



56 Warblington Road  
Emsworth,  
Hampshire,  
PO10 7HH

## Design & Access Statement

Rev. –

On behalf of Mr & Mrs Ellard.

Demolition of existing two storey extension; construction of new two storey to front of property, two storey extension to rear of property, amendments at roof levels. Associated landscaping.

Rev. -

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# 1 Introduction

SITE INFOMATION

This Design & Access Statement has been prepared by 50.8 Architecture + Interiors for Mr & Mrs Ellard, to apply for planning permission for the renovation and extension of the property at 56 Warblington Road, Emsworth, Hampshire, PO10 7HH.

The design proposal for this project has been carefully considered through site analysis and contextual consideration.

SITE LOCATION

The site is located in the sea-side town of Emsworth, with the property itself being 0.5 miles away from the town centre and 300 yards away from the sea. The surrounding area is predominantly residential. The property is situated 2.4 miles from Havant, 11 miles from Chichester and 8.9 miles from the city of Portsmouth.

Site grid references are 474232 E and 105460 N.

The site is approximately 1686 m2.

AERIAL PHOTOGRAPH



Application Site Boundary



# 2 Site Context

## CHARACTER OF SURROUNDING AREA

56 Warblington Road is located along Warblington Road, a main leafy, residential street connecting Havant Road (B road) to the sea. It is surrounded by other residential properties with a variety of different styles, built within the last century. The majority of the houses along Warblington Road are detached, with less than a quarter being semi-detached or terrace housing, therefore, many of these properties have substantial surrounding land.

There are several houses close to Warblington Road which have been recently renovated, with contemporary extensions and cladding.



Neighbouring Houses



Neighbouring Houses

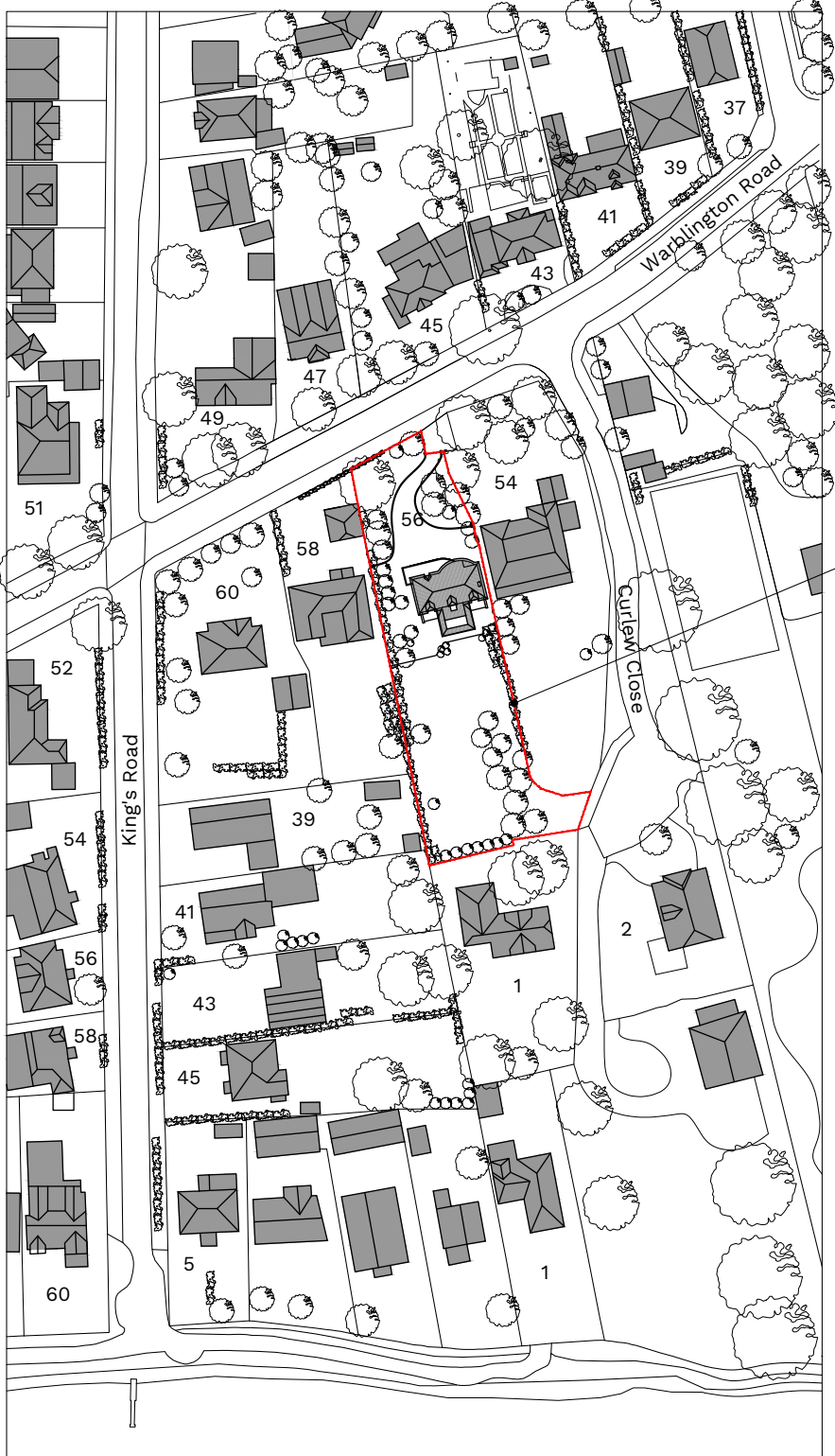


Neighbouring Houses



Neighbouring Houses

SITE LOCATION PLAN



Application Boundary

Application Site Boundary



# 2 Site Context

## CHARACTER OF SITE

The house at 56 Warblington Road sits within a site of 1686 m2, therefore, it has a large surrounding garden. To the front of the property there is a large shingle driveway (able to fit 4/5 cars) leading to the house. It is possible to access the back garden on foot by walking around either side of the house. On the west side there is a small shed. There is another entrance to the south east of the back garden via Curlew Close.

To the back of the house there is a raised patio area, paved in red brick tiles. Two glass awnings sit above double doors to the dining room and a window to the kitchen. Hedging/planting lines the garden boundary in front of high wooden fences, separating 56 Warblington Road from its neighbours.



