

Design and Access Statement

**Proposed Refurbishment and Alteration of 52, Horndean Road, Emsworth, Hampshire
PO10 7PT**



September 2016

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Contents

- 1.0 Introduction
- 2.0 Context Appraisal
 - 2.1 The Physical Context
 - 2.2 Social Context
 - 2.3 Planning Policy
 - 2.4 Flood Zones
 - 2.5 Evaluation
- 3.0 Design
 - 3.1 Use for development
 - 3.2 Amount of development
 - 3.3 Layout on site & within the proposed development
 - 3.4 Scale of building & surrounding spaces
 - 3.5 Landscaping principles
 - 3.6 Appearance of proposed design
- 4.0 Access
 - 4.1 Vehicular and transport links
 - 4.2 Access to the site
- 5.0 Conclusion

Site Maps of Location (not to scale)



1.0 INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at detached property, 52 Horndean Road, in North Emsworth.

The following documents accompany the Application:

- Application Form
- Design and Access Statement
- Drawing No. 15-087

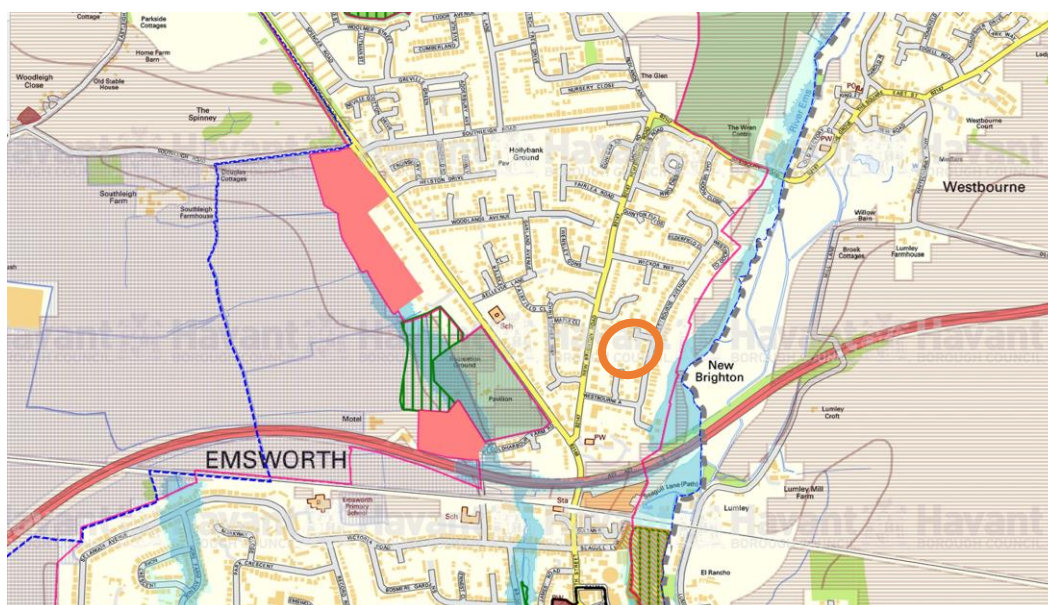
2.0 CONTEXT APPRAISAL

2.1 The Physical Context

The site location is not within the Conservation Area of Emsworth.

The surrounding properties are detached homes of traditional style and typical of the local vernacular. Materials are generally made up of brown bricks for the walls. The roofs are again an eclectic mix of pitched forms with slate tiles. The traditional style utilises dormers and individual porch designs denoting entrances.

The area has a lot of green foliage that gives natural soft landscaping and boundaries to the locality. Low brick and stone walls are used in conjunction with hedges and planting to keep an open inviting feel to the location.



Havant Borough Council Local Planning Policies

2.2 Social Context

The social context is predominantly private residential housing in a location where the homes are primarily detached. The area is a quiet neighbourhood that will not be affected by the renovation once building works are complete.



