
FAIRLEA

DESIGN + ACCESS STATEMENT

JANUARY 2018

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This report has been compiled to accompany the planning application for the erection of a new extension to an existing bungalow for the applicant. It should be read in conjunction with the accompanying drawings and reports as listed in the appendix.

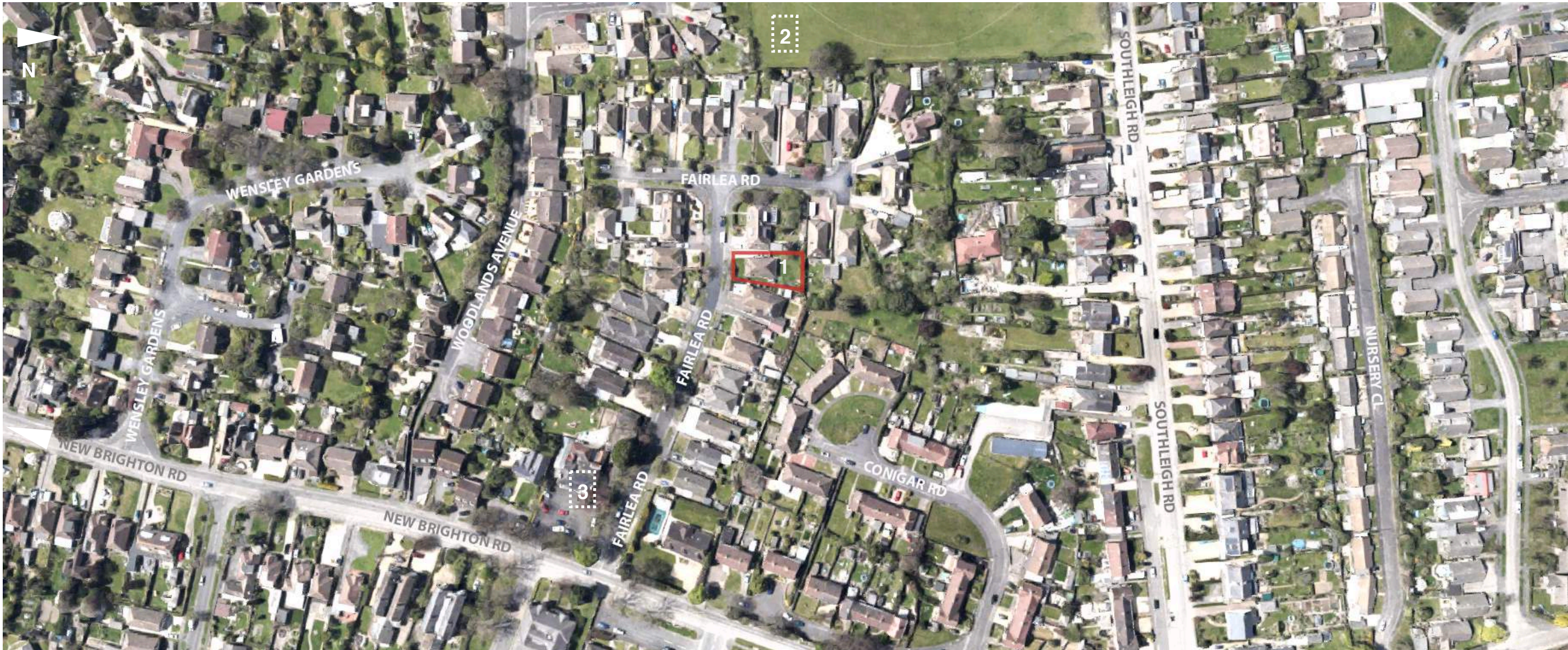
The Site Address is: 12 Fairlea Road, Emsworth, Hampshire, PO10 7SX
PLEASE NOTE: <i>This DA statement is to be read in conjunction with all other planning documents.</i> <i>In particular the accompanying Planning Statement that details more about the existing site and analyses the proposal in relation to planning policy.</i>

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EXISTING SITE INFORMATION

- SITE LOCATION
- EXISTING SITE ANALYSIS
- EXISTING BUILDING / SITE PHOTOGRAPHS
- FAIRLEA ROAD CONTEXT & PHOTOGRAPHS
- LOCAL CONTEXT & PHOTOGRAPHS