Front Garden



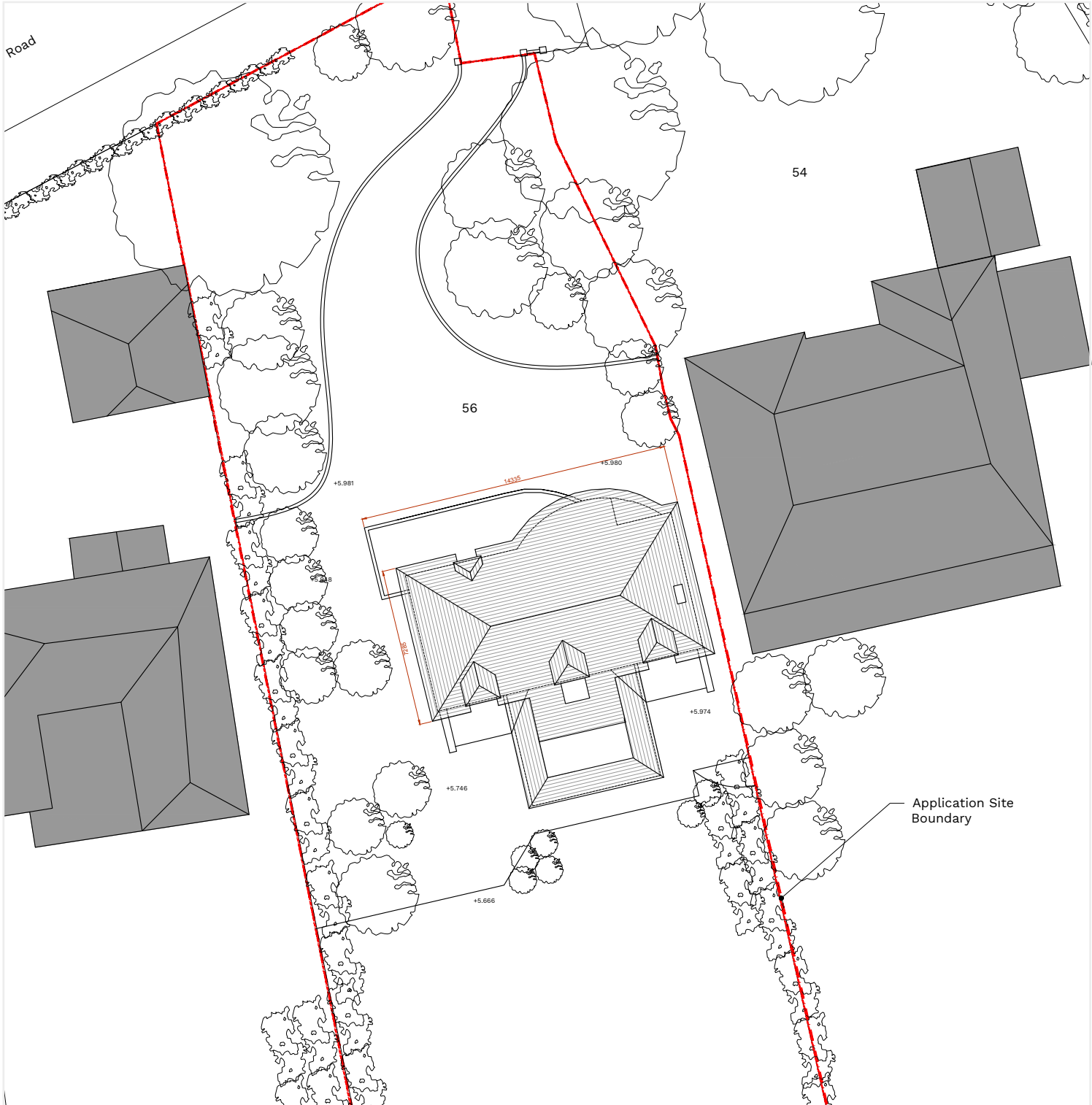
Front Garden



Back Garden (west)



Back Garden (east)



