

DESIGN AND ACCESS STATEMENT

Extension and Alterations

To

28 Park Crescent, Emsworth, PO10 7NT



Figure 1: View of property from Park Crescent

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and alterations to 28 Park Crescent in Emsworth. Prior to the submission of this application, the client is going to let the neighbours know about the proposals and the submission of a planning application.

This document outlines the proposed works to include:

- Rear single storey extension to replace existing extension.
- Replacement glazed units to East and West elevations.
- Internal alterations.

The following documents will accompany the Application:

- Application Form
- Drawing series 21115
- Design and Access Statement

1.1 Site Survey

A full building survey of the existing dwelling was carried out by SurveyCloud in June 2021. The OS extracts are to show the site location and block plan only.

1.2 Relevant Planning History

07/66816/002

Small (3'6" x 8') extension to first floor rear of property to accommodate toilet and shower.

Permit

18/06/2007

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2.0 SITE LOCATION

2.1 Surrounding Context

The property is a detached two storey dwelling located on Park Crescent in Emsworth. The property sits outside the Emsworth Conservation Area and the Chichester Harbour AONB.



Figure 2: Aerial Maps (from Google Maps)

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

Number 28 and the surrounding buildings along Park Crescent are residential. Neighbouring dwellings are primarily detached properties that have driveways acting as a buffer to the street edge. Surrounding dwellings vary in their scale and appearance, with the immediate material palette including white render, facing brickwork and timber cladding to name a few. Many properties have been extended and altered in order to improve their own accommodation and appearance.

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2.2 Site Photos



Figure 3: Rear Elevation of dwelling



Figure 4: Rear of 28 Park Crescent, with no. 28a in view to the East



Figure 5: View of rear garden

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2.3 Flood Risk Assessment

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

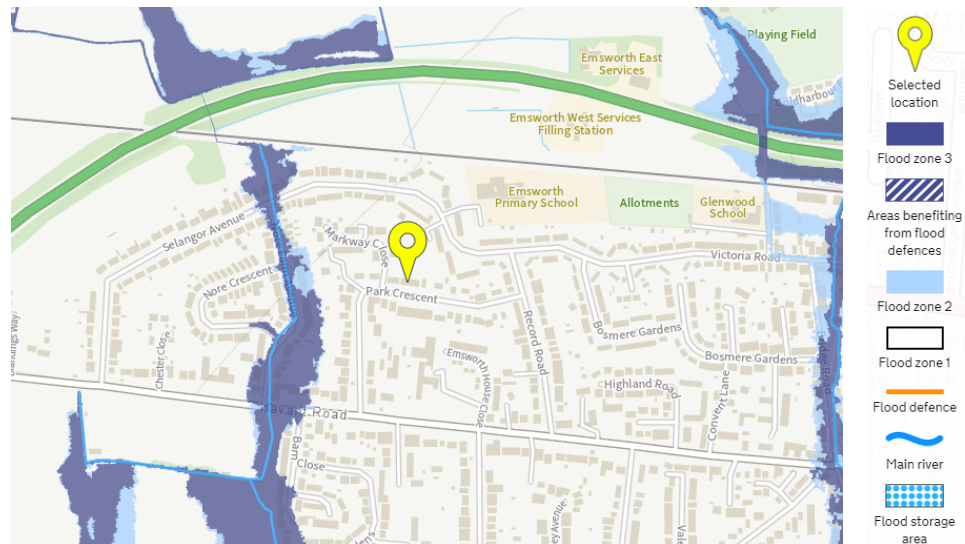


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

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

FLOOD ZONE	DEFINITION
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 has to 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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

28 Park Crescent is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

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3.0 DESIGN

3.1 The Proposal

This proposal seeks to replace an existing extension to the rear of the property that is poorly constructed and fails to serve the inhabitants needs. The proposed extension remains single storey in nature and extends further in to the rear garden in order to provide a new open plan space that hosts the kitchen, dining and casual seating area. Closer links to the garden are generated through a strategic glazing plan that aims to frame private views and flood the internal floor plan with natural light.

Externally, the form and scale of the proposal seeks to remain subservient to the existing dwelling. The roof profile consists of both pitched and flat roof sections much like the existing architecture. This combination also helps to break down the overall massing of the proposal, providing relief and depth to the new elevations.

Certain glazing units have been replaced within the existing building's envelope. These include the introduction of a new secondary entrance door to the new utility room on the east elevation and an altered opening serving the lounge on the ground floor of the west elevation. The window to the master bedroom on the east elevation's first floor has had the sill raised in order to form a horizontal slot window. This overcomes the current overlooking issue with the dormer window positioned on the west elevation of number 28a.

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount

Existing GIA

Ground Floor: 152.1 m²

First Floor: 120.9 m²

Total: 273 m²

Proposed GIA

Ground Floor: 175.1 m²

First Floor: 120.9 m²

Total: 296 m²

Total Net Increase: 23 m²

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3.4 Scale

The proposed extension is to be situated to the rear of the dwelling, resulting in the main portion of works being hidden out of public view from Park Crescent. The proposed extension is to project 5 meters from the rear building line of the existing property. Amendments have been made to the glazing layout at first floor level (east facing window from master bedroom) in order to overcome current overlooking issues with the neighbouring property, 28a Park Crescent. The remaining changes in glazing take place on the ground floor level, resulting in there being minimal opportunity for overlooking. The front of the dwelling remains untouched.

3.5 Appearance

The proposed extension has been designed to respectfully respond and complement the character of the existing dwelling through both design and use of materials.

Roof

The roof of the extension is split into both flat and pitched sections. This helps to minimise the profile of the new structure whilst also providing continuity from the existing dwelling's roofline. A dark grey roof covering remains in keeping with the grey slate tiles sitting on the existing roof and a sedum mat is proposed for the flat roof. The use of a sedum mat provides continuity from the green spaces within the garden, vastly improving the outlook from first floor windows.

Walls

Proposed walls are to be flint and timber clad in order to provide a soft material palette that will blend in with the existing dwelling whilst creating a piece of architecture of this time. Flint can be found on numerous boundary walls and dwellings along Park Crescent. Timber cladding has been used successfully on the house opposite (25 Park Crescent) and next door to the east (28A Park Crescent).

Windows/Doors

The new extension incorporates aluminium framed doors and windows. Sections of sliding glazing create a clean link between internal and external spaces, whilst also allowing for plenty of natural light to flood the floorplan.

4.0 ACCESS

4.1 Access to site

Access to the site is to remain as existing.

4.2 Parking Plan

There is no loss of parking as a result of the proposed works.

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