EMSWORTH TOWN CENTRE

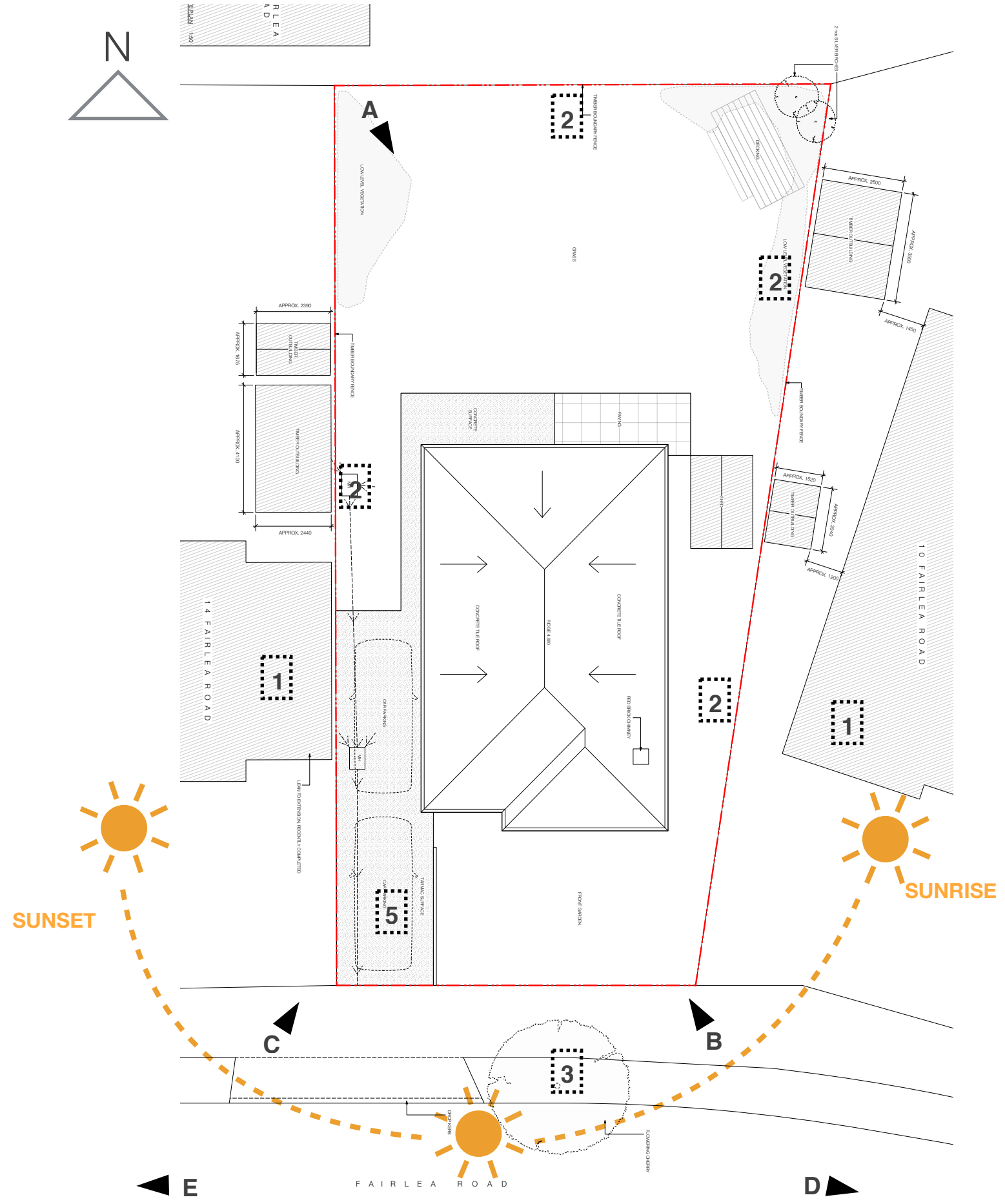


- Key
- 1 - The Site
 - 2 - Public Field/Breakout Space
 - 3 - Children's Learning Centre



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SITE ANALYSIS

The diagram opposite identifies the existing site at 12 Fairlea Road. For more detailed scaled plans, please refer to the appendix for a full set of planning drawings and planning statement.

