

Design & Access Statement

Refurbishment and Rear Two Storey Extension

9 Wensley Gardens, Emsworth, Hampshire PO10 7RA



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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations, refurbishment and extension of 9 Wensley Gardens, a residential detached dwelling in Emsworth.

1.2 The works consist of:

Ground Floor

- The addition of a 2 storey extension at the rear of the property to allow for a large, open plan kitchen/dining room which opens out into the garden.
- Internal alterations to layout.
- Removal of existing porch and addition of replacement porch.

First Floor

- Alterations to internal layout to allow for a larger landing area and the addition of one bedroom into the proposed first floor area.

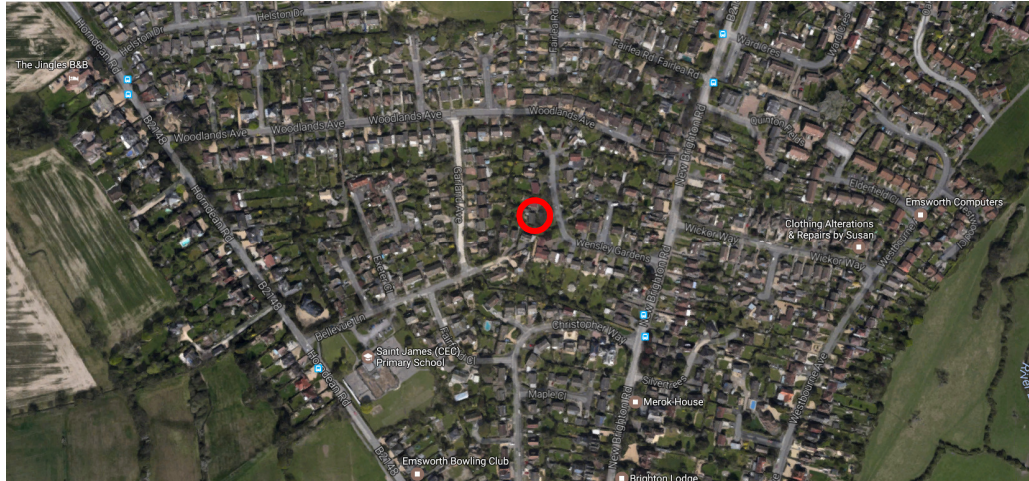
1.3 The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [17063 series]

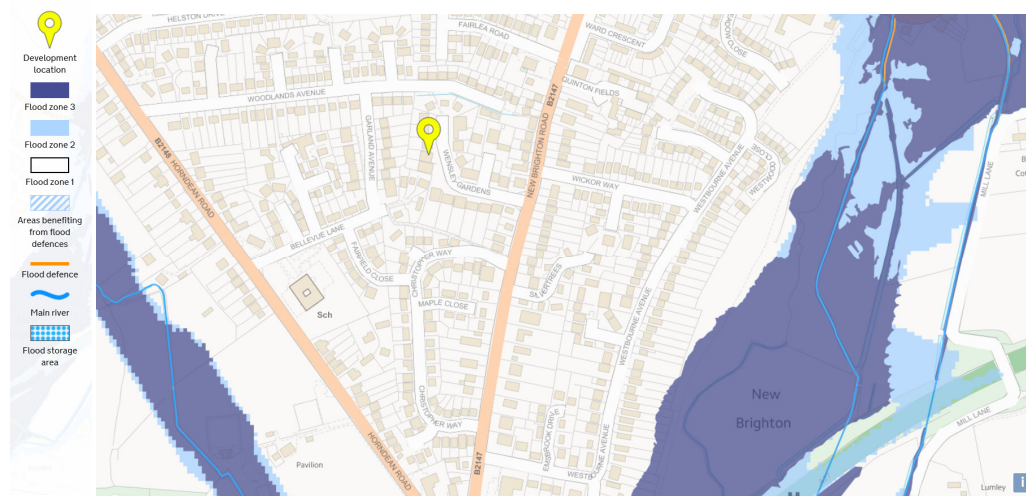
1.4 A survey has been undertaken by Helyer Davies Architects to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing house. The OS extracts are to show the site location and block plan only.

2.0 Site Location

2.1 The site is located on Wensley Gardens in north Emsworth.



2.2 Flood Risk



The dwelling is located in Flood Zone 1 and is **not** affected by sources of flooding other than rivers or the sea. It therefore has a very low probability of flooding.

