

Design & Access Statement

Extension and Alterations to:

14 Beacon Square, Emsworth, Hampshire, PO10 7HU

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1. Introduction

- 1.1. This document is submitted along with the drawings for a Householder Planning Application for the extension and alterations to a detached four-bedroom house in Emsworth.

2. Site Context

- 2.1. The house is situated in an estate of similarly built dark brown brick houses, although they all have varied designs and appearances.
- 2.2. Many neighbouring properties have had a variety of rear and side extensions added, and several have balconies over their single-storey rear extensions, notably No. 18 Beacon Square situated two houses away from the property.

3. Existing Property

- 3.1. The existing property is a detached two-storey four-bedroom house built out of dark brown brickwork with areas of buff brickwork on the upper floors.
- 3.2. Front and rear gardens face East and West, respectively.
- 3.3. On the ground floor there is a hallway, lounge, dining room, and a kitchen. On the first floor there are four good-sized bedrooms, a family bathroom, and an en-suite to the master bedroom.
- 3.4. The existing property had front, side, and rear single-storey extensions constructed in approximately the mid-1970s. These provide space for a WC and porch, a second garage, and a small extension to the rear Living Room.

4. Proposed Development

- 4.1. The proposed development aims to address several key areas that the Applicant wants to change:
 - Create a larger and more open-plan living area.
 - Add a new dedicated Music Room.
 - Add a separate Snug Room.
 - Add a new WC/shower room on the ground floor.
 - Add a new Utility Room.
 - Create a new workshop.
 - Enlarge and refurbish the first floor en-suite/bathrooms.
 - Improve the sustainability of the existing house and consider low-carbon options in the designs.
- 4.2. The proposals will remove the existing ground floor extensions and replace them with a larger wrap-around extension that creates the required internal spaces and will have much higher thermal performance and sustainable attributes.

- At the front, the extension's wall and roof will be in line with the existing extension, apart from the Porch that will be deeper and constructed of oak framing to provide a more welcoming appearance.
- At the side, the new extension will be built to provide an access path along the boundary to minimise the impact on the neighbour during construction and will have a pitched roof to match the pitch of the main house. This will create a voluminous internal space that will provide better acoustics for the Music Room.
- The rear extension will be the full width of the property, and combined with the removal of internal structural walls, create a large open-plan living / dining / kitchen area.

- 4.3. Above the rear extension, there will be a balcony created that can be accessed from the Master Bedroom, and from the new external rear steps. The balcony will provide views of the water to the south across the tops of the trees.
- 4.4. A new brick chimney at the rear will accommodate the flue of a new wood-burning stove on the Ground Floor.
- 4.5. The existing chimney at the front of the house will be removed from the ground floor to above roof level, to create more space in the rooms below, and to allow for the installation of solar panels.
- 4.6. Various sustainable technologies will be incorporated, although these would be subject to the Client's budget:
 - External wall insulation with brick slips is proposed to greatly improve the thermal performance and sustainability of the existing house. The brick slips will be chosen to complement the existing brickwork and match in with the new brickwork, which will enable all the brickwork to match together, between the extensions and the main house.
 - Underfloor heating will be provided to the ground floor.
 - An air-source heat pump will replace the out-of-date gas boiler.
 - Whole house ventilation with mechanical heat recovery to improve the indoor air quality and recover heat, reducing the energy consumption of the house.

5. Scale

- 5.1. Careful consideration has been given to the size and design of the extensions. The extension roofs at the front of the property will match the existing front extension's roof, and the new Porch will help to balance the front façade and improve its appearance.
- 5.2. At the rear the new flat-roofed extension reflects the existing rear extension, albeit being larger.
- 5.3. The eaves and ridge levels of the extensions are lower than the existing main roof.

6. Overlooking

- 6.1. There will be no increased over-looking over the northern neighbour.
- 6.2. The proposed balcony is roughly three meters away from the southern boundary. The southern neighbouring property has extensive flat roof extensions to the side and rear, and the new balcony will not significantly increase any overlooking into neighbouring windows.
- 6.3. The balcony and external access stairs will have obscured glazing facing the southern neighbouring property to reduce the risk of overlooking.

7. Materials

- 7.1. Materials used will closely match or compliment those of the existing property:
- Interlocking concrete tiles to the roof
 - Facing brickwork to the walls.
- 7.2. The existing windows are old, thermally inefficient uPVC glazing. All the existing windows will be replaced with energy-efficient windows. The material and colour are to be confirmed, but they will be chosen to compliment the new extensions and the brickwork.

8. Landscaping

- 8.1. A new patio will be created to the rear to provide a flush, level access through the rear doors.
- 8.2. Some landscaping adjustments will be required to accommodate the new Porch extension, although all landscaping works are still to be confirmed.

9. Access

- 9.1. The floor levels of the new extensions will be flush with the existing floor levels.

10. Parking

- 10.1. Vehicular access is gained directly from Beacon Square. There is currently space to park two cars on the driveway, and the existing two garages are too narrow to park modern cars.
- 10.2. The two existing garages will be converted into habitable spaces.
- 10.3. The existing driveway will be widened to provide parking for three cars on the front driveway. The existing dropped kerb will also need to be adjusted to suit.

11. Environment

- 11.1. According to the Environment Agency website, the site is not at risk of flooding.
- 11.2. According to the UKRadon website, the site has a maximum 'radon potential' of 3-5% and protection measures will be incorporated if required.
- 11.3. All surface water from the new roofs will drain to a new soakaway in the rear garden.

12. Consultation

- 12.1. Pre-Planning advice was sought before the submission of this Planning Application.
- Ref: GEN/21/00771
 - Officer: Miss S. Donophy
- 12.2. The advice received was generally positive with the officer saying the scheme would likely receive officer support and that any impact on the southern neighbour's amenity would be investigated when the full application is submitted.
- 12.3. Since submitting the pre-planning application, several modifications have been made to the design.
- The design of the porch has been changed to oak framing and made slightly deeper.
 - The side extension has been made narrower to create a separation gap between the extension and site boundary to minimise impact on the neighbouring property during construction.
 - The rear elevation has been adjusted to provide a flat roof across the whole rear extension to make a more consistent appearance.
 - The music room has been made longer and brought more in-line with the rear extension.
 - The side extension roof's ridge height has been reduced due to the flat roof adjustments at the rear.

APPENDIX A

Photo of the front of the existing house.



Photo of the rear of the existing house.