The site is located on Fairlea Road which is a cul de sac on the outskirts of Emsworth town. The existing property is a single storey bungalow with two bedrooms. The properties either side have both been extended previously with many of the surrounding properties having also been extended.

The existing site is characterised by the following:

- 1 - Adjoining properties both impact the site, specifically property 14 which has extended to the boundary.
- 2 - A boundary fence clearly identifies the extent of the site with little planting.
- 3 - Tree on Fairlea road.
- 4 - Access around the entire property with no access control which currently presents a security concern.
- 5 - Off road parking for 2 cars.
- 6 - The site is relatively flat.

SUNLIGHT ANALYSIS

Direct sunlight is limited to the front part of the site. The rear of the site, behind the existing house captures the sun throughout the day. Sunlight to the rear boundary of the site is limited due to the vegetation and tree line. This is summarised in the diagram opposite.

See pages 8 and 9 for photos of the existing building, site and context.



View A



View B



View C



View F



View G

Additional information regarding the existing context can be found in the accompanying Planning Statement.

PRECEDENT - LOCAL CONTEXT

Emsworth is a small town in Hampshire on the South coast.

A wide range of materials are evident in the wider locality and context. These include:

- A mixture of older and contemporary buildings
- Rural forms
- Dark/Black Timber cladding
- Metal roofs
- uPVC, aluminium, timber and composite windows
- Brick masonry
- Tiled roofs - clay and slate



- CLIENT REQUIREMENT / CONCEPT
- INVOLVING THE COMMUNITY
- SITE LAYOUT / ACCESS / PARKING / DRAINAGE / SUSTAINABILITY
- APPEARANCE / PROPOSED MATERIALS
- DESIGN ASPIRATIONS / PRECEDENT IMAGES
- LANDSCAPE
- CONCLUSION

CLIENT REQUIREMENT

The client wishes to extend the property in order to gain more generous living spaces which relate to the rear garden, and adapt the existing living spaces to become an additional bedroom and ensuite bathroom.

In summary the client wishes to:

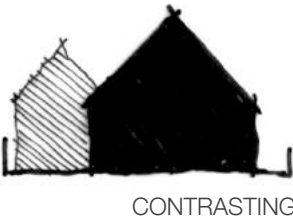
- Build an extension with new living space and feature hearth
- Remodel the existing property internally
- Landscape the rear garden to provide a welcoming social space and a wildlife habitat
- Landscape the front garden with a permeable surface providing parking for 2 vehicles.

CONCEPT

The concept looked to respond to the clients requirements in a simple and sensitive manner that is subservient to the existing property.

Concept design principles;

- Reduced mass and form / lower ridge height / located to rear of bungalow
- Subservient
- Contrasting
- Enclosing
- Space making



PRE-APP CONSULTATION

A pre-planning application enquiry was submitted, case no. GEN/17/00812.

The following items were identified as issues by the planning officer;

- 1. The principle of residential development was acknowledged
- 2. The impact on the character and appearance of the area
- 3. The suitability of the proposed dwellings in terms of residential amenity
- 4. Parking
- 5. Trees
- 6. Decking

NEIGHBOURHOOD CONSULTATION

Residents of adjacent properties of numbers, 14,10,18,5,3 and 1 Fairlea Road, were invited to an ‘open house’ on Sunday 28.01.2018., prior to the submission of a formal planning application, and residents from numbers, 3,6, and 18 attended.

The design strategy, design process and proposals were discussed in detail, and it was clear that once individual questions had been answered, the residents in attendance appeared content that the proposals had minimal impact upon surrounding properties and were also content that the design was an appropriate response in terms of placement, massing, form and materials.

Each of the neighbours expressed thanks for initiating a pre-submission consultation, which apparently had not been the case in previous planning applications made for the property, or indeed neighbouring properties.

DESIGN DEVELOPMENT IN ACCORDANCE WITH PRE-APP ADVICE

The advice and views of the neighbours and the Planning Case Officer have been carefully considered and where appropriate incorporated in all aspects of the design development.

Since submitting the pre-app the applicant has decided not to extend into the roof area which makes some of the comments made by the planning officer not applicable to this application.

The addition of new fences will significantly reduce the impact of the new extension.

The subservient position of the extension reduces the impact it has on the Fairlea Road.

As part of the landscape scheme the off road parking area will be constructed using a permeable material to encourage good drainage.

