

Design & Access Statement

Alteration and Extension

1A Beach Road, Emsworth, Hampshire, PO10 7JS



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Prepared by:

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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design the alterations and extension of 1A Beach Road, a residential detached dwelling in Emsworth.

1.2 The works consist of:

Ground Floor

- The demolition of the existing conservatory/orangery.
- Extension to the rear of the house and internal alterations to the existing layout.

First Floor

- The conversion of the existing master en-suite and bathroom into a large family bathroom.
- The extension and alteration of existing bedroom 3 to create a new master bedroom with en-suite.

1.3 The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [17102 series]

1.4 A survey has been undertaken by Helyer Davies Architects to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing house. The OS extracts are to show the site location and block plan only.

1.5 Pre – Planning Advice

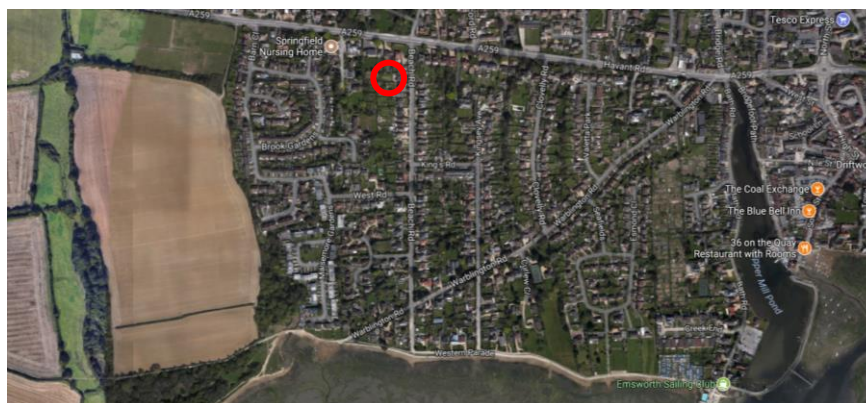
Pre Planning application was made for the proposals.

