

PLANNING, DESIGN & ACCESS STATEMENT

Proposed garage conversion
39 Havant Road Emsworth

1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by Downland Design Ltd, on behalf of Mr and Mrs O’Hea. It accompanies a planning application for the conversion of the existing garage for a dwelling to be used as rental accommodation, either short term or holiday let.

2. The Site and Surrounding Area.

The Location

2.1. The application site Hearnbrook 39 Havant Road is a Grade 2 Listed house and outbuildings situated to the northern side of this local main road, close to the centre of Emsworth old town, but outside of the conservation area.

2.2. The site is very well located for visitors to visit Emsworth on foot.

2.3. The area is characterised by the mill pond area to the south of Havant Road, and comprises a mainly two storey medium density residential properties and also houses a local pub and petrol filling station.

The Site

2.4. The site is currently used as a single private dwelling, with ancillary gardens, and two story garage with single story storage sheds.

2.5. The garage has a small modern front single story lean-to extension which has a poorly executed roof and junction with the existing sheds and has no architectural merit, and this proposal includes a glazed oak entrance structure to replace this.

2.6. The site is of level appearance, with a small amenity garden area provided to the north of the proposed conversion. The main raised gardens bounded by a wall approx 375 high to the west of the rear driveway are to be retained by Hearnbrook.

3. Planning Policy and Justification for Scheme

Pre-Planning Discussions.

3.1. The proposed scheme has been the subject of a pre-planning application, and Conservation Officer site meeting. The proposal has been amended in accordance with the advice given by Peter Fellows, Principal Conservation Officer.

3.2. The overall principle of conversion was welcomed and the reaction to the initial proposal was positive. The layout of the residential accommodation and internal spaces were all felt to be acceptable.

3.3. Elements discussed at the site meeting were the traditional stone foundation, slight lowering of the ground and first floors in conjunction with structural repairs, addition of a gothic arched window into the west wall and retaining the first floor internal stonework of this wall, a reduction in the number of roof lights proposed, a new glazed oak entrance structure with a natural slate roof linking to the existing single story sheds, the rat trap bond wall and works to straighten these existing walls and their roofs.

3.4. A car parking plan was submitted as part of the planning pre-application showing five car parking spaces together with turning to allow vehicles to enter and exit in a forward direction and was received a generally positive response.

3.5. The site is in Flood Zone 1 with a low probability of flooding and a Flood Risk Assessment is not believed to be necessary.

4. Use

4.1. The building which is the subject of this application is the garage (former coach house) and potting sheds to Hearnbrook, currently under utilised garden store.

5. Amount

5.1. The site is 510sqm in area.

5.2 The internal floor area is 96.5sqm and comprises two bedroom detached self contained living accommodation.

6. Layout

6.1. The site layout will be largely unchanged by the conversion. The existing buildings are served by the existing driveway, and situated within existing gardens. The amenity garden to the rear (north) of the proposed dwelling is fenced to be private and secluded, and will be formed from the existing composting and bonfire areas, and the driveway will be altered slightly to allow for two additional vehicles.

7. Scale

7.1. The proposal relates to the conversion of the existing buildings, to include a new single story glazed oak entrance structure.

8. Landscaping

8.1. The conversion is within the mature gardens of Hearnbrook and no further soft landscaping is believed to be necessary as part of this application.

8.2. It is proposed to replace the concrete hardstanding fronting the entrance with permeable gravel to match the existing driveway.

9. Design.

9.1. The building is traditional in design and the aim of the design is to sympathetically convert this to form a dwelling for short term or holiday let, with the option to house an elderly relative should the need arise. The plan includes a small ground floor bedroom to allow ground floor living, with ensuite double bedroom at first floor.

9.2. The proposal is to replace the front door lean-to extension with a natural oak framed porch with fully glazed panels and with a natural slate roof.

9.3. Existing window and door openings have all been retained, with the addition of new ground floor window and door to the north elevation, an arched window to the first floor bedroom. Roof lights have been added to avoid the need for artificial lighting where possible. The existing single glaze roof light will be reused in the store.

9.4. The existing stone elevations are to be retained, while painted brick elevations will be lime rendered and colour washed to provide greater weather protection.

10. ACCESS

10.1. Transport links.

The site is located in a predominantly residential area, close to local transport links with regular bus and train services

10.2 Vehicular access.

The vehicular access to Havant road will be unchanged. Parking will be provided for five cars.

10.3 Inclusive access.

The conversion provides for occupation by less abled or elderly people through compliance with Part M of the Building Regulations with the provision of level accesses to the principal entrances to the proposed accommodation and provides internal arrangements, such as the width of doorways, ground floor bedroom and shower that are suitable for less able access.

11. ABORICULTURAL

Trees are numbered on the Landscape - Trees Plan (Plan number 1721.A.02.7)

1. Silver Birch. Situated in the rear (north western) corner of the site this tree is thought unlikely to be affected by the conversion works. Protective fencing can be used to prevent materials consolidating the roots or damage to the trunk during construction. This large tree is too close to the listed coach house and will damage the foundation.

2. to 5. Four small ornamental garden trees in the raised gardens to Hearnbrook. The roots of these trees are thought to be protected by the existing low garden wall approximately 375mm high, and these gardens will be fenced during construction work.

6. and 7. Mature pine trees. These trees are located in the existing driveway leading to the garage so the roots are in previously compacted ground, and fencing can be used to prevent physical damage to the trees by materials and traffic during construction. Both of these trees are too large to be located so close to Hearnbrook and will damage this Listed house. Excavation by hand of the service trench in the position shown on the tree plan will limit effect to these trees, and may help separate the tree roots from the foundations to Hearnbrook. It is recommended that structural engineers advice is taken on this matter.