Although the pre app suggests that the extension should relate to the existing in its materials. It was felt that by doing this it would increase the building mass on the site. The approach adopted looks to use a contrasting material which will help to reduce the visual mass and appear as a stand alone outbuilding at the rear of the property. The form and materials proposed have been drawn from local vernacular precedent.

PROPOSED SITE LAYOUT / ACCESS / PARKING / DRAINAGE

LOCATION OF EXTENSION

The proposed location of the extension has been chosen in order to;

- Minimise the impact on the street view.
- Minimise the impact on neighbouring properties regarding lose of amenity, aspect and overshadowing.
- Give a landscape garden area that relates to the new and existing building whilst giving a variety of habitats to grow a wide range of plants.
- Be subservient addition to the property. This is reinforced by material choice (see page 98548768643 for further information regarding materials)

ACCESS

The existing side entrance to the bungalow will be maintained as the primary point of access. New gates and fences to the side of the property will allow access to the garden area.

PARKING

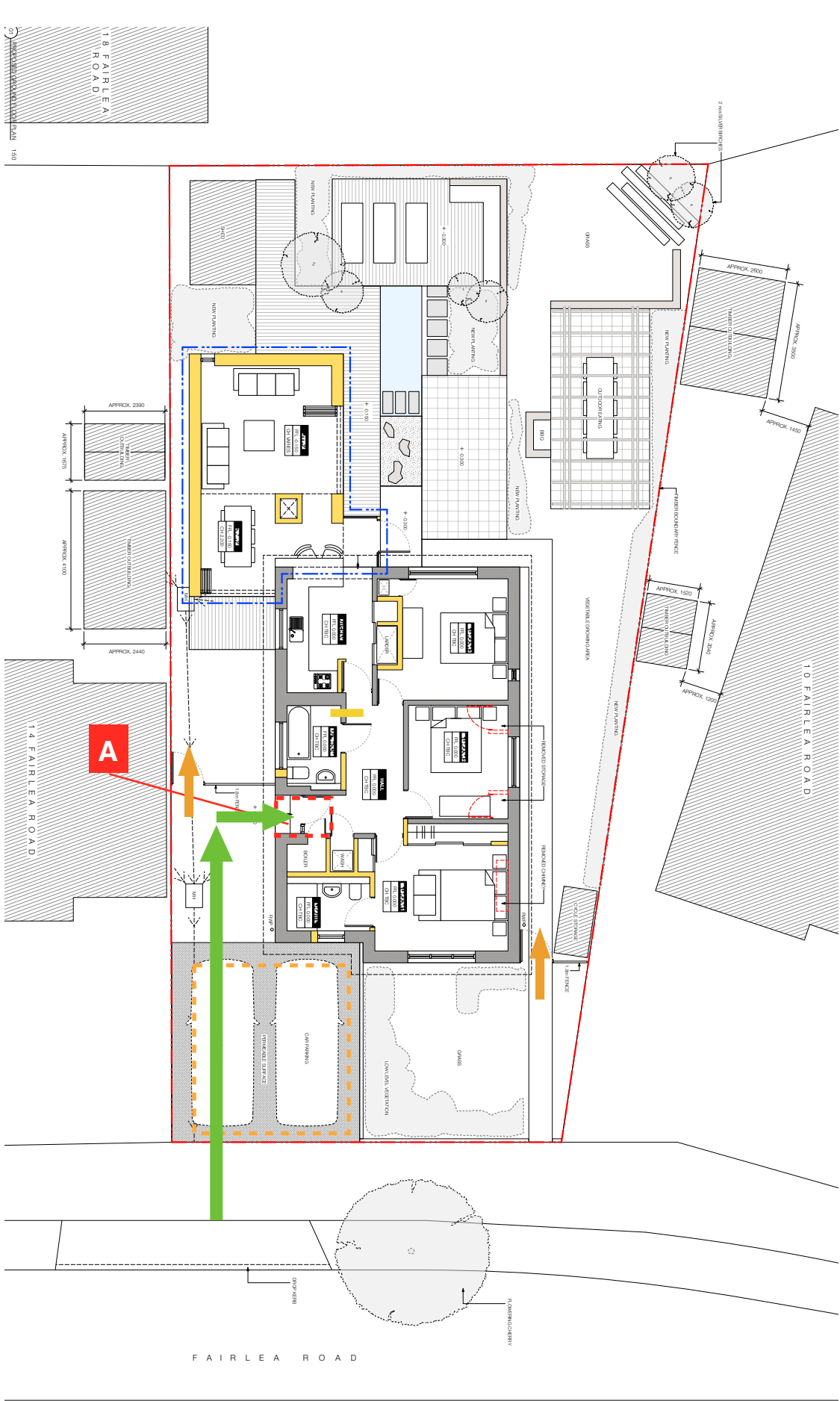
The off road parking provision will be 2 spaces as existing. No work to the highway will be required.

