

## DESIGN & ACCESS STATEMENT

Application for planning permission for the remodelling of 33 Warblington Road, Emsworth.

### 1.0 INTRODUCTION:

This planning statement has been prepared for consideration by Havant Borough Council as part of a Householder application for the following works.

- Ground floor extension to rear of existing garage
- First floor side extension
- Second floor extension into loft space
- Internal and external alterations including new roof, creating a asymmetrical catslide over the existing garage, new doors, windows and external material finish; render to ground floor and cladding to first floor.

The drawings and documents submitted with the application are:

- Survey drawings: 24.283 / S01, S02 & S03
- Proposal drawings: 24.283 / P01, P02A, P03C, P04A, P05B, P06, P07A
- Shadow diagrams: 24.283 / P09 – 11
- Street scene: 24.283 / P12

### 2.0 PROPERTY HISTORY

The site, 33 Warblington Road, Emsworth, has no previous planning history according to the information available on the Havant Borough Council planning page.

The property occupying the site is a three-bedroom detached dwelling constructed in the 1960's comprising of buff / yellow brickwork to all facades and the introduction of horizontal cladding to the front facade.



The road contains a wide variety of detached houses, constructed at various times and styles.

The site is outside, but near to, the Chichester Harbour Area of Outstanding Natural Beauty and outside Emsworth Conservation Area. The dwelling is not listed and there are no Tree Preservation Orders on the site or in the vicinity.

### 3.0 PROPOSAL

We are proposing to remodel the property in several ways to create a contemporary family home which is energy efficient and updates the aesthetics of the property, which has stood empty for a number of years.

The plan of the existing property was considered during the feasibility stage and some internal alterations are proposed, creating an open plan kitchen / diner at the rear of the property, which combines the existing kitchen with single storey rear extension and the current dining room.

The living room remains unchanged in terms of space, but we will be replacing the existing open tread staircase with a new staircase to meet current Building Regulation requirements.

There is a small ground floor cloakroom, accessed from the hallway. This will be enlarged to provide a ground floor wet room area, which extends into the back of the current single garage.

To the back of the existing cloak room space, we are proposing to create a small utility space, accessed from the newly enlarged kitchen.

There will be some minor alterations to the fenestration on the ground floor, to the front and rear of the property as the sides remain unchanged except for creating a garage door opening to the western wall of the existing garage.

On the first floor, we are looking to alter the internal layout to create a better flow of rooms and in doing so are proposing to extend over the existing hallway through the introduction of a catslide roof, which will remove the need for a flat roof to the existing garage.

The space created in this first floor extension (beneath the catslide roof) will provide an ensuite to the front, home office to the remaining space, the latter being lit from above by rooflights sited at high-level, in order that they do not affect the privacy of the neighbouring properties.

The rear of the first floor will be a main bedroom with ensuite and the first-floor landing will have a new staircase up and over the top of the main to provide access to a newly created second floor.

The second floor will have bedroom and bathroom accommodation with sloping ceilings as it will be situated within a raised loft space.

When considering the layouts and the client's brief, we looked at the overall external form and aesthetics of the property alongside the plans.

We have considered several different roof forms during the feasibility study but have decided to work with a dual pitched roof, albeit a proposed asymmetrical arrangement in lieu of a dual pitched roof with flat garage roof.

The roof pitch currently is 32 degrees, pitching over the two main outside walls of the property. The new proposed roof will be steeper in pitch proposed at 40 degrees, to provide the accommodation and aesthetics the applicant's required, without impinging on light to the neighbouring property. The roof will be asymmetric in nature to bring the eaves level down to ground floor garage soffit level on the western side. When looking at the external appearance, we decided to pitch both roofs to the same angle, to provide the applicant with several construction options.

The detailing of the eaves and the thickness of the roof has been given consideration to achieve a contemporary look to the new extension which will be complemented with rendered facades at lower level and cladding above.

We have annotated the drawings with the proposed materials, and these are reflected in the application form.

## **4.0 SUSTAINABILITY**

As part of the property's remodelling, the applicants are keen to introduce energy saving measures to future-proof their new home.

They have undertaken (and are still undertaking) considerable research to ensure that this house will be very energy efficient, both for environmental reasons and to keep running costs low.

Their key consideration is to reduce energy losses by creating a house that needs minimal heat input, and this will be achieved in the following way:

- There will be external insulation over the house. The cladding is to cover and protect this insulation.
- There will be a vapour permeable membrane sealing the whole of the house to avoid heat transference by air movement.
- An MVHR system will ensure proper ventilation with heat recovery.
- Windows and glazed doors will be triple glazed, sourced from a company who specialise in highly energy efficient and insulated fittings.
- Connections between windows, doors and the rest of the structure will be sealed.
- The ground floor slab will be well insulated.
- The design of the energy efficient measures is to be guided by EnerPHit principles, exceeding those within the current Building Regulations.
- Provision is being made to fit solar panels at a later stage (solar technology is improving fast).
- The original drawings had Velux-type roof windows for the new second floor on the West side however moved to the East side so that solar can be fitted on the West side.
- Space for a plant room has been created under the catslide roof so that a hot water cylinder can be fitted at a later stage to work with the proposed solar array.

Heat pump technology is also advancing fast, but as professional heating engineers, the applicants do not feel that it is currently far enough advanced. Therefore, it is their intent to create minimal need for heat input while avoiding the need for the considerable heat losses from a hot water cylinder.

## **5.0 ACCESS**

The existing property benefits from level access and has a good-sized driveway accessed via a gate from Warblington Road. The existing garage has not been used for its intended use in many years and therefore the applicants are going to remove the main doors to the front, add a window and relocate the doors to the side as the space will be used for storage and workshop, leaving plenty of room for parking at the front of the property, as shown on drawing P07A.

Internally, the ground floor rooms are at the same level and there will be an accessible toilet within a large wet room. In addition, we are looking to replace the existing staircase with one that is compliant with current Building Regulations.