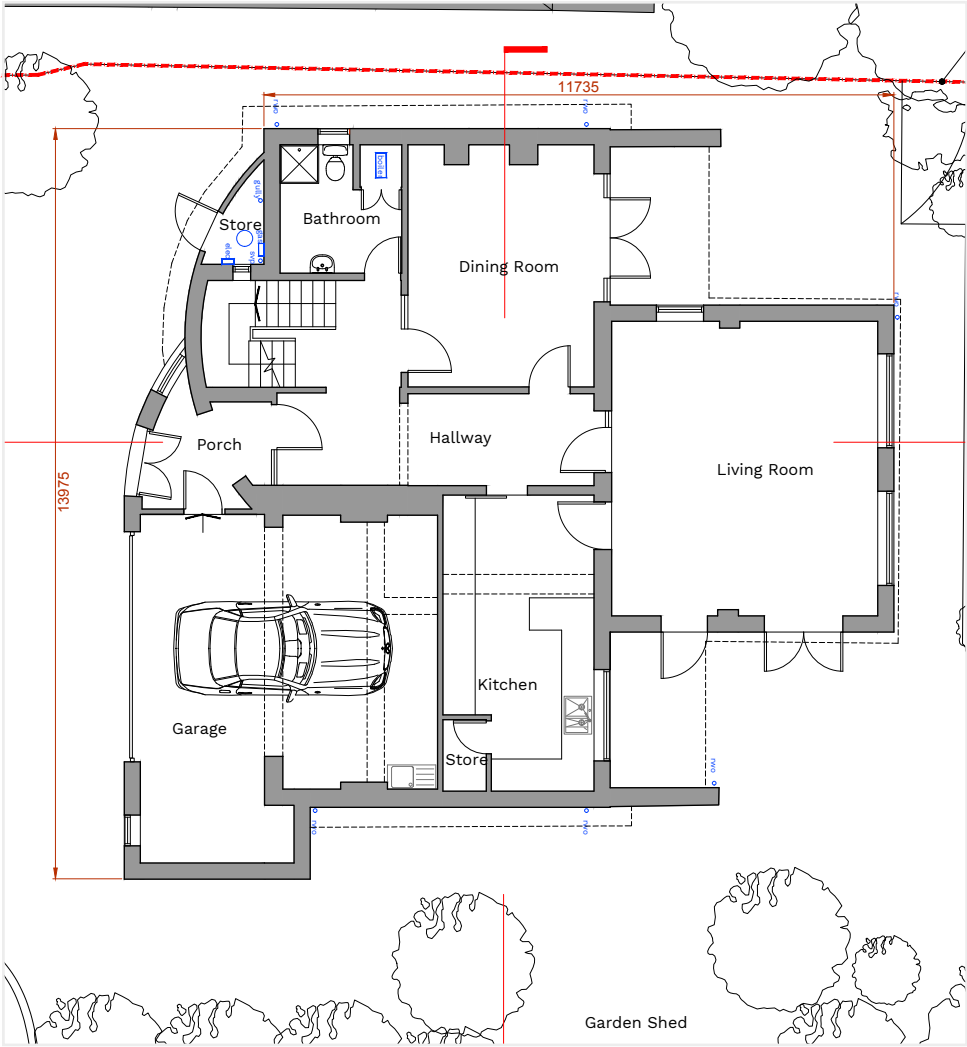
Site plan of 56 Warblington Road

# 3 Site Analysis

## EXISTING PLANS

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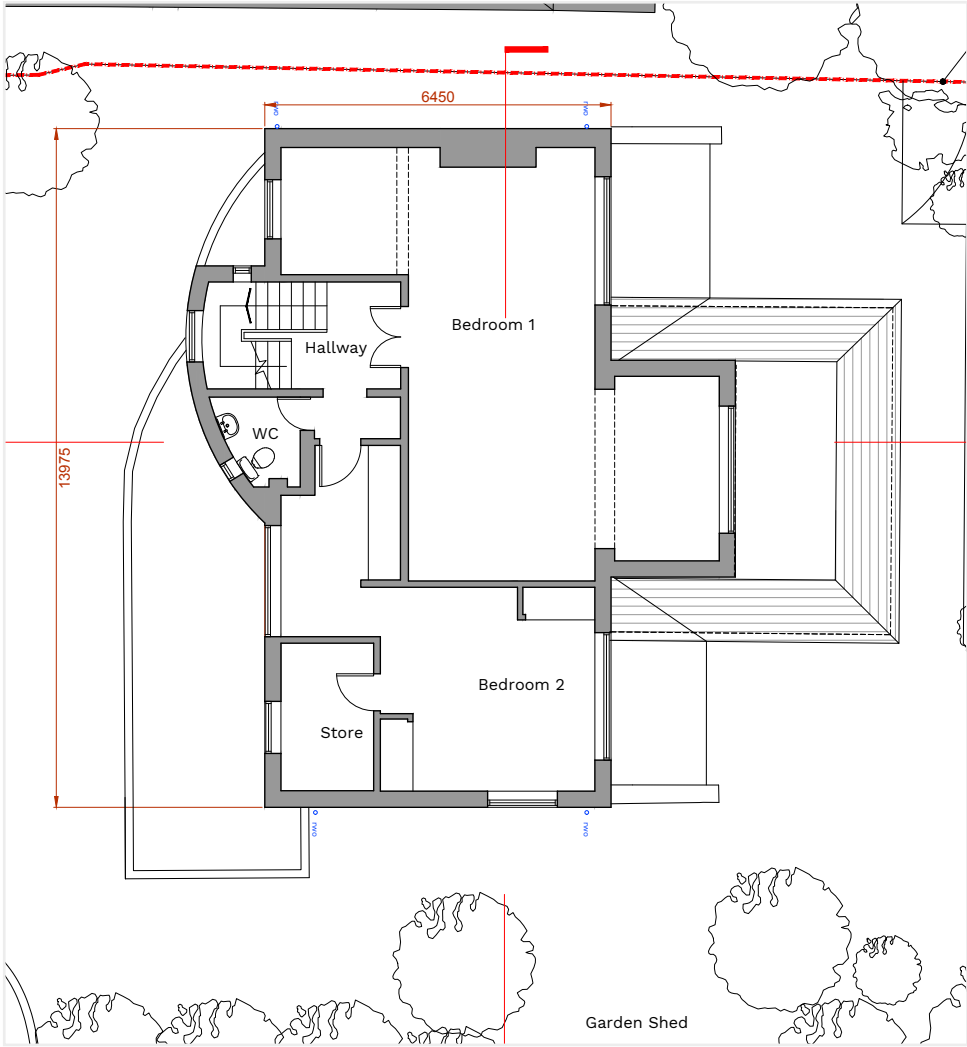
GROUND FLOOR PLAN



The ground floor consists of:

- Porch
- Dining Room
- Living Room
- Kitchen
- Bathroom
- Garage

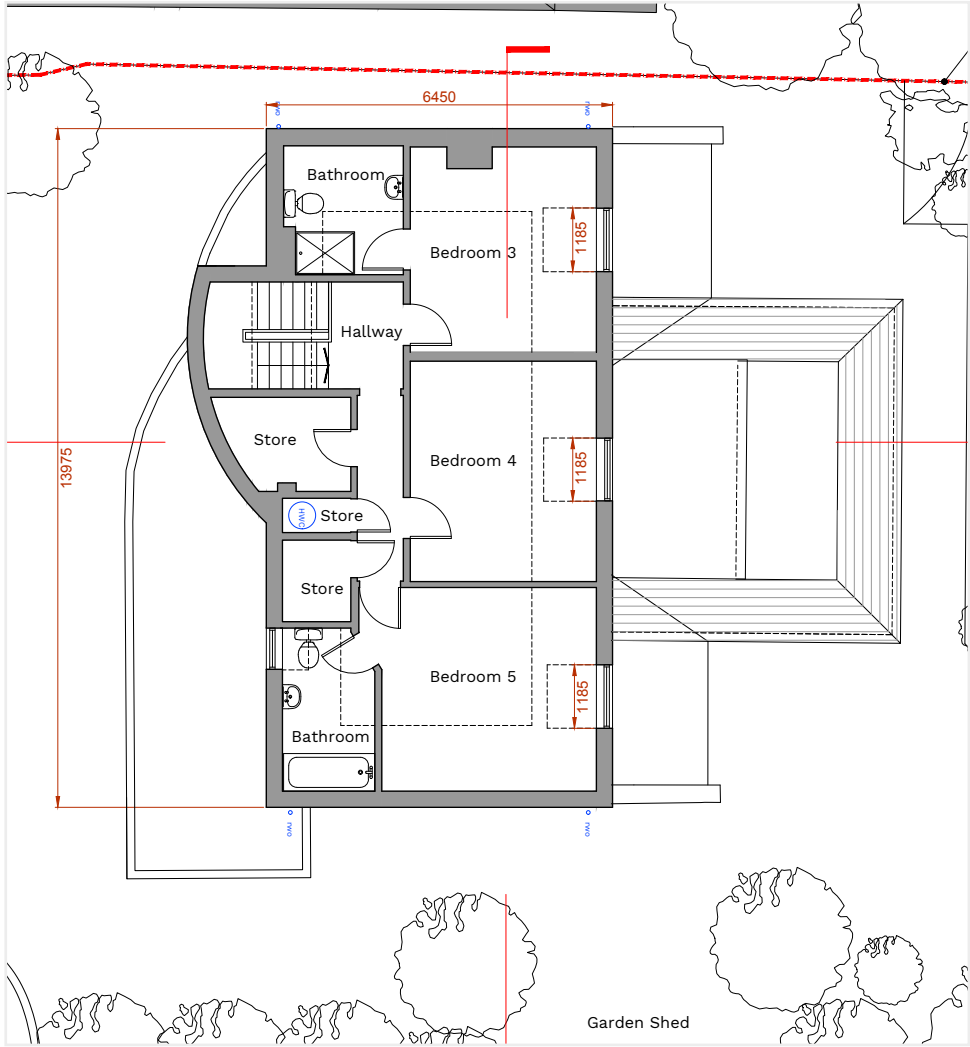
FIRST FLOOR PLAN



The first floor consists of:

- Master Bedroom
- W.C.
- Bedroom 2
- Store room

SECOND FLOOR PLAN



The second floor consists of:

- Bedroom 3 with ensuite
- Bedroom 4
- Bedroom 5 with ensuite
- Storage x 3

# 3 Site Analysis

## EXISTING ELEVATIONS

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EXISTING NORTH ELEVATION

The elevations for 56 Warblington Road show that the facade is a combination of red brick for the garage and ground floor level, with an off-white render at first floor level. The roof is tiled with concrete tiles. The windows are predominantly double glazed PVC units with some of the smaller or round windows being thin, fixed, timber framed.

On the west side there is a small shed.

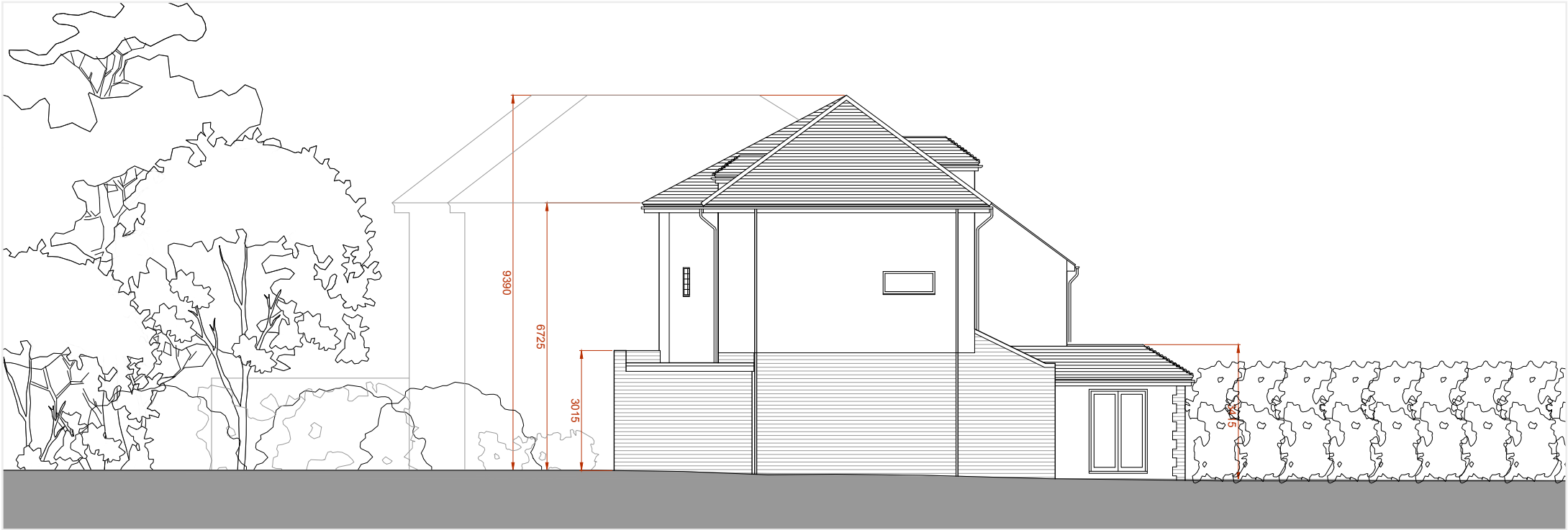


EXISTING SOUTH ELEVATION

The rear elevation has a similar material palette, with red brick at ground floor level and off-white render at first floor level. There are three dormer windows on the second floor, projecting from the roof.