8. Apple tree is located in the garden of the neighbouring property and is protected by the existing garden wall.

9. Sycamore. The driveway in this position is existing so any compaction has already taken place, but fencing can be used to prevent physical damage to the tree.

10. Ilex. The driveway in this position is existing so any compaction has already taken place, but fencing can be used to prevent physical damage to the tree.

11. Mature pine tree. This is the best of the pine trees, and it is considered unlikely to be affected by the conversion works. The driveway closest to this position is pre existing so any compaction has already taken place, and the location of the tree is such that damage should not possible.

12 HERITAGE ASSETS / HERITAGE STATEMENT

The old coachhouse building is constructed with elevations of west country stone, with brick quoins to corners. There are cracks caused by trees, and water damage due to lack of guttering, which will be repaired during renovation work associated with the proposed conversion to a two bedroom dwelling.



During site investigation we have exposed a foundation of erratic stone approximately 720mm deep, sufficient to allow a modern insulated ground floor within the building.





Existing garage



Proposed new glazed porch

The garage has a small modern front single story lean-to extension which has a poorly executed roof and junction with the existing sheds and has no architectural merit, and this proposal includes a glazed oak entrance structure to replace this.



Window at 41 Havant Road



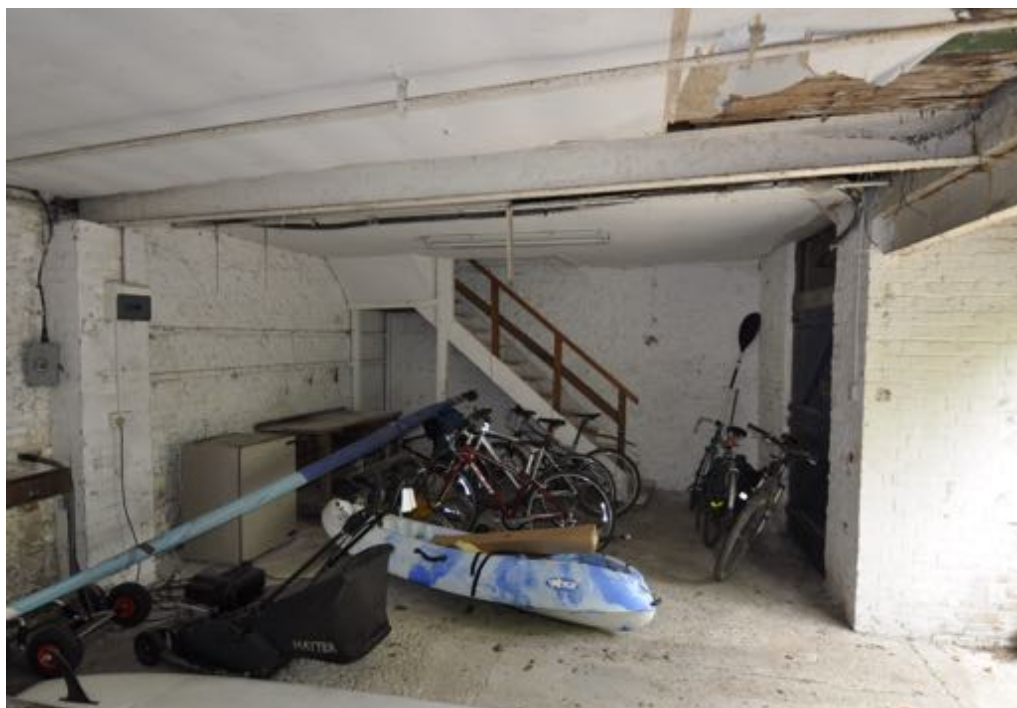
Proposed location of arched window

The neighbouring property 41 Havant Road has an arched window in the gable wall facing it's garden. We wish to emulate this with a similar window as a feature in the stonework west wall, which we propose to feature in a retained stonework wall internally as the first floor bedroom wall.



Existing view at garage door

Internally the coach house walls are of painted brick and stone, which will be retained and structurally repaired as part of the conversion, and lined with insulation to building regulations standards.



Internal view showing brick pier and concrete ground floor

The floor structure appears to be modern and comprises a brick pier supporting steel beam and modern floor joists. This structure will be replaced with a new floor properly tying the buildings walls as part of the renovation works during the proposed conversion. The existing stair is not suitable for re use.

Potting Sheds

The single story potting sheds have an interesting rat-trap bond wall to the east elevation.

The shed walls generally have moved due to being insufficiently restrained and the pressure of a poorly tied roof structure causing the building to spread.

Structural engineers advice has been sought, and repairs are proposed.



Rat-trap bond wall - left

It is proposed that repairs will begin soon to straighten the building by supporting the ridge and methodically pulling the walls upright.

A method statement for repairs will be provided to Principal Conservation Officer Mr Peter Fellows as a separate document.



Potting sheds internal



Potting shed - South elevation view



Potting shed - West elevation view

Flood probability

Your proposed development is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- 2** If your development is in flood zone 1 and:

 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)
- 3** You can also [read more about flood risk assessments for planning applications](#)

The map displays a residential area with a river running through it. A yellow pin marks the 'Development location' on Havant Road. The map is color-coded to show different flood zones: Flood zone 3 (dark blue), Flood zone 2 (light blue), and Flood zone 1 (white). A pink line indicates 'Areas benefiting from flood defences'. A blue line represents the 'Main river'. A blue hatched area indicates a 'Flood storage area'. The map includes a legend on the right side with symbols for each of these features. A 'Fullscreen' button is visible in the top right corner of the map area.

Environment agency flood risk web site information