



Design and Access statement

Proposed side extension at:
No 21 Kings Road
Emsworth
Hampshire
PO10 7HN

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Introduction:

THE PROPOSAL

Our proposal is for a new two storey, pitched roof, extension to the side of 21 Kings Road, Emsworth.

The extension will replace the existing garage and shed, and provide a new utility room, garage, bedroom, bathroom and loft conversion.

The extension is to be made to a semi-detached house. The adjoining house has already had a two storey extension, and the plans for our proposal mirror the extension already made to the adjoining house. This proposal will provide a pleasing symmetry to the two buildings.

The dwelling has already obtained full planning approval (05/59649/000) in 2005, but financial constraints prevented us proceeding with the build at that time.

As there are many Architecturally diverse properties in the street, with no real typical style, we believe our design will complement the existing property and enhance the enjoyment of the neighbouring dwellings by providing a clean and simple addition.

The following statement demonstrates our design proposal.



Fig 1. shows the existing Dwelling viewed from the front entrance.

2. Site Analysis:

SITE LOCATION

The buildings surrounding the site are mostly 1930's semi-detached houses, although the street contains a mix of modern detached houses, chalet style bungalows and a row of terraced cottages dating from the 1900's.

Vehicular access to the site is gained off Kings Road, there is ample street parking, and pedestrian access to the Emsworth foreshore and town centre.

The site has access to local woodland (Nore Barn woods), cycle routes routes to Havant, and bus stops are within short walking distance. Also within a short distance are open park areas and local food outlets in the town centre.

Fig 2. Location Map



No 21 Kings Road from the air



Context:

SITE PHOTOS



View 1 – Property viewed from the front drive



View 2– Looking down kings Road to the foreshore



View 3 – looking north up Kings Road



View 4 – The shed and garage



View 5 – The rear garden

The above images demonstrate the existing character of the development.

Design:

Design Principle

The main design principle has been to replicate the extension already made to the adjoining property, thereby providing a pleasing symmetry to the combined building. The external finish to the extension will match the existing building. The result will be an extension that complements the existing surroundings, and is sympathetic to the existing buildings.

Amount

Having reviewed the site's location and the potential for development we have decided on a domestic scaled proposal of an extension as illustrated in the submitted drawings. The extension will be a two storey enlargement to the side of the property. The ground floor area will be approximately 28m².

Layout

The layout of the proposed extension will replace the existing garage and shed currently on the site and provide a new utility room, garage, bedroom, bathroom and loft conversion.

Scale

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the extension within the existing site. The proposed new addition is similar in size and scale to its neighbouring extensions.

Landscaping

The landscaping in the garden will remain as existing.

Appearance

The concept aesthetic of the house will not change. The proposed materials will be:

- Facing Brick and Render
- Roof Tiles to match existing
- Window / door / rooflights styles to match existing

Design:

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site. As mentioned the new extension will provide a new utility room, garage, bedroom, bathroom and loft conversion.

Access

Access to the dwellings is via the existing driveway. The external surfaces allow the easy passage of a wheelchair should it be required. We will be retaining an access to the rear garden along the side of the extension.

The property would have three car parking spaces (including the garage). The external car park spaces could be used by disabled persons as the width of the front of the property is wide enough to be able to cater for a wheelchair. We have followed the advice and guidance contained in Approved Document M [2004]. Facilities for the Disabled / wheelchair users are as existing. The internal doors are also wide enough for a wheelchair. We have decided not to provide a lift due to the small scale of the development and the potential to provide future sleeping accommodation at ground floor level.

Sustainability

The development will be built from sustainable sources and in line with current Building Regulations requirements, we will be collecting water by means of a water butt and providing an area for drying clothes under the existing canopy at the rear of the property. We will be using reduced consumption white goods and low flow taps. It is our intention to fit low energy light bulbs in all outlets.