DRAINAGE

The new extension will be drained to an appropriately sized soak away incorporated within the landscape scheme using a standard crate system. All new hard landscaping will be laid to falls in order to reduce the risk of flooding.

KEY

-  Designated parking provision
-  Pedestrian access route
-  Private access controlled by lockable gate
-  Main entrance
-  Existing walls
-  Proposed walls



APPEARANCE / PROPOSED MATERIALS / SUSTAINABILITY

APPEARANCE

The proposed extension to Nos.12 Fairlea Road will sympathetically reflect the scale and proportions of the existing property while providing a precisely detailed contemporary addition. The new extension purposefully does not reflect the hipped roof of the existing property and embraces traditional gables to give a counter point which will help to visually maintain the scale of the existing property, whilst providing a dynamic vaulted internal space.

This will be enhanced further by a considered landscape proposal providing diverse wildlife habitats.

The internal alterations to the existing property will have no impact on the appearance of the property.

The new extension will be constructed of white painted brick, and bituminous corrugated cladding. The pitched roof will also be finished with the same recycled bituminous corrugated cladding giving a sense of wrapping. The flat roof that links the new extension with the existing property will be finished with a high performance roofing system. Deep reveals will provide shade to the more exposed elevations and give depth to the elevation.

External building envelope materials are;

- Facing brick (white painted brick)
- Corrugated recycled bituminous corrugated cladding
- Polyester powder coated aluminium framed windows and doors
- Preformed ppc box gutter
- External Lighting will be placed strategically to enhance the garden area at night. The lighting will be carefully designed to prevent light pollution and avoid nuisance to the adjoining properties.

