

34 New Brighton Road

Design & Access Statement

1.0 Introduction

Helyer Davies Architects have been appointed by a private client to extend the existing dwelling at 34 New Brighton Road, Emsworth, PO10 7QR. Situated on the East side of the road, the site sits on a West- East axis.

The existing dwelling is a detached property with boundaries consisting of mostly fencing and bushes. Surrounding dwellings vary in style and scale.

The client’s aspirations are to replace the existing bedroom to the side to create a more practical master suite and storage.

The proposal will seek to coordinate with the main house style and visual proportions.

This scheme uses the perimeter of the existing first floor, only extending upwards to adjoin the roofline, providing the headroom internally for a more usable bedroom than the existing.



Site Surrounding



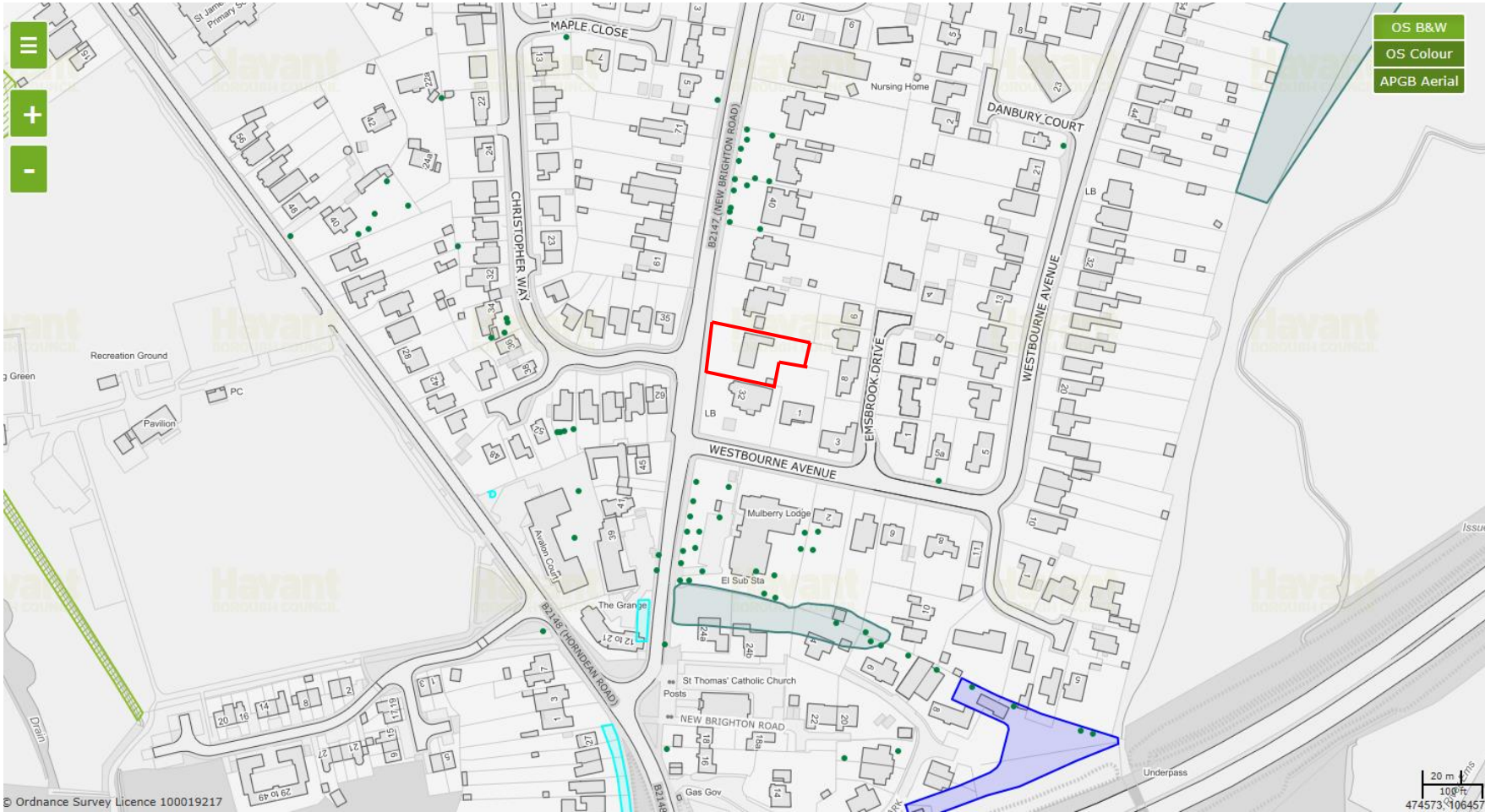
2.0 Site Constraints

2.1 Conservation Area

The property is not listed, nor lies within or borders a conservation area.

2.2 Trees

There are no TPO areas located near the site. There are no TPO's onsite.



Site Restrictions Map
(Source: <https://maps.havant.gov.uk/>)



2.3 Flood Risk

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 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 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Zone 3a (High Probability)

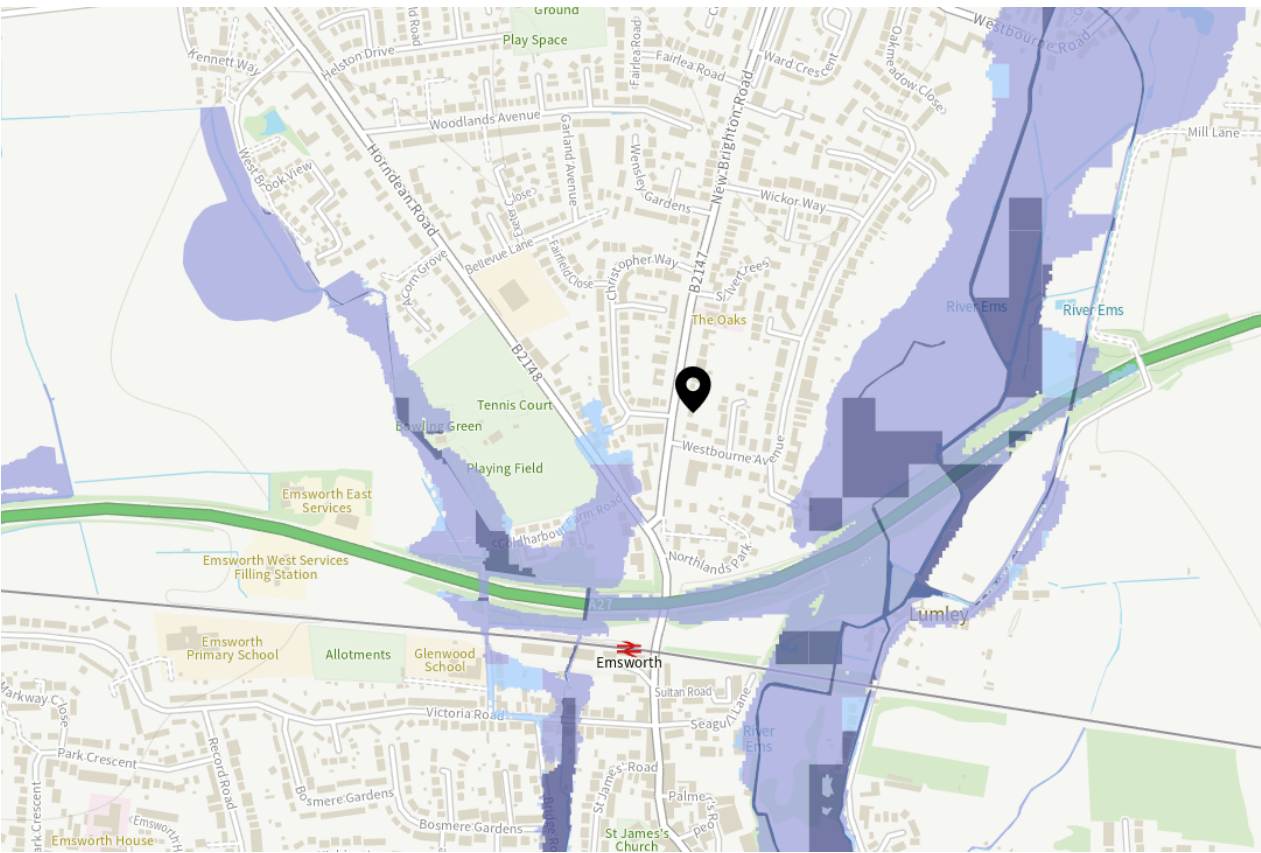
Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain

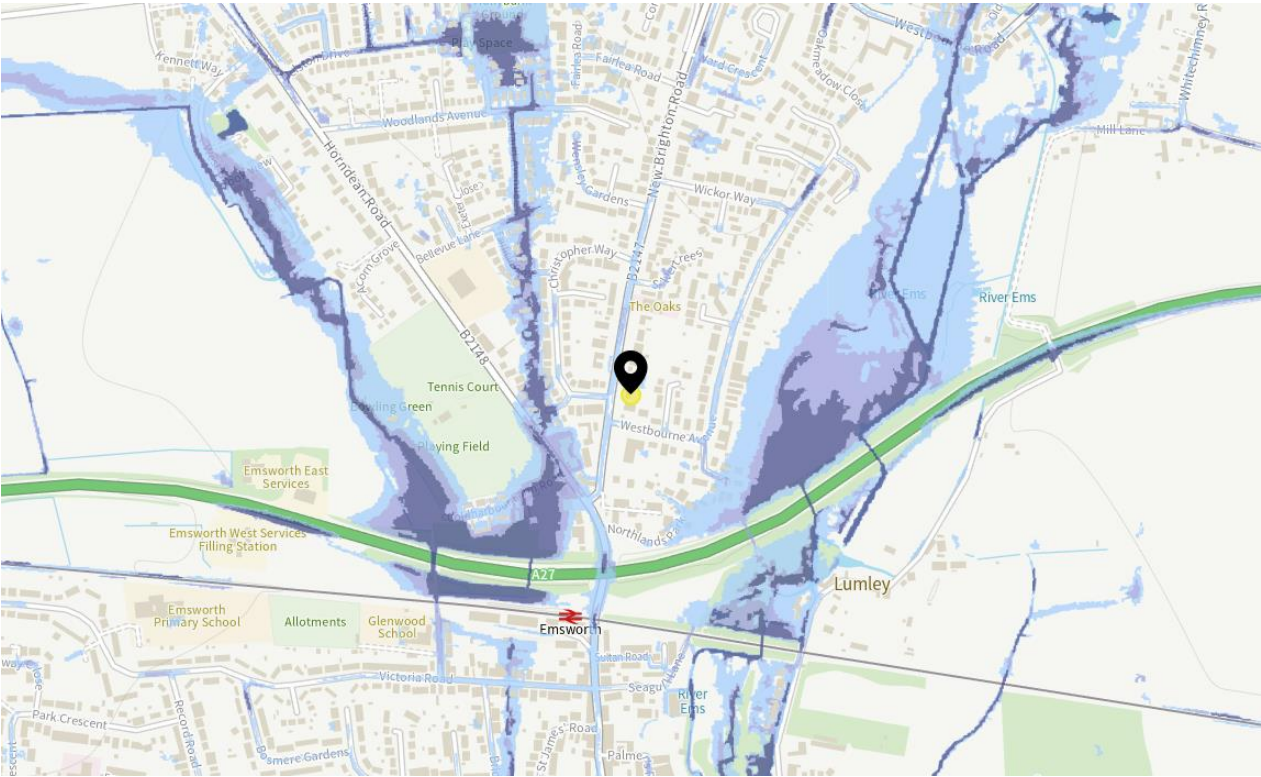
This zone comprises land where water must flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Analysis

This property is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'.