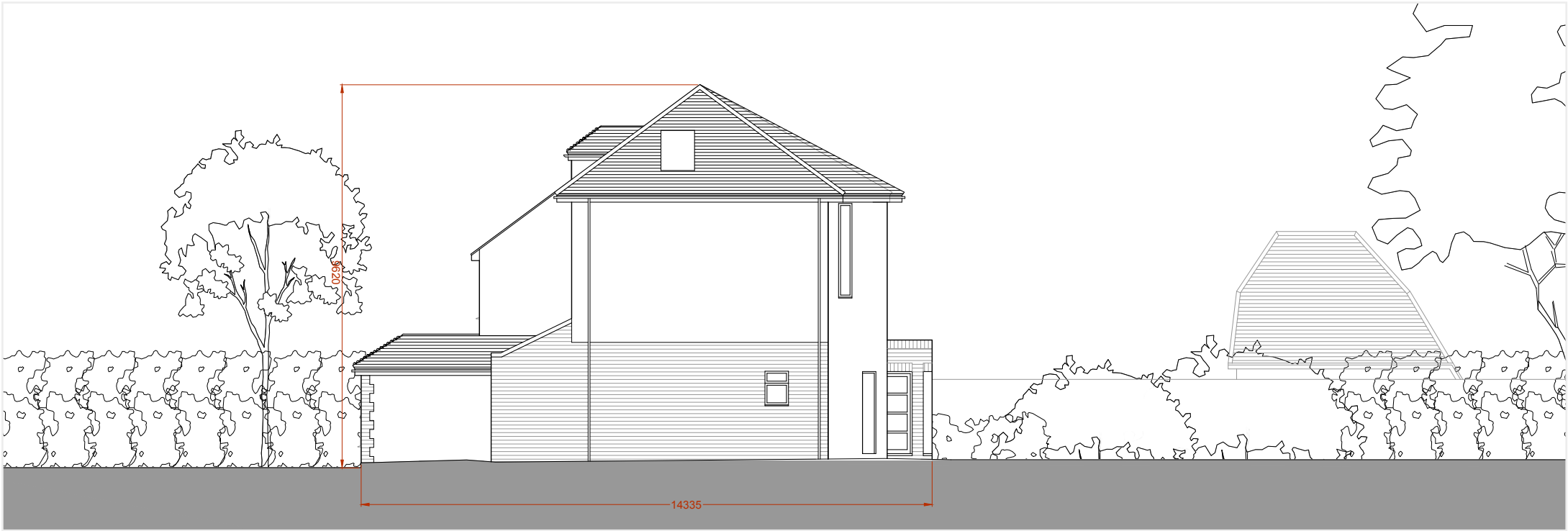
3 Site Analysis

EXISTING ELEVATIONS



EXISTING WEST ELEVATION

The east and west elevations for 56 Warblington Road also consist of red brick at ground floor level and an off-white render at first floor level. From the elevations, it is clear that the living room projects from the main structure of the building at ground floor level with a tiled roof. Above this there is a slight extension of the master bedroom.