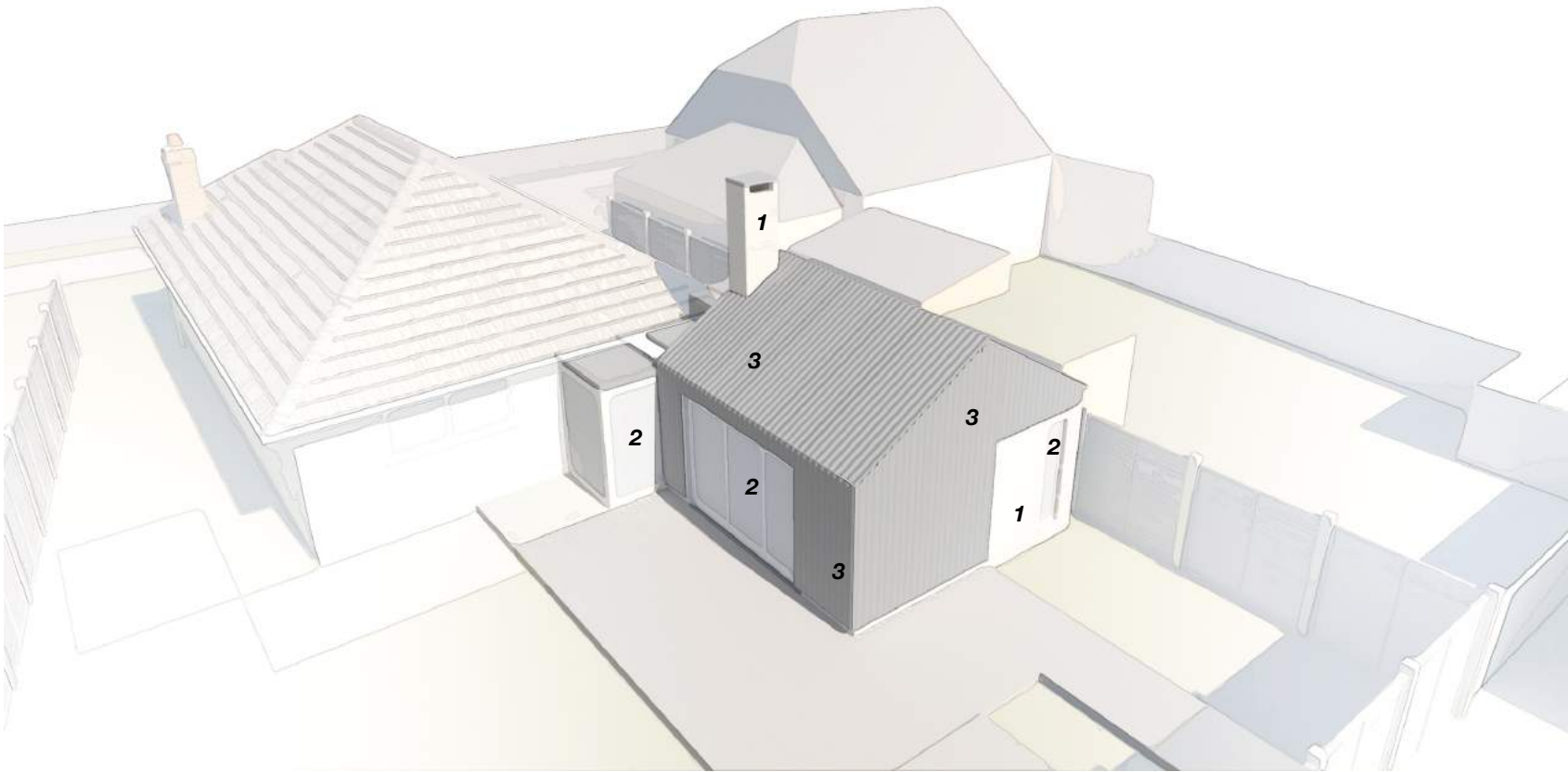
SUSTAINABILITY

MESH, an Energy Integration Consultancy, has been commissioned to provide an Environmental Strategy for the Project to minimise the reliance upon fossil fuels and consider opportunities for micro-generation, appropriate ventilation systems, and enhanced thermal insulation. Under consideration currently are the integration of an air source heat pump to provide heating and hot water and strategies of thermal capture.

In addition, the existing bungalow will be upgraded in terms of thermal insulation mitigating current condensation issues and minimising heat-loss.

The extension will be clad in a recycled bituminous product, the structure will be formed from FSC certified timber (a renewable resource) and the proposed polished concrete floor will provide significant thermal mass. The timber frame will be highly insulated, in excess of current Building Regulation requirements, to again minimise heat loss and reliance on fossil fuels, reducing Co2 admissions.

The proposed landscaping interventions will provide diverse wild-life habitats that will encourage the sustenance of fauna prevalent within this sub-urban area. The objective is to upgrade the environmental performance of a 1960s bungalow making it again fit for purpose and future-proof, construct an extension that demonstrates excellence in sustainable design appropriate to the environmental challenges of our times, and a landscape that provides diverse natural habitats encouraging the sustenance of wildlife.



Material Selection

The proposed materials are informed by rural architecture and those already found within the locality and wider context.

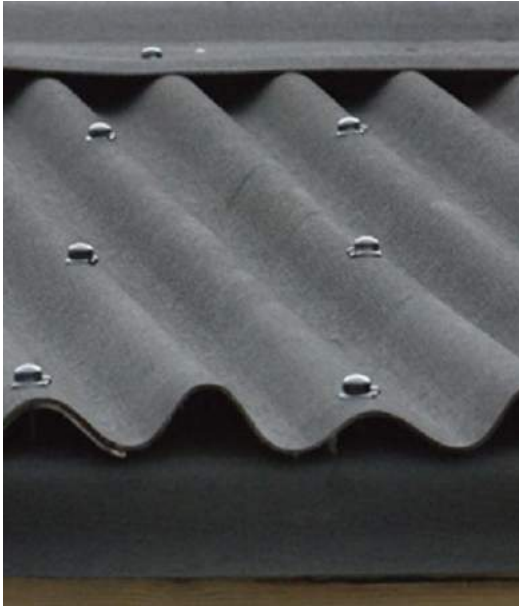
1 - White painted brickwork



2 - Composite aluminium windows



3 - Corrugated recycled roof / cladding system



4 - Polished concrete floor





Contemporary appearance

Pitched roof

Recycled corrugated cladding

High level of finish

Full height glazing

LANDSCAPE STRATEGY



The applicants have a keen interest in wildlife and the natural environment. The landscape proposal draws upon their travels around the world.

