

Design and Access Statement

Alterations and Extensions to;

22 West Brook View, Emsworth

prepared by

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1.1 The Starting Point

This pre-application relates to the extension and loft conversion to 22 West Brook View, Emsworth. The applicants have a rapidly growing family and have just purchased the property. With a new born baby, they are keen to explore sustainable options to how they may adapt the existing property to suit their expanding family.

inCollective have been approached by the applicants to explore different options on how they may adapt their existing home into something that is flexible and allows for different spaces to be used at different periods of their family life. There is already concern that the house is not big enough for the future and therefore the following design options have been explored.

1.2 The Brief

Follwowing an extensive workshop and site visit with the family residing at 22 West Brook View the brief was established:-

- + Create flexible spaces that can initially be used as playrooms then transition to other uses
- + Explore re-arranging the house to maximise views into the garden
- + Explore a loft conversion that will be sensitive and inkeeping
- + Consider utilising views to the vistas at the front of the house



Site Location

2.1 Site Context

Emsworth began as a Saxon village. At first it was linked to the settlement of Warblington nearby. People from Emsworth worshipped at St Peter's Chapel or in the church at Warblington. Emsworth was not mentioned in the Domesday Book of 1086, as it was included with Warblington

Emsworth grew to be larger and more important: in 1239 Emsworth was granted the right to hold a market, and there was also an annual fair. In 1332 Emsworth (Empnesworth) was one of Hampshire's four Customs Ports.

22 West Brook View is part of an overall new-build development in Emsworth, north of the A27. The site is accessed via Horndean Road, a primary road that runs north to south. Buildings are typically two storeys and faced in traditional brickwork and clay tiles. To the west, there are great views over the adjacent fields.



Site Context

2.2 Surrounding Buildings



Street views of the existing context



2.3 The Site and Existing Building

The site lies on the eastern edge of the development overlooking the fields to the west. The property features its own detached garage and a large garden. The building is two storeys with a tudor style bay window to the front elevation. The building features decorative brick coursing between ground and first floor.

Due to the existing L shape of the building, the north facing courtyard is often shaded and unutilised throughout the year. The garden is a generous size and therefore the applicants wish to explore the possibility of infilling this area with a single storey extension to provide a social area, opening up other rooms for the children as they grow up.

