



Design and Access Statement

2 Wensley Gardens, Emsworth

Construction of a part single-storey/part two-storey extension to the side and rear elevations. Conversion of existing car port to provide additional habitable accommodation. Minor internal alterations

at

2 Wensley Gardens, Emsworth

Design and Access Statement
on behalf of Mr. & Mrs. T. Cassford

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a householder planning application for the demolition of the existing Utility Room and the construction of part single-storey and part two-storey extension to the rear and side elevations at 2 Wensley Gardens, Emsworth.
- 1.2 The existing property is a detached dwelling set back from the road and benefitting from a generous rear garden. There is no recent relevant planning history for the property.
- 1.3 The applicants have consulted with their immediate neighbours regarding the proposed extensions and they raised no concerns.
- 1.4 This application demonstrates the following:
 - a) The proposals respect the existing building through adopting a sympathetic and subservient design approach;
 - b) The extensions are of a suitable size and scale in context with the existing property, and are sympathetic to the host dwelling in terms of its design;
 - c) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 3.1 The building is a residential dwelling (C3), and will remain as such following the extension works.

3. Amount of Development

- 3.1 The proposals include:
 - a) The construction of a single storey extension to the side/rear elevations to create a Kitchen and Breakfast Room;
 - b) The conversion of the existing open car port to create additional habitable accommodation comprising Cloaks, Shower Room and Utility Room;
 - c) Internal alterations to the first floor to relocate the existing bathroom and facilitate access into the proposed first floor extension.

4. Layout

- 4.1 The layout of the extensions is straightforward and can be viewed on the accompanying plans. To the ground floor, the extension will provide an open-plan Kitchen and Breakfast Room, whilst the car port conversion will provide a walk-in coats cupboard, a Shower Room and a Utility Room.
- 4.2 On the first floor, the side extension will provide two bedrooms with one of these being served by an en-suite facility.

5. Planning Policy / Scale

5.1 **Planning Principles**

The proposed extensions demonstrate a sensitive approach to design by respecting the character of the street scene, having been designed to respect the spacing between the application property and its neighbour. The design of the proposed extension is sympathetic to the existing property, replicating the gabled roof form of the existing building whilst providing a subservient addition.

5.2 **Design**

The proposed extension is able to demonstrate an extremely high standard of design quality. The use of traditional materials and detailing is considered to be the correct design approach, enabling the proposed extension to blend seamlessly with the existing dwelling.

The proposed flat roof to the ground floor extension will be detailed with a generous overhang to instil a real sense of design quality, whilst the pitched roof is designed to be subservient to the main roof.

5.3 **Sustainability**

The proposed extension will incorporate high levels of thermal insulation with its south-facing glazing designed to maximise solar gain, thus reducing the requirement for space heating.

5.4 **Neighbour Amenity**

The proposed extensions will not have any detrimental impact upon the amenity of the neighbouring properties, due to the subservient design of the scheme, the absence of windows to the side elevation and the presence of existing mature planting to the eastern boundary.

The proposed ground floor extension has been designed to ensure the 45° rule is not breached, thus ensuring there is no adverse impact upon the amenity of the neighbouring property.

6. Landscaping

- 6.1 The proposals will involve hard and soft landscaping to the immediate area around the extension, including areas of patio paving.

7. Appearance

- 7.1 The current appearance of this building can be reviewed from the plans, elevations and photographs supplied with this application.
- 7.2 The proposed extension, by virtue of its scale and detailing, is able to demonstrate an extremely high standard of design quality. The use of traditional, matching materials and detailing is considered to be the correct design approach, enabling the proposed extension to blend seamlessly with the existing property.
- 7.3 The proposed flat roof to the single-storey extension will be finished in a lead-grey high performance flat roof covering. The pitched roof to the first floor extension will be finished in plain tiles to match those on the existing roof. The ground floor walls will be finished in painted facing brickwork to match the existing walls, whilst the first floor walls will be finished with vertical hanging tiles to match the existing walls. The proposed windows will be in UPVC frames to match the existing windows.

8. Access

- 8.1 The proposed extension will be accessed via its sliding/folding doors to the rear elevation.

9. Sustainability

- 9.1 The proposed extension has been designed with sustainability in mind and includes the following features:
- a) Large areas of glazing to the south-facing rear elevation to take maximum advantage of solar gain from and provide natural light, thus helping to reduce heating demand in the winter months.

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- b) It is proposed to install energy-efficient, high-performance UPVC framed windows, using highly efficient double glazing with Low E, argon-filled glass. The high-performance frames will receive a white finish to match the existing. These will provide excellent thermal and sound insulation.
 - c) The new plain tiled pitched roof will be insulated to a standard beyond that required by building regulations. The new walls will also be insulated to a standard beyond that required by building regulations.
 - d) Low energy lighting will be included throughout the dwelling to reduce electricity consumption. The natural light from the large areas of glazing will reduce the demand for artificial lighting.
 - e) Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase.

10. Conclusion

10.1 The proposals have been sensitively designed to greatly enhance the existing dwelling. The construction of the extension does not have any negative impacts. This application demonstrates the following:

10.2 This application demonstrates the following:

- d) The proposals respect the existing building through adopting a sympathetic and subservient design approach;
- e) The extensions are of a suitable size and scale in context with the existing property, and are sympathetic to the host dwelling in terms of its design;
- f) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

11. Appendix I – Photographs of the site





