

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with external alterations, including demolition of detached garage and alterations to boundary wall

At

59 Havant Road
Emsworth
PO10 7JQ

For

Mr & Mrs M Paterson

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

25th June 2018

1 LOCATION

The site is located to the northern side of Havant Road and has a vehicular access serving both this house, number 61 Havant Road and a detached garage to 63 Havant Road.

The site has off road car parking for a number of vehicles.

The property is a substantial detached six bedroom house and has the benefit of a detached double garage with a brick boundary wall facing the driveway to number 61 Havant Road. The house is circa 1890-1900 constructed in facing brickwork with cavity walls, concrete interlocking tiles to the roof, white pvc-u window and door units. It has maintained many of its Victorian features both internally and externally.

2 SITE USE

The dwelling is used as a family home and over recent years has been upgraded/extended at second floor level.

3 PLANNING HISTORY

We have conducted a search on your planning website and found the following history:

- Proposed second floor extension with front dormers, rear dormers and rooflights to west elevation, ref: APP/16/00111 granted permission on 24.03.2016.

NB We were the architects for this proposal which has now been constructed.

4 FLOOD RISK

We have conducted a search on the Environmental Agency website and the property is in Flood Zone 1 which has a very low probability of flooding (less than 1 in 1000 - 0.1%).

5 PROPOSALS & DESIGN

The existing double garage to the north of the site will be demolished. The existing building projection to the east of the dwelling (existing wc) will be removed to allow the extended driveway to link to the proposed single garage which forms part of the single storey rear extension.

The proposals are to create a large garden room to link into the existing kitchen and adjacent dining room. Presently the house design does not have the benefit of a garden room to take advantage of their well kept large garden. This design seeks to address this issue for the benefit of our clients growing family. Other internal accommodation includes a small utility room with connecting door to garage/workshop, a small shower room and a garden storage area.

Externally the extension design is to create a low level addition with a combination of pitched/flat roofs to complement the Victorian architecture of the house.

The materials to match the existing house in all respects, that is facing brickwork elevations, white pvc-u windows and doors with soldier course details.

The boundary wall facing the driveway will have to be adjusted in height to allow the construction of the garden store which will be an integral part of the extension. We intend to use matching facing bricks to maintain the integrity of this wall.

To the north of the site the existing pedestrian access will be enlarged after the demolition of the double garage.

6 ACCESS & CAR PARKING

Access onto Havant Road remains unaffected by these proposals. The driveway to the south of the house, permeable block paving, will be extended to the east of the house to serve the proposed integral single garage/workshop.

7 CONCLUSION

The proposals in our professional opinion will not affect the amenities of the adjacent neighbours. The design will complement the architectural appearance of this property.

We respectfully request Havant Borough Council to support these proposals.