Flood Risk from Rivers & Sea (Source: Environmental Agency)



Flood Risk from Surface Water (Source: Environmental Agency)



3.0 Site Photos



Front Elevation



Rear view of property

4.0 Design & Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements.

Addressing; Use, Amount, Layout, Scale, Appearance and Access.

4.1 Use & Layout

The property will remain a single unit of dwelling.

The scheme allows for a more usable bedroom suite and additional storage.

4.2 Scale & Amount

The existing gross internal area of the property is 219.94 m²

The proposal increases this by 13.86 m² (6%), giving a total proposed gross internal area of 233.8 m².

4.3 Appearance

The proposed scheme is to reflect the materiality and character of the existing dwelling.

Windows / Doors

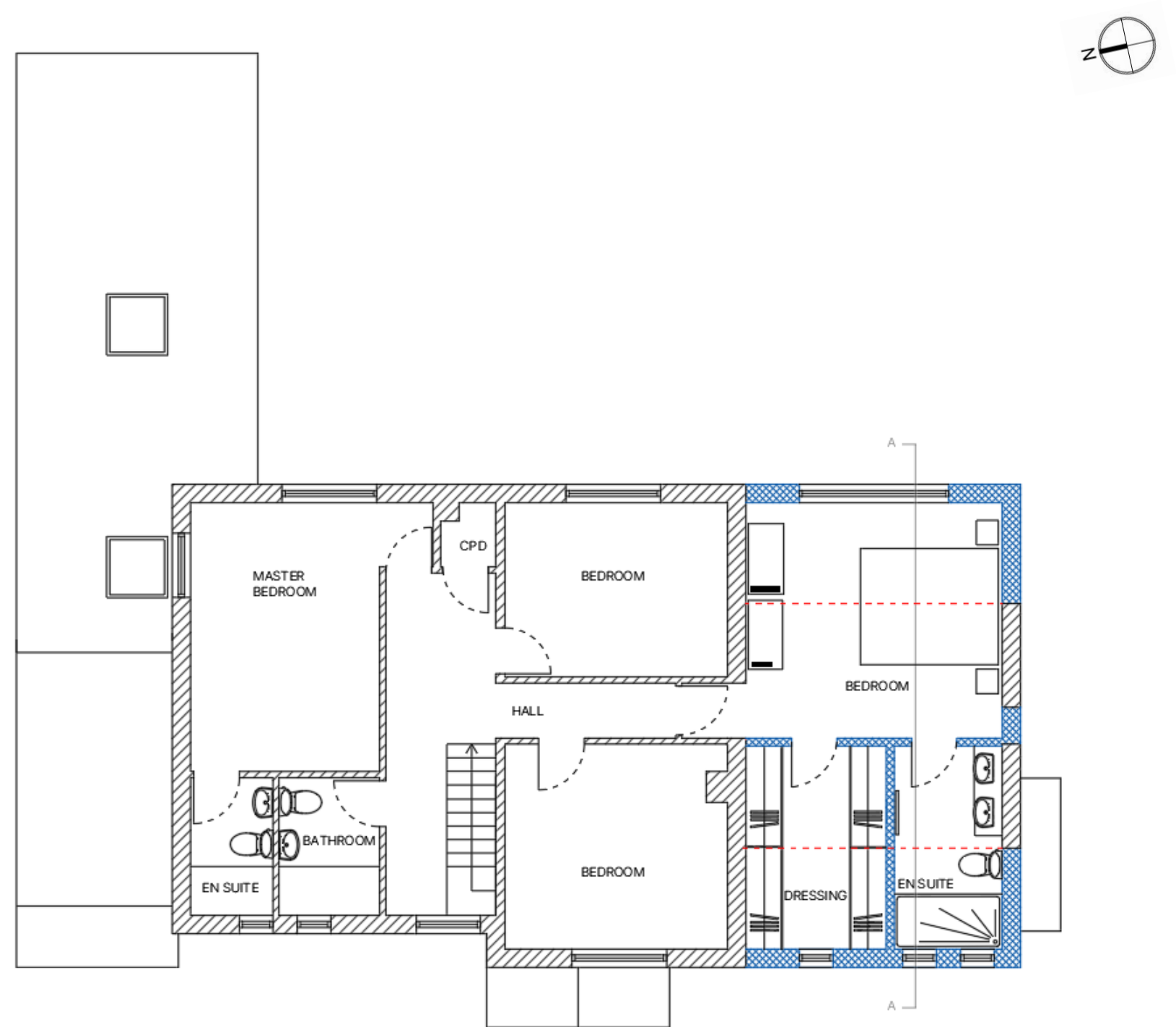
Cream uPVC to match existing

Roof

The roof is proposed as tile to match existing

Walls

Render to front to match existing and brick to side (South) and rear to match existing.



To no particular scale.
For scaled plans please see drawing series 24027

4.0 Design & Access Statement (Continued)

4.4 Access & Parking

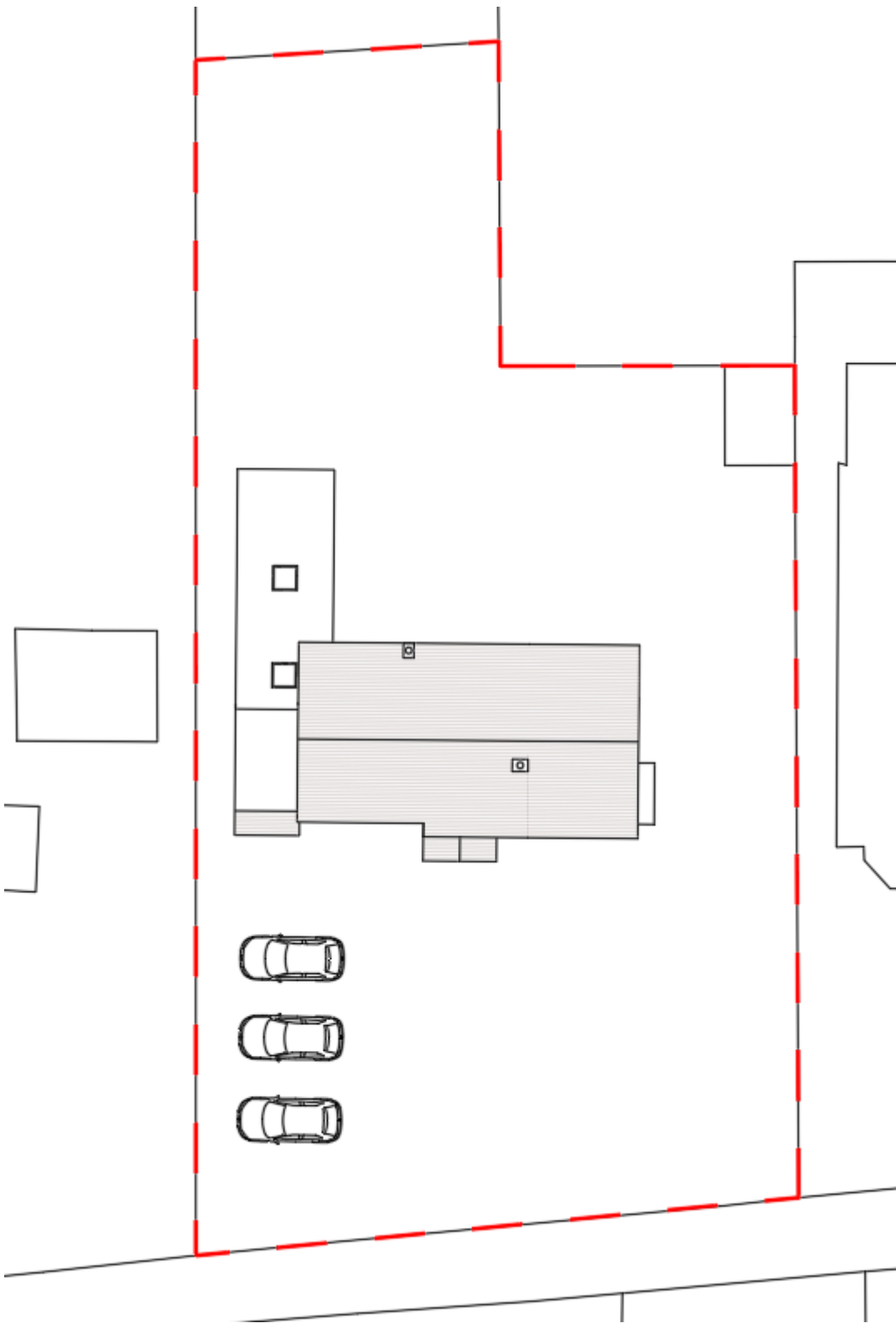
The main access point to the property and parking provisions (driveway & front garden) are retained and unaltered. This application does not propose any additional bedrooms.