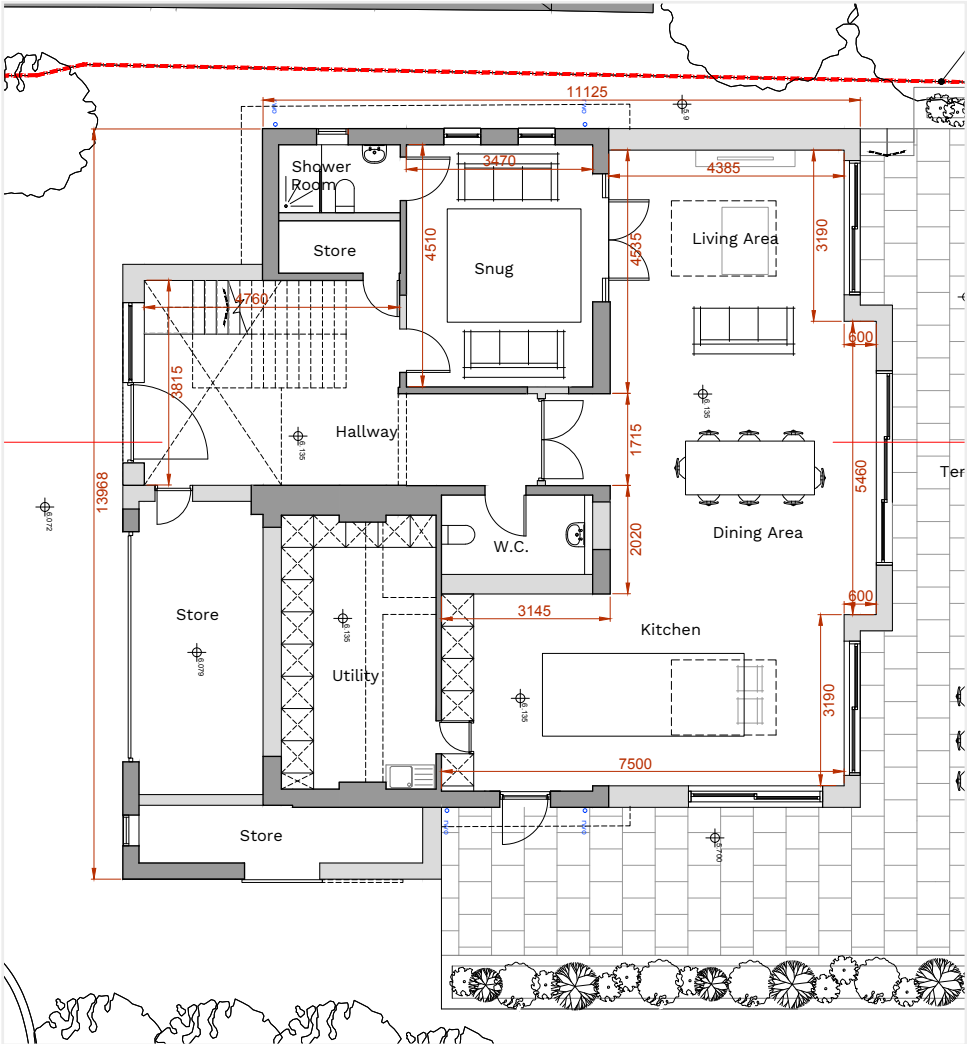
EXISTING EAST ELEVATION

# 4 Proposed Design

## PROPOSED PLANS

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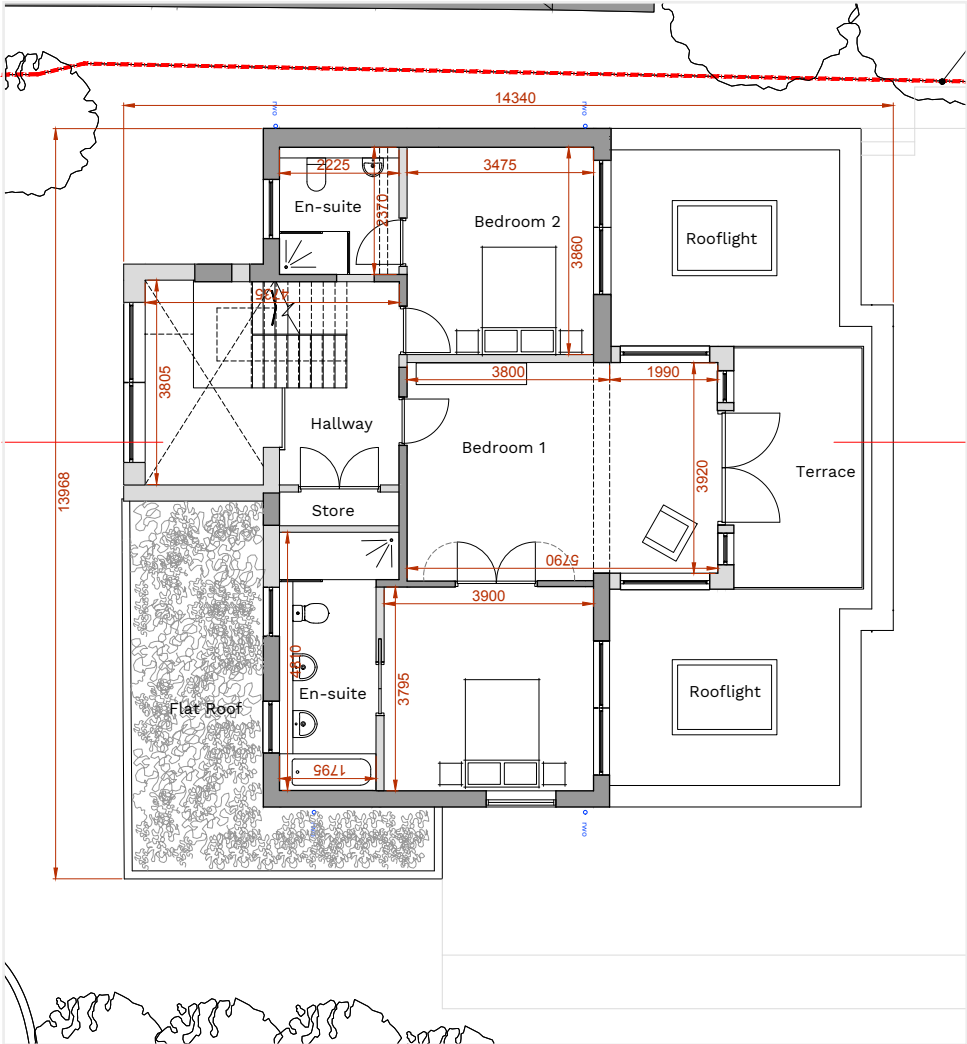
GROUND FLOOR PLAN



Alterations to the ground floor includes:

- Extension to the rear of the property, providing a kitchen, living and dining area.
- The addition of a utility room and 3x large storage rooms in place of the existing garage.
- A new W.C. added.
- A new shower room.
- An extended porch/entrance hall area.

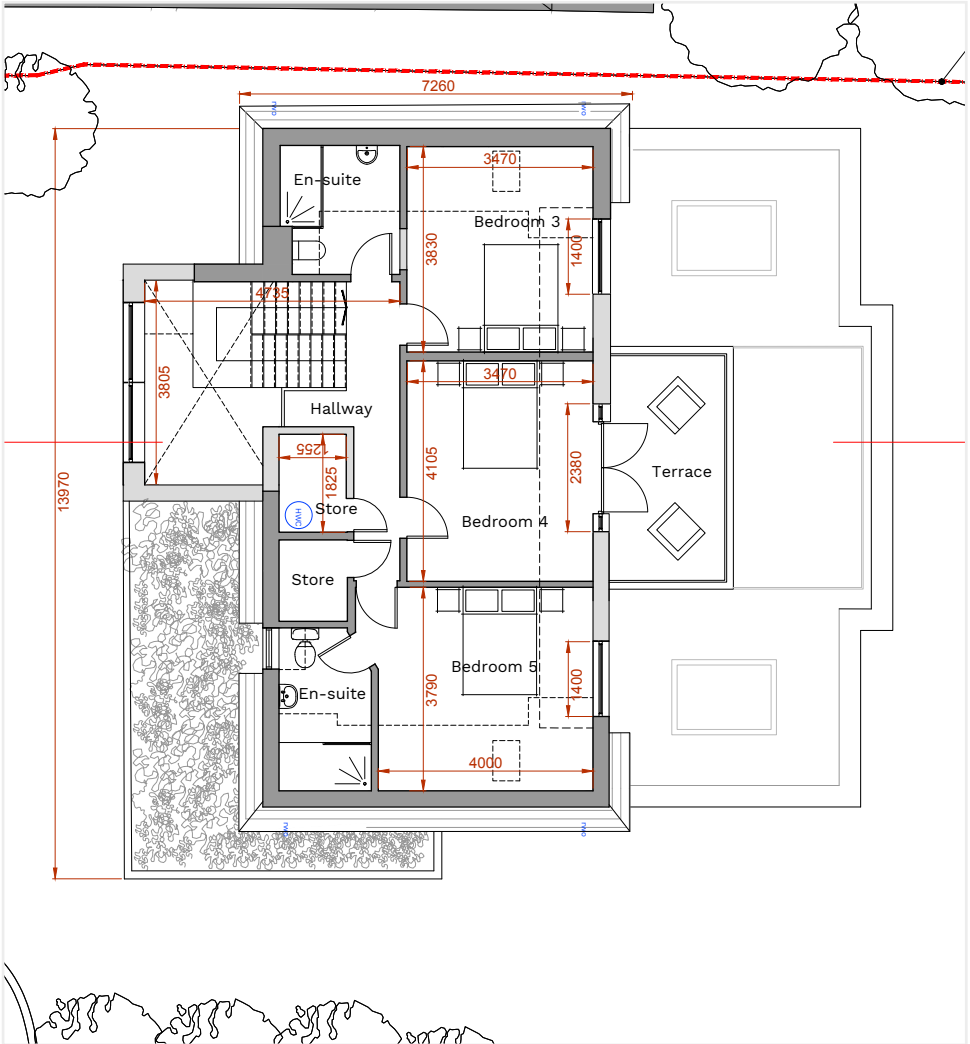
FIRST FLOOR PLAN



Alterations to the first floor includes:

- Extension of master bedroom including an ensuite bathroom and living/dressing room.
- Outdoor terrace area added to master bedroom.
- Ensuite bathroom for bedroom 2.
- Additional storage added.