As such, the landscape has been an integral aspect of the design development for the proposal, with planting/landscaping designed to enhance and make a dynamic inside outside space that responds to both building and the natural environment.

The landscape strategy has 6 key areas:

1. FRONT GARDEN - This space will be very functional and will need little maintenance with low level tough planting. Minimal impact on street.
2. SIDE GARDEN - The new extension presents a unique opportunity to create a place for reflection in a Japanese inspired garden.
3. FERN GARDEN - This area will be in shade for much of the day so sciophytic plants will be used in this area. This is adjacent to a new shed.
4. WATER GARDEN - This area connects the various areas in the garden with the existing building and new extension. A series of strategically placed paths/stepping stones will lead you through this garden. The introduction of water in this garden will give a feeling of tranquillity and peace encouraging reflection.
5. DINING GARDEN - This area will be used for outside dining with a timber trellis giving the space a sense place.
6. FRUIT AND VEGETABLE GROWING GARDEN - This space will be predominantly used for fruit and veg production with an access path.
7. SITTING GARDEN - This space presents the opportunity to look back upon the garden.

All these areas will be seamlessly linked to one another giving a holistic well considered external space which reacts to the environment and the buildings old and new.

For a more detailed study of landscape strategy please refer to the Proposed Site Plan included in the planning drawings.



Ferns



Stepping stones



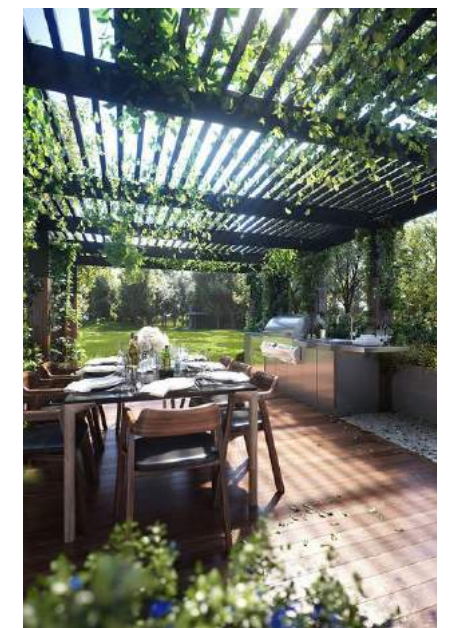
Japanese Garden



Decking



Water



Social

In conclusion this proposal is materially different to the existing brick and rendered bungalow. This was a conscious decision which was felt to be an appropriate response. It was deemed that to simply mimic the existing bungalow would not give the applicant their desired space and would have a negative impact upon the street.

The response presented in this document is;

- Subservient and recessive in Mass and Form
- High Standard of Design
- Considered - Draws from local precedent
- Dynamic
- Different
- Integrated with the landscape
- Sustainable - Recycled materials/highly insulated

The flat roof link enables the extension to be constructed in a different language to the existing building and avoids the commonly seen crashing together of old and new which is rarely successful visually.

Carefully designed and considered which will have minimal impact on the neighbours and the street (see drawing 1630-310) whilst enhancing/improving the property.

- **DESIGN AND ACCESS STATEMENT**
- **FULL PLANNING DRAWING PACKAGE**
 - 1630-001 Existing Site Plan
 - 1630-002 Existing Ground Floor Plan
 - 1630-003 Existing Southern and Northern Elevations
 - 1630-004 Existing Western and Eastern Elevations
 - 1630-100 Location and Block Plans
 - 1630-201 Proposed Ground Floor Plan
 - 1630-202 Proposed Roof Plan
 - 1630-301 Proposed Southern and Northern Elevations
 - 1630-302 Proposed Western and Eastern Elevations
 - 1630-310 Street Scene
- **PLANNING STATEMENT**

- APPENDIX
 - 1. FULL PLANNING DRAWING PACKAGE
 - 2. PLANNING STATEMENT
 - 3. PRE-APP RESPONSE