west, by ensuring the side extension is subservient to the existing property and roof pitch slopes away from the boundary – in particular along the boundary with 23a.

We have consulted with the neighbours prior to submitting this application who highlighted no points of concern and are supportive.

The proposed extensions and renovation to the property will positively enhance the street which is made up of a range of both traditional and modern looking dwellings.

The proposed extensions have been designed for the future ensuring that it can be insulated to levels in excess of the required compliance for new dwellings and is wheelchair accessible on the ground floor throughout.