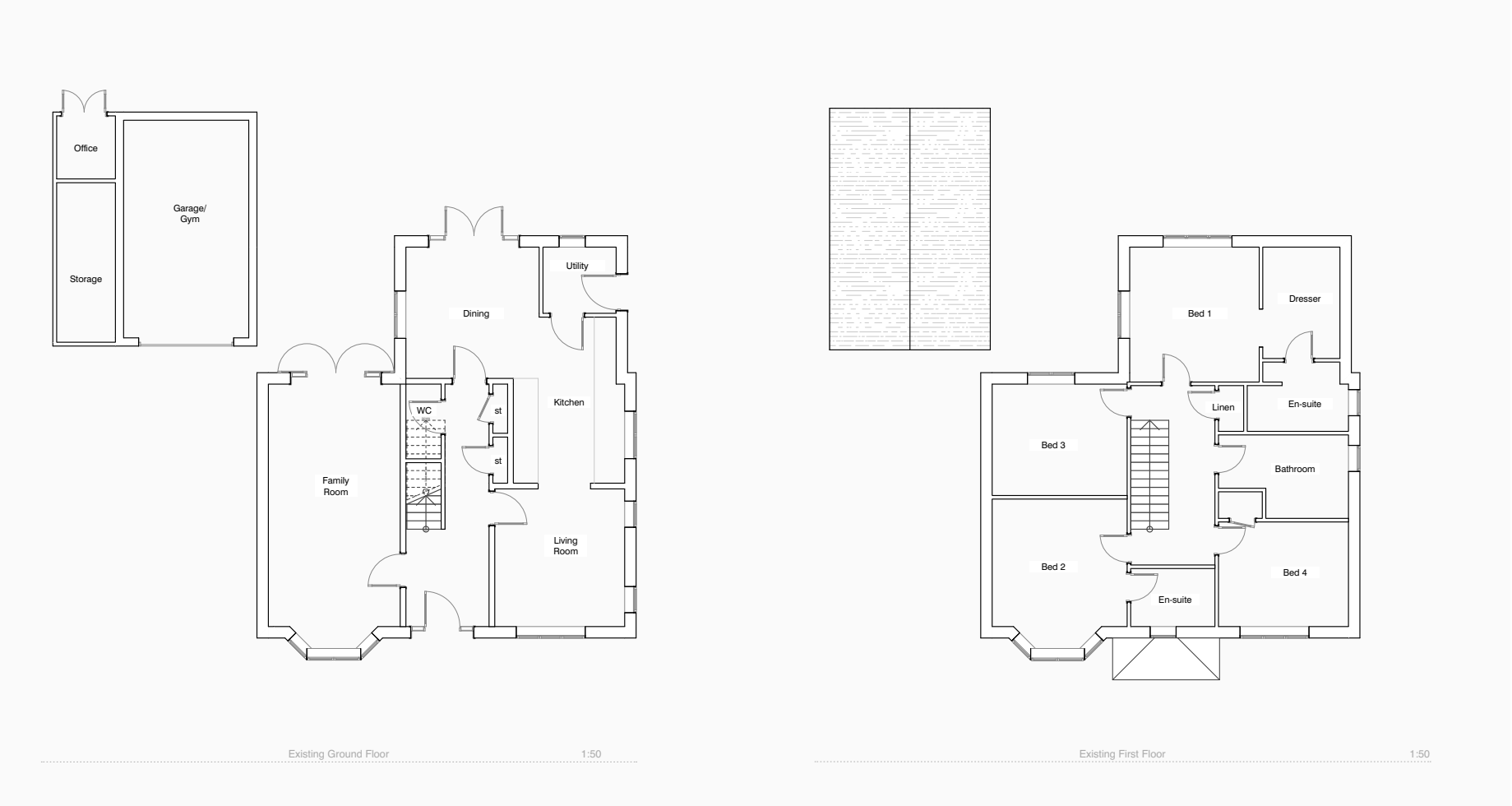


Close up of the site

2.4 The Existing Layout

An analysis of the existing layout and salient points are as follow:-

- + the layout doesn't benefit from any significant views into the garden
- + small kitchen area that becomes a corridor from the family room
- + utility room is blocking views of the garden
- + the small courtyard between the living / dining is overshadowed
- + no space that can be closed off for the children in close proximity to kitchen



3.1 Design Philosophy

The designs have been carefully driven by the needs of the applicants and consideration to the local planning policy, including the Emsworth Neighbourhood Plan. The designers and applicant wish to express that the designs have been tailored to be as sympathetic to the streetscene as possible and avoid any negative impact that it may have on any neighbours.

3.2 Pre Application

A pre-application enquiry was submitted with an opinion that proposal may be likely to obtain officer support, providing that further consideration is given to the rear dormer, i.e size, fenestration and matching materials etc.

3.3 Emsworth Neighbourhood Plan

Form & Detail:

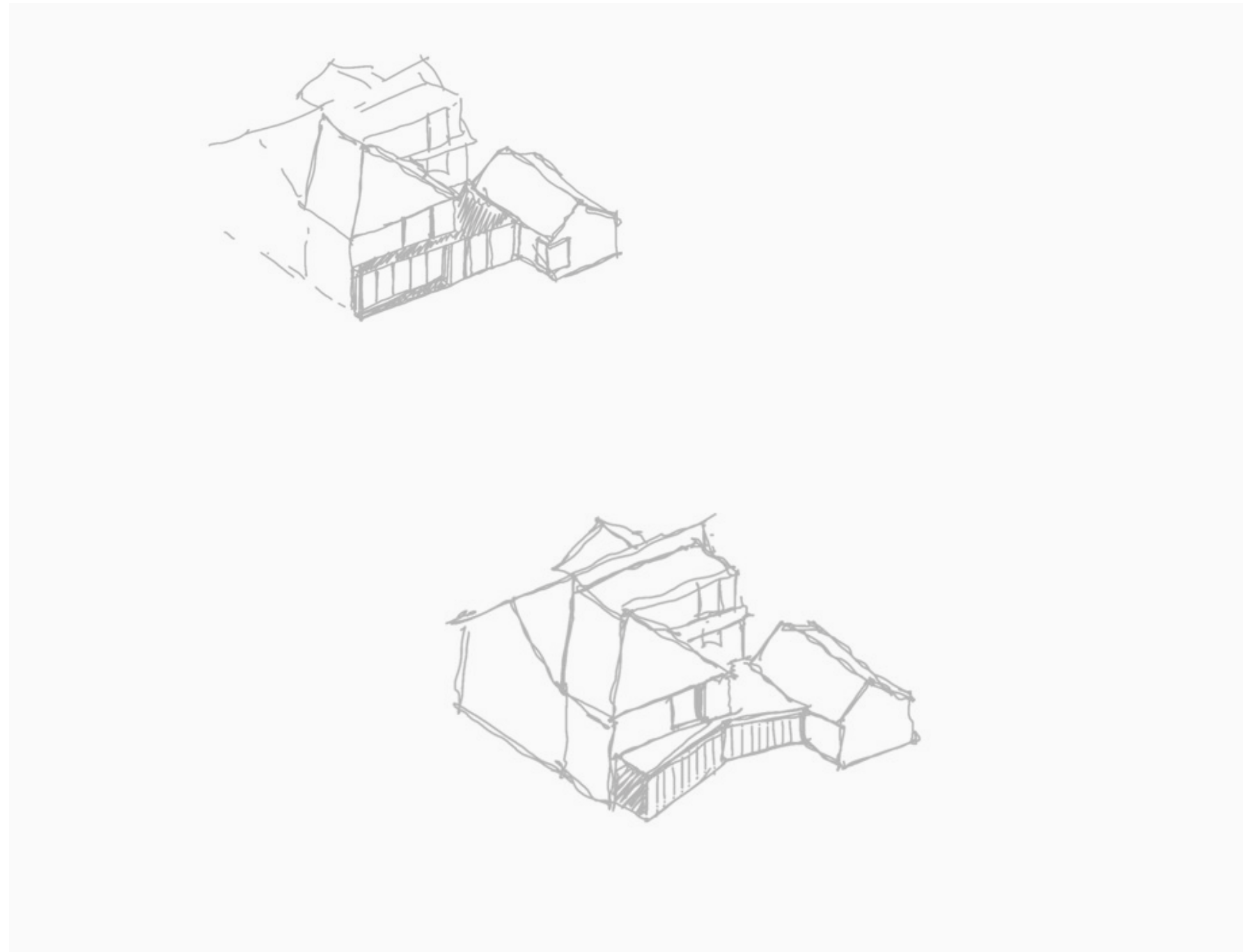
Paragraph 38 - Use of Good Quality Materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained will be encourages.

Paragraph 45 - House extensions are ot be sympathetic with the style of the host house and use similar materials and fenestration. **Modern style extensions to traditional houses will be acceptable provided they are of high quality design.**

Paragraph 48 - The reuse and recycling of building materials will be encourages, as will the use of recycled materials from old buildings where it will help maintain or enhance integrity.

Paragraph 56 - The use of contemporary design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area will be supported.