SECOND FLOOR PLAN



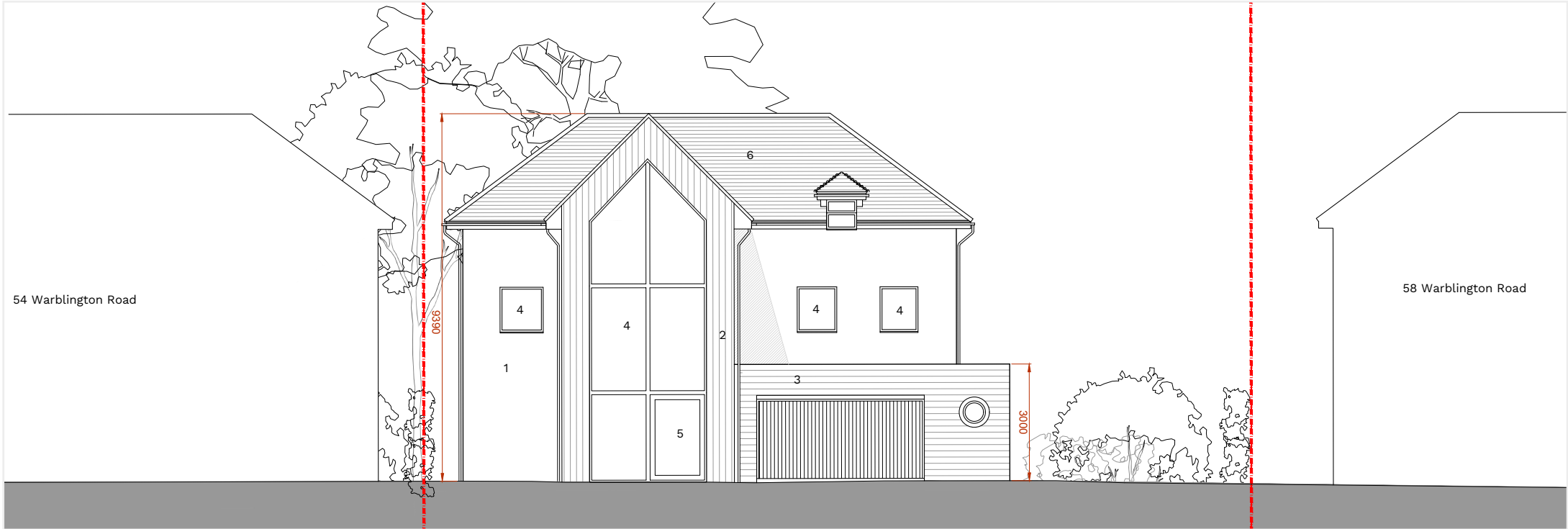
Alterations to the second floor includes:

- Single rear facing dormer.
- Outdoor terrace area added to bedroom 4.
- Store room added.

# 4 Proposed Design

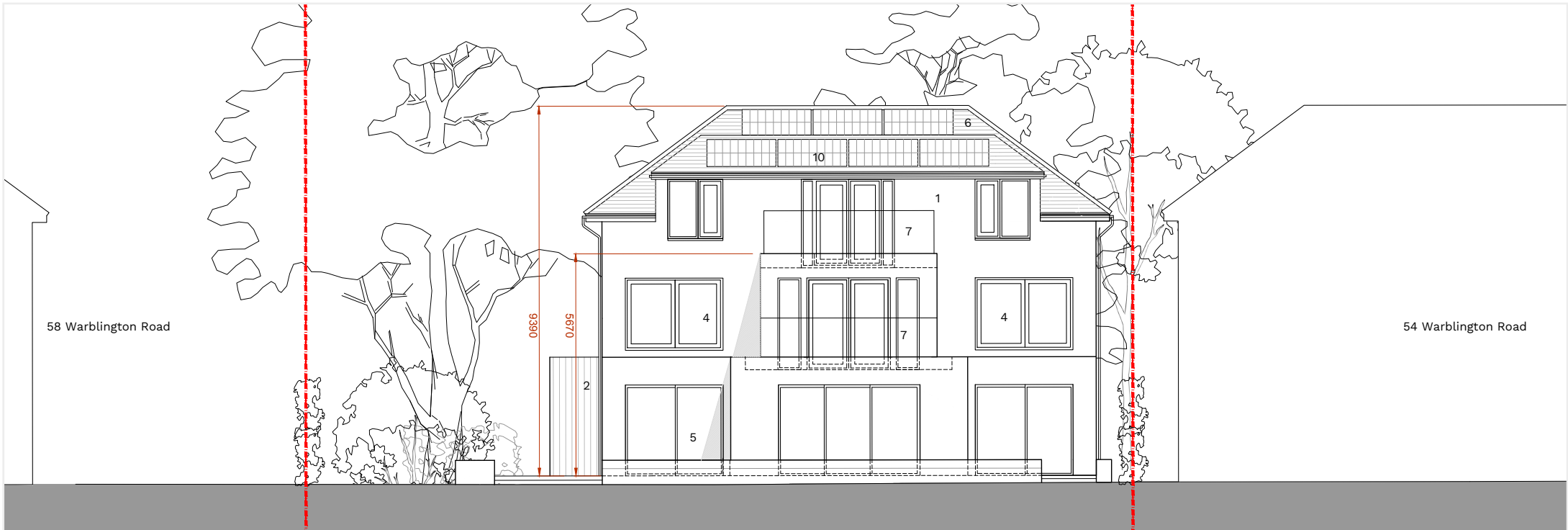
## PROPOSED ELEVATIONS

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PROPOSED NORTH ELEVATION

The changes to the exterior consist of an extension to the north facade creating a two storey void above the stairs. This extension would be pitched at the same height as the existing roof. It would be timber clad with five large panes of glass and a glass front door. The garage would also be timber clad.