Reference: GEN/17/00768

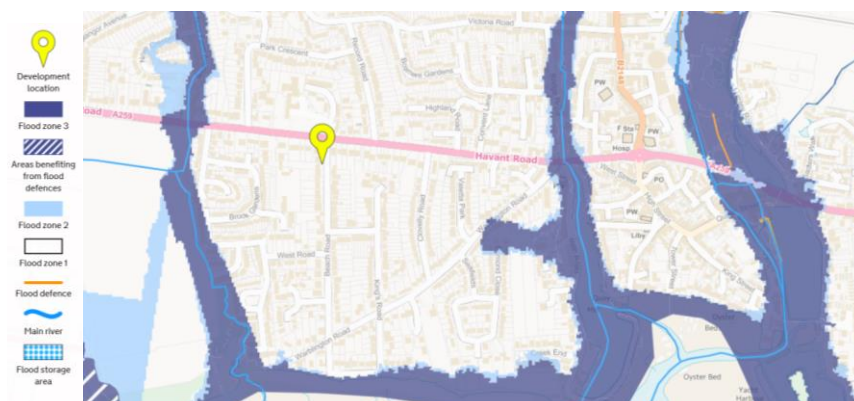
Case Officer: Mrs B Crawford

2.0 Site Location

2.1 The site is located on Beach Road in the residential area on the western edge of Emsworth.



2.2 Flood Risk



2.2.1 Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

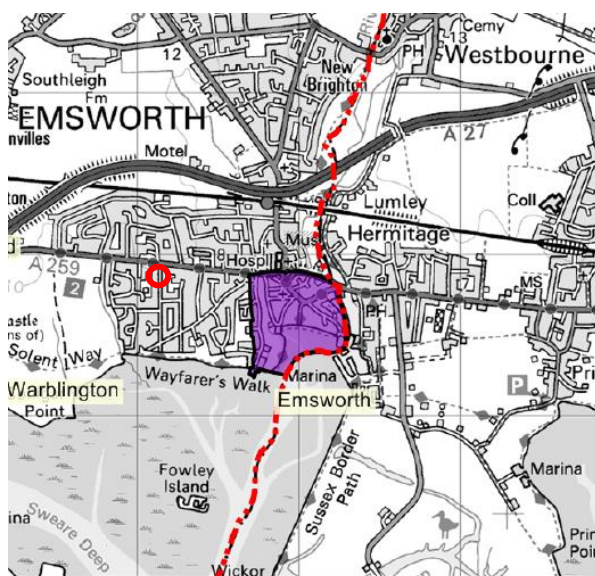
Flood Zone	Definition
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where 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).

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.

2.2.2 Our site is in flood zone 1 and is **not** near the boundary for flood from rivers/sea. As such, risk is considered extremely low.

2.3 Surrounding Context

2.3.1 The site is **not** located within a conservation zone.



- 2.3.2 The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.
- 2.3.3 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.
- 2.3.4 The dwelling is located on Beach Road, a leafy suburban road in the residential area of Emsworth.
- 2.3.5 The surrounding buildings are residential and are predominantly modest detached houses with substantial front and rear garden space. Each house also provides private off road parking in the form of a driveway.
- 2.3.6 The houses are built in a traditional style and although many of the houses are similar in style, they vary along the street. In terms of materiality, the houses are predominantly red/brown brick with a combination of slate and clay roof tiles. Secondary materials are render and white painted timber cladding.

2.4 Site Photographs



View of house as approaching from the right hand driveway



View of existing orangery to the rear of the house.

3.0 Use

3.1 To remain as residential.

4.0 Amount

4.1 Existing and Proposed Habitable Space

4.1.1 Existing Ground Floor: 119.4 m²
Existing First Floor: 76.2 m²
Total: 195.6 m²

4.1.2 Proposed Ground Floor: 149.3 m²
Proposed First Floor: 91 m²
Total: 240.3 m²

4.1.3 Overall increase: 44.7 m²

5.0 Layout

5.1 Ground Floor

- 5.1.1 The existing orangery/conservatory is to be demolished.
- 5.1.2 The ground floor WC and store room are to be removed and the existing utility will be extended to the back of the existing house. The new space created will be split into two to allow for a modest utility room and extended kitchen.
- 5.1.3 The rear of the house will be extended to allow for an open plan kitchen diner and snug. The snug will be located behind the living room and will have access through into the kitchen diner and the living room.
- 5.1.4 The new dining area and snug will open out and have views across the back garden.

5.2 First Floor

- 5.2.1 Extend and convert existing bedroom 3 to create a master bedroom with en-suite.
- 5.2.2 Convert the existing bathroom and en-suite into one modest family bathroom.

6.0 Scale

- 6.1 The proposals are over two floors and a large portion of the proposed extension will replace the existing orangery, the overall increase in footprint will only be 29.9 m².
- 6.2 Although proposals will not increase the overall height of the dwelling, the proposed extensions are of a reasonable scale in relation to the existing dwelling.

7.0 Appearance

- 7.1. The ground floor rear extension will be in white render to match the house and have a flat roof with rooflights.
- 7.2 The two storey element of the extension will be in white render with clay tiled hipped roof to match the existing house.

8.0 Landscape

8.1 To remain as existing.

9.0 Access

9.1 Access from Beach Road is to remain the same.

10.0 Conclusion

10.1 The proposals are of a reasonable scale and the height of the property will not be increased.

10.2 The proposals will improve the connection between the indoor and outdoor spaces.

10.3 The proposals will greatly increase both the functionality and quality of living spaces within the house. The new layout will provide social and family orientated spaces.

10.4 The proposals are predominantly at ground floor level and will not impact on any of the surrounding properties or cause any increase in overlooking.

10.5 It is for the above reasons we ask that Havant Borough Council review this application favourably.

Helyer Davies Architects Ltd



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