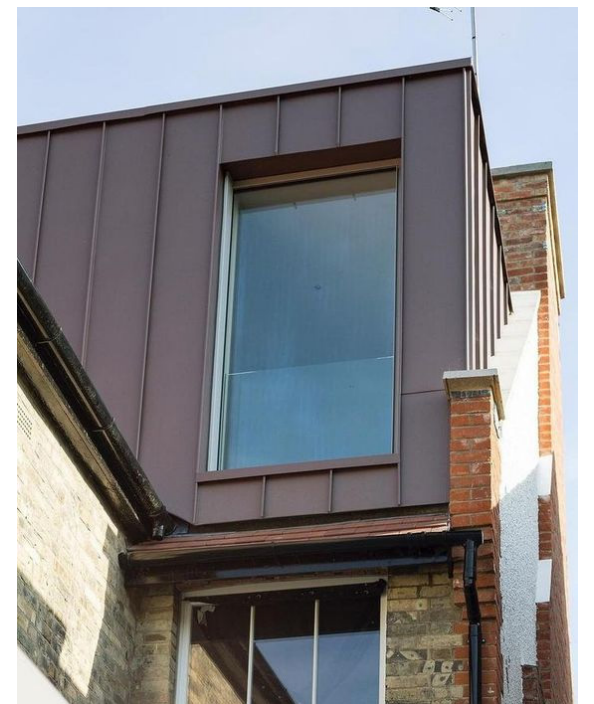
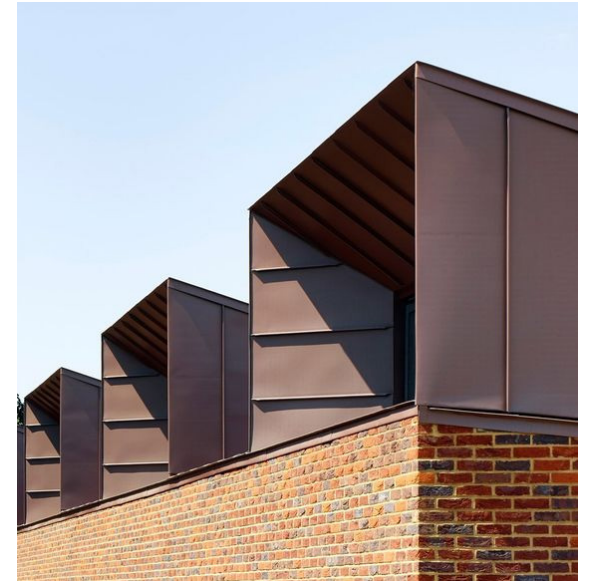
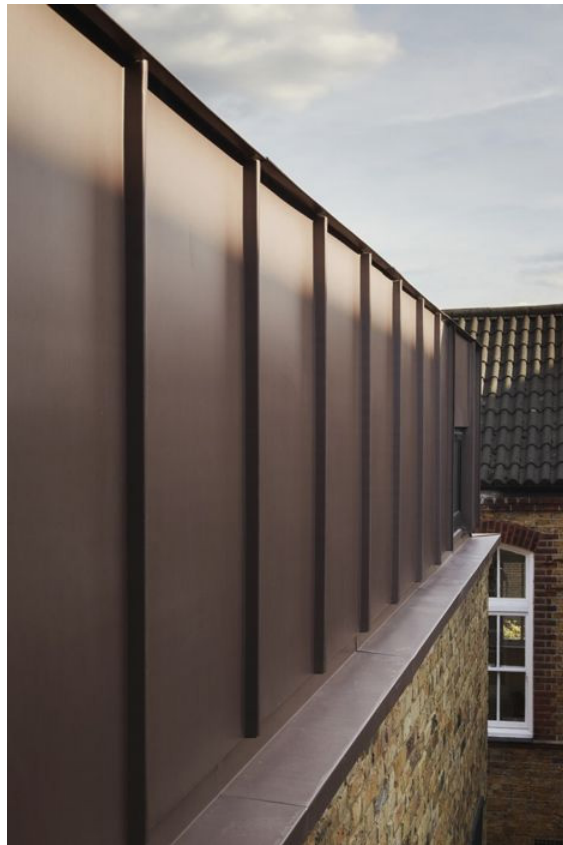
Paragraph 57 - Windows and door openings should be in proportion to the buildings themselves, as well as reflecting the overall setting. The size, proportions, materials and detailing of replacements should reflect the original iin the more historic parts of Emsworth.



early sketch ideas

3.4 Precedents

The following precedent images showcase the aspirations of the design team and the applicant to create a high quality addition to the house that is sensitive in both scale and materiality. Careful attention to detail will be made to provide interest and quality to the fini



3.5 Scale & Concept

In regard to built form, the proposed designs include for a single storey extension and a loft conversion to include additional bedrooms / play spaces. The images to the right were submitted as part of concept proposals for the pre-application enquiry.

Single Storey Extension-

The proposals include for a single storey extension to fill in the L-shaped building. It is contended that this is a minor addition and that it does not affect any neighbouring amenity. This area will feature a central rooflight providing light into the existing living space allowing the kitchen and dining space to become less constrained.

Loft Conversion-

The applicant wishes to explore options in regard to opening up the large loft area to provide needed playroom spaces and bedrooms for their rapidly growing family. Rather than providing dormers to create usable space, it is proposed that the hips of the main roof are removed and replaced with gable-ends. This is considered a more appropriate response and in-keeping - the majority of the development is gabled in character. Therefore this arrangement would not be seen as not-in-keeping and would be contended as more appropriate than dormers.