PROPOSED SOUTH ELEVATION

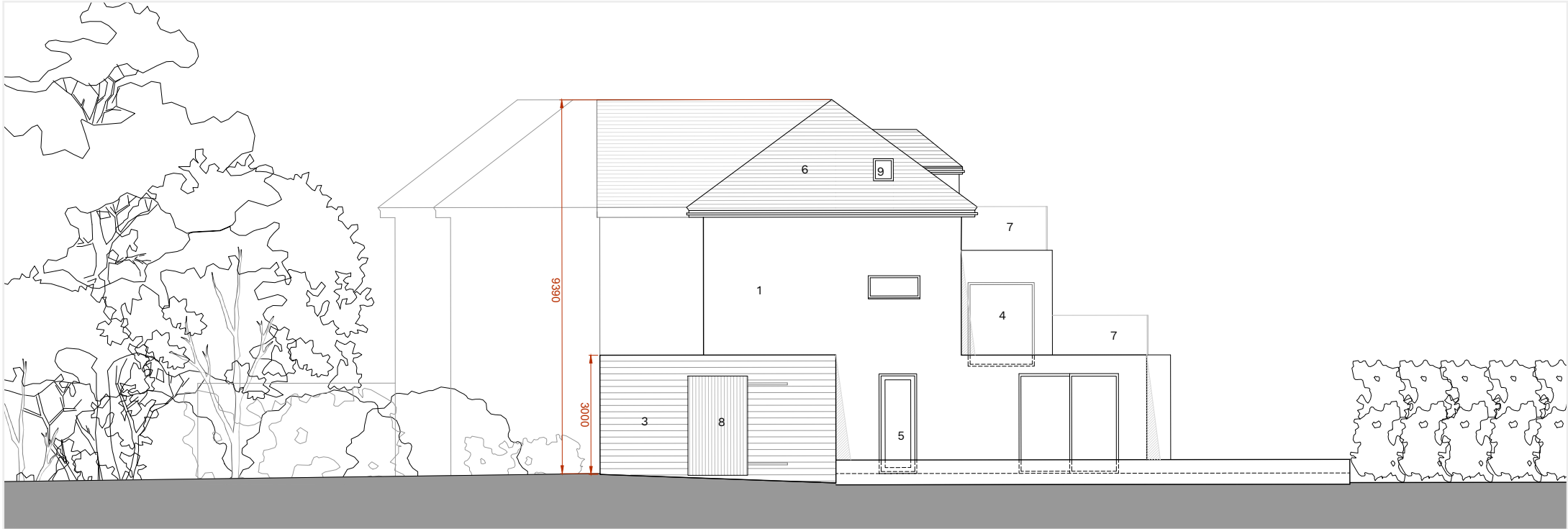
The south facade will be fully rendered in white render, with glass balustrades surrounding the roof terraces. The windows will be dark grey double glazed aluminium fittings.

- 1. White render
- 2. Vertical timber cladding
- 3. Horizontal timber cladding
- 4. Powder coated dark grey aluminium double glazed window
- 5. Powder coated dark grey aluminium double glazed door
- 6. Grey tiles to match existing
- 7. Glass balustrade
- 8. Timber sliding door
- 9. Powder coated dark grey aluminium double glazed roof window
- 10. PV panels

# 4 Proposed Design

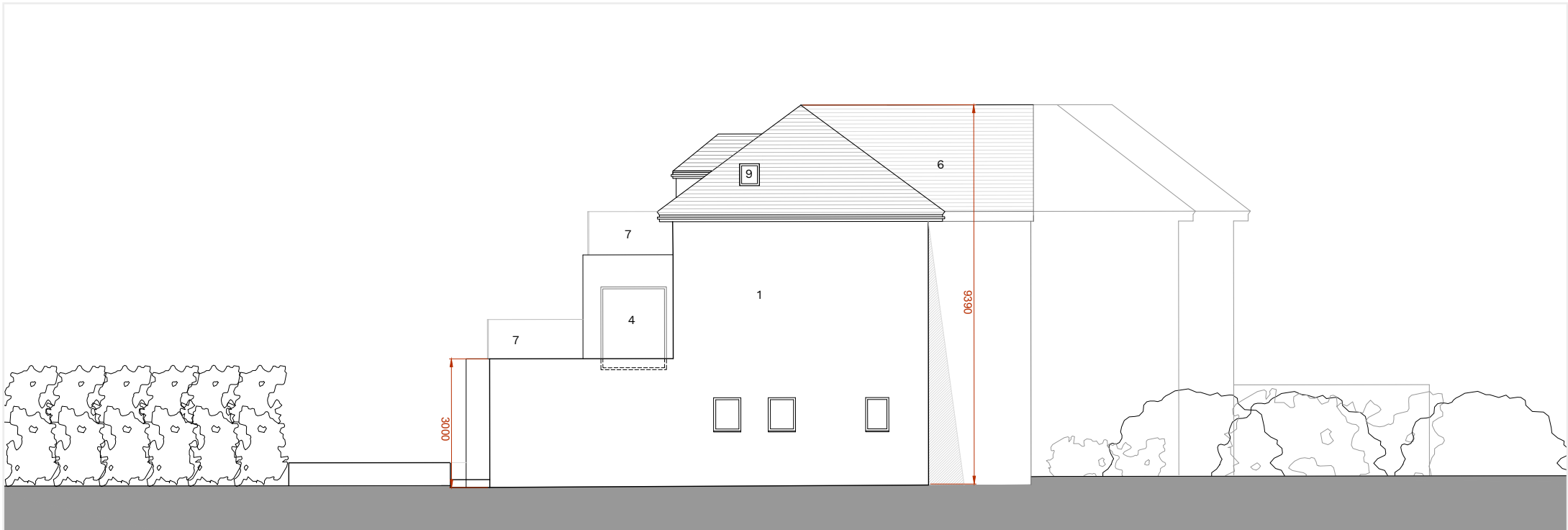
## PROPOSED ELEVATIONS

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PROPOSED WEST ELEVATION

The west facade shows the different depths of the new extension to the rear of the property. The extension to the existing garage will be horizontally timber clad to give a wrap-around effect. The new door to the store will be a large timber sliding door on runners.



PROPOSED EAST ELEVATION

- 1. White render
- 2. Vertical timber cladding
- 3. Horizontal timber cladding
- 4. Powder coated dark grey aluminium double glazed window
- 5. Powder coated dark grey aluminium double glazed door
- 6. Grey tiles to match existing
- 7. Glass balustrade
- 8. Timber sliding door
- 9. Powder coated dark grey aluminium double glazed roof window
- 10. PV panels