4.5 Ecology

Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process.

4.6 Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport.



To no particular scale.
For scaled plans please see drawing series 24027



5.0 Havant Borough Council; Design Guidance SDP

5.1 SDP Guidance- Side Extension

The extract to the right is the guidance on the design of side extensions to dwellinghouses (Paragraph 5.37, p45).

In this instance, lowering the proposed eaves and ridge height of the proposed extension would result in disjointed and aesthetically poor-quality elevations due to the existing stepping nature of the property to the front face. Rather than clearly defining subservient additions over time, the variations in roof height will give the property the appearance of terraced housing.

5.2 Justification

We understand the purpose of this extract is so that the extension demonstrates subservience to the existing, but we believe in this case, it would not and instead end in an unclear massing.

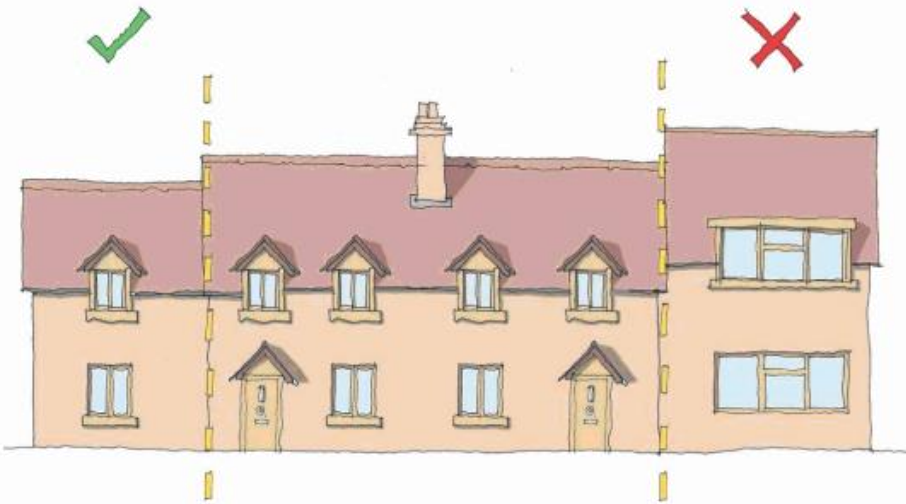
The property benefits from a large plot and is set back circa 16.5 meters from the public footpath with mature hedging to the frontage. We therefore are of the stance that the proposed will have little visual impact.

In terms of setting, the neighbouring properties are all of a different style. The neighbours to the north and south boundary have higher ridge and eaves level than 34 New Brighton road. There are also examples of properties with longer ridge lines in the area.

Side Extensions

5.37 It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height.

Figure 5.10: Keeping the ridge and eaves of an extension lower than the main building and maintaining the same roof pitch will help the original house maintain its dominance



Havant Borough Council Design Guidance SPD. Extract 5.37, Page 45.



Image from the public highway of 34 New Brighton Road frontage and neighbouring properties