To the rear, a small rear dormer will provide the headroom required to get into the loft space. This provides further opportunity to create views into the garden space.

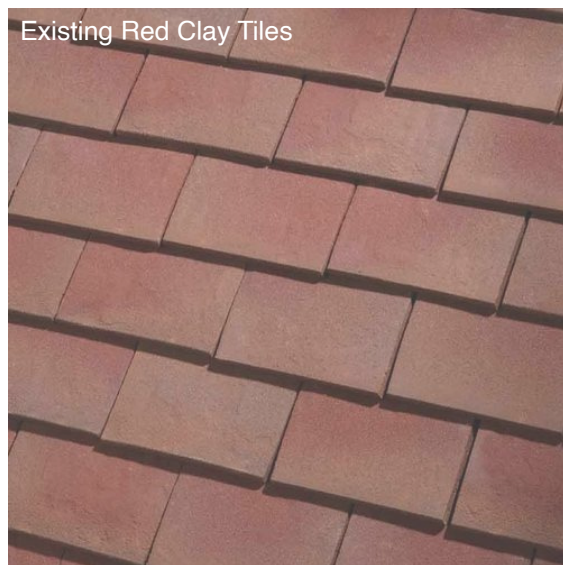
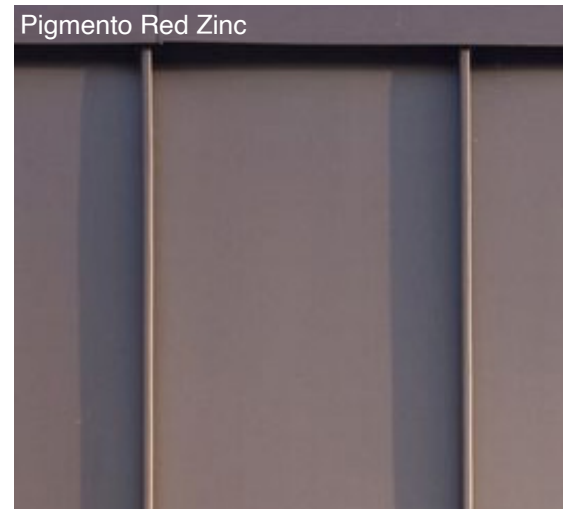