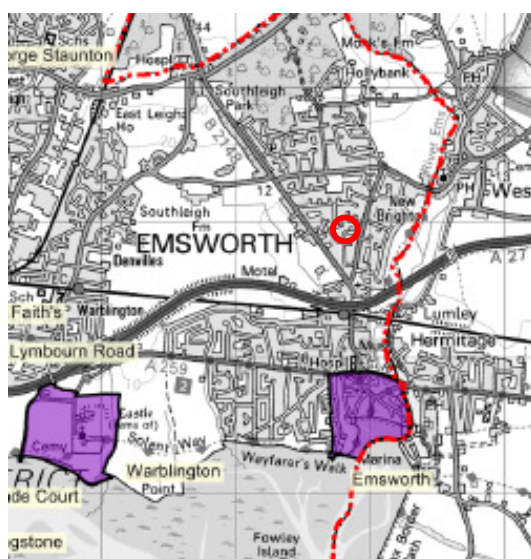
2.2.1 Flood Zone definitions are set out in the National Planning Policy Guidance:

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).
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.

2.3 Surrounding Context

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



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- 2.3.2 The site is located on Wensley Gardens; a leafy green suburban street edged with green verges and lined with trees. The soft landscaping and quiet, safe environment make it the ideal setting for a family home.
- 2.3.3 Wensley Gardens and the surrounding streets make up the residential area of north Emsworth, the houses are modest detached homes with off road parking and large gardens to both the front and rear of the plots.
- 2.3.4 Although the houses vary along the street they are built in a traditional design and feature pitched clay tiled roofs, paired with a combination of brick, render, clay hanging tiles and boarding.
- 2.3.5 Many of the houses in the surrounding area feature a variety of extensions.
- 2.3.6 The site is within close proximity to public transportation, with good bus links and the train station is within easy walking distance. The area is also well serviced with good road links.

2.4 Site Photographs



View of house as approaching from the street



Rear of the property looking at the site for the proposed extension.



Existing front porch.



Existing inner garage/utility.

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: 84 m²
Existing First Floor: 64.8 m²
Total: 148.8 m²

4.1.2 Proposed Ground Floor: 103.4 m²
Proposed First Floor: 83.1 m²
Total: 186.5 m²

4.1.3 Overall increase: 37.7 m²

5.0 Layout

5.1 Ground Floor

- 5.1.1 The existing front porch is to be demolished and replaced with a new porch. The proposed porch is to be built in brick with a clay tile single pitched roof which will extend in front of the front room, providing a covered external area and indoor porch.
- 5.1.2 The existing inner garage/utility is to be insulated and refurbished to incorporate a bedroom with en-suite. It will be accessed via a covered walkway connecting the garage, kitchen and bedroom. The bedroom will have glass sliding doors opening out into the back garden.
- 5.1.3 The proposed extension will extend out from behind the existing ground floor shower room and kitchen. The existing kitchen and shower room will be removed to allow for a replacement utility room (with access to the garage) and large open plan kitchen/dining/living space ideal for family living. There will be sliding doors allowing the space to open up into the garden, giving it a light and airy feel.

5.2 First Floor

- 5.2.1 The first floor layout is to be altered to allow for a larger landing providing access into all the existing bedrooms and to the new bedroom incorporated into the first floor of the new extension.
- 5.2.2 The alterations will slightly reduce the size of the existing family bathroom and existing master bedroom.
- 5.2.3 The addition of a small opening window into the external wall of the family bathroom to provide natural light and ventilation.

6.0 Scale

- 6.1 The proposals are over two floors, with the overall property footprint only increasing by 19.4 m².
- 6.2 The scale of the proposed property is not out of keeping with the surrounding area.
- 6.3 The proposed extension will not increase the overall height of the property.

7.0 Appearance

- 7.1 The proposed extension will be predominantly in brick with tiled pitched roof in the style of the main house, the brick and tile are to match those on the existing dwelling. The extension will also feature a section of timber cladding, which mirrors the use of combined materials on the surrounding properties and also highlights features of the property.
- 7.2 The extension will feature sliding glass doors allowing the ground floor kitchen/ dining/living area to open out onto the garden, creating a light and airy internal living space.

8.0 Landscape

- 8.1 The landscaping is to remain as existing.

9.0 Access

- 9.1 Access from Wensley Gardens is to remain the same.

10.0 Conclusion

- 10.1 The proposals are of a reasonable scale, the overall footprint is only increased by 19.4 m² and the height of the property will not be increased.
- 10.2 The proposals will help to define the entrance of the property. The entrance will be more in keeping with the property than the existing porch, making the dwelling more attractive from the street.
- 10.3 The proposals will improve the connection between the indoor and outdoor spaces.
- 10.4 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.
- 10.5 The rear extension will allow for two additional bedrooms to this family home.
- 10.6 The refurbishment of the existing utility/garage will make the room more habitable and useable throughout the year.