existing clay model



early proposed clay model

3.5 Materials



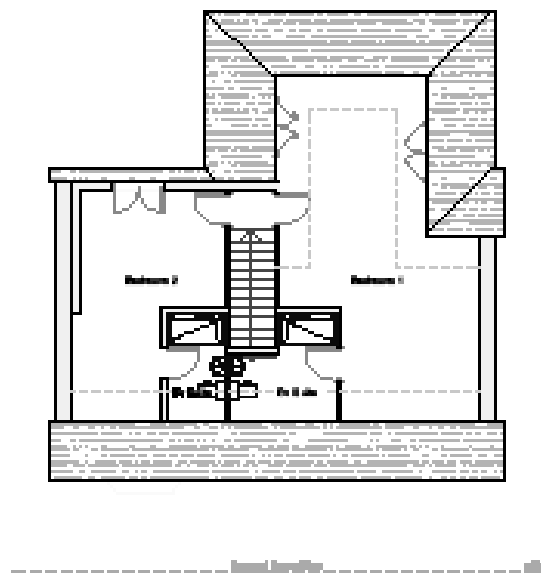
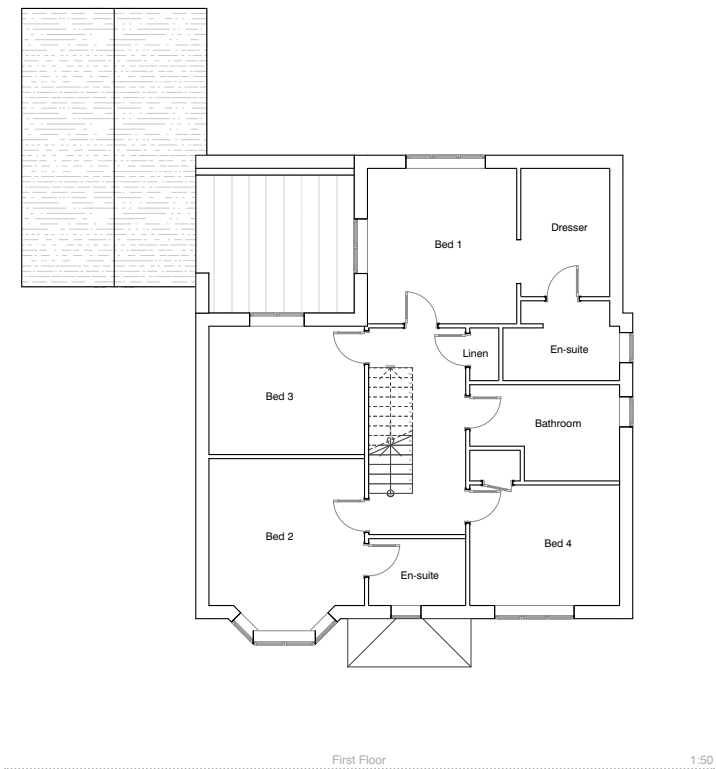
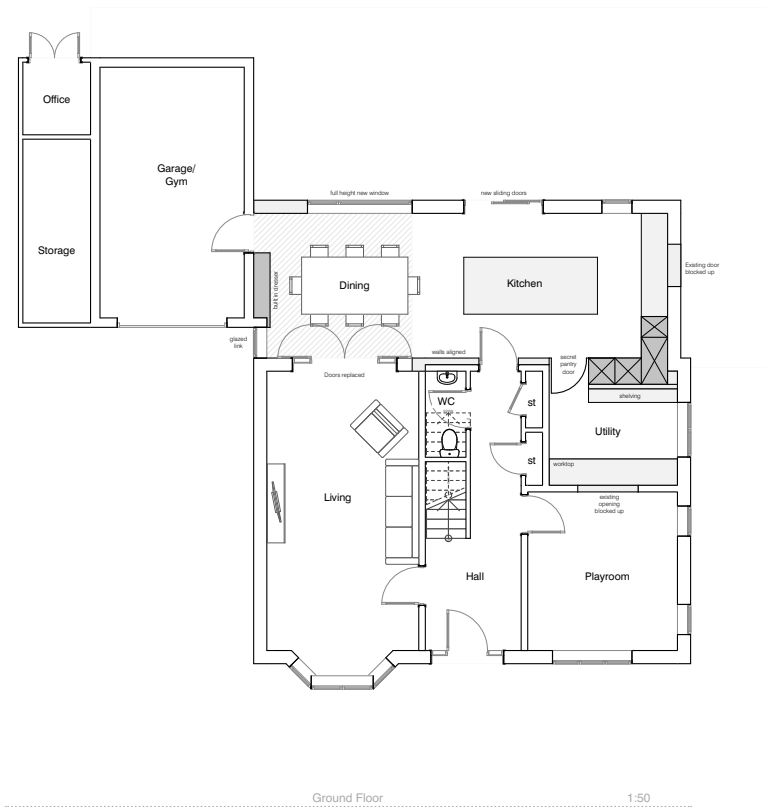
Pigmento Red Zinc has been proposed as the cladding for the dormer in lieu of red clay tiles to match as we believe this is a much higher quality product, emphasising the aspirations for a modern, and sympathetic design.

It is also proposed that all the windows are replaced with black windows, in lieu of white.



3.4 Layout

The layouts proposed have been designed to provide maximum flexibility and an open plan space. The utility room has been moved into the centre of the plan, opening up all 4 walls of the property to maximise natural day lighting. There are no changes on the first floor. A new staircase provides access into the loft space, comprising of two modest bedrooms with small en-suite bathrooms.



4.1 Access / Highways

There will be no changes to access arrangements as part of these proposals. There will also be no changes to the current parking conditions on site. There is space for 4no. parking spaces in accordance with the local plan requirements.

4.2 Flooding

The proposals fall within Flood Zone 1 and therefore it is considered that no flood risk assessment is required.

5.1 Summary

The designs have been carefully driven by the needs of the applicants and consideration to the local planning policy. It is felt that the proposals are driven and respond to being sympathetic to the surrounding properties and respect the local streetscene. The proposals have been developed taking on board feedback from the Local Authority planning department to allow the family to adapt their home into a sustainable / flexible space for their growing family.