Rear elevation



Existing doors from dining room

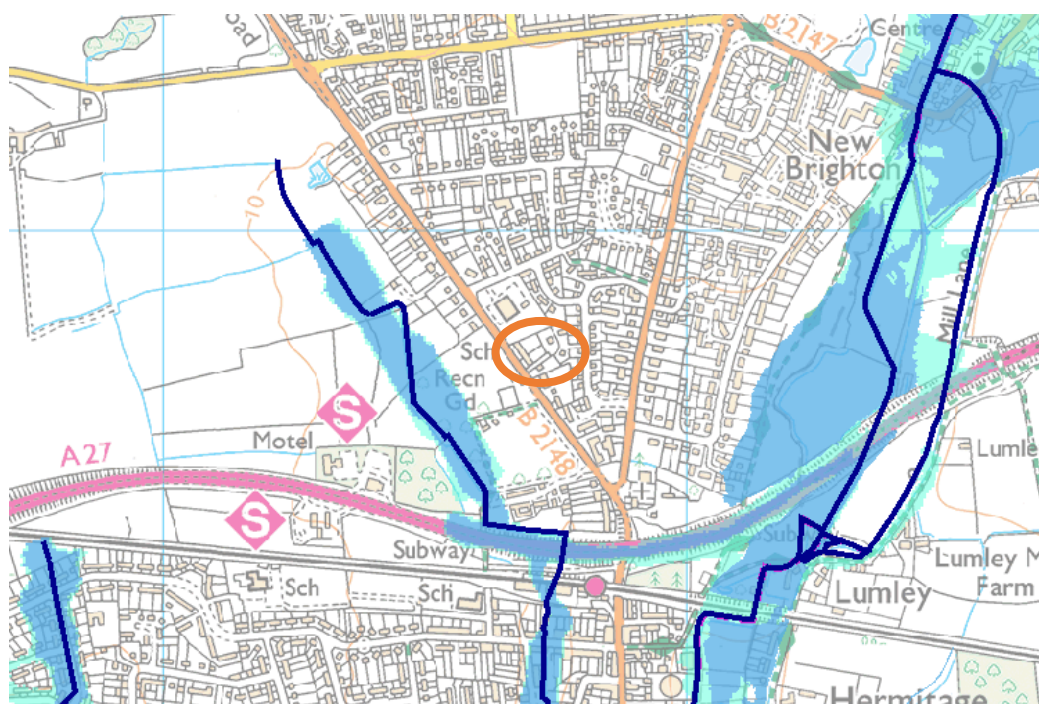
Horndean Road has an eclectic mix of traditional styles and materials. The area also displays a traditional style and form of housing.

2.3 Planning Policy:

The following policy guidance is of relevance to the proposed replacement dwelling:

- National Planning Policy Framework 2012

2.4 Flood Zones:



Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;

or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Please note that the above flood map from the Environment Agency displays no concerns for flooding the immediate area of our site.

2.5 Evaluation

The proposal will renovate the existing property in relation to style and materials. There is an opportunity to improve the functionality of the building with no detriment to neighbours or the surrounding area.

The site is not in the Emsworth Conservation Area.

3.0 DESIGN

3.1 Use

To remain residential use.

3.2 Amount

To remain as existing.

3.3 Layout

The existing downstairs toilet and utility are to be moved which will increase the size of the kitchen/dining room and allow the room to open out into the garden and patio area. The existing double doors from the playroom will be replaced with bi-fold doors opening onto the patio, this will create a larger area of glazing, providing views into the garden and allowing more light into the room.

The existing garage will become a shed/store.

There will be no changes to the first or second floor.

3.4 Scale

The scale of the building is to remain the same. The new flat roof over the kitchen extension is to sit at the same height as the ridge of the existing pitched roof, and the proposed flat roof over the shed will appear to sit 300mm lower than the kitchen roof to help maintain the definition between the two.

We propose to increase the amount of glazing on the rear of the house, through the use of bi-fold doors. This will help to bring more light into the house and provide views across the garden. It will help to better connect the house to the garden and patio area.

3.5 Landscaping

The existing landscape is a mix of grass, shrubs and decking. The landscaping on the site will remain undamaged and the raised patio will be enlarged.

3.6 Appearance

Currently the back of the house is very closed off from the garden, there is not much glazing and it appears very plain.

The proposal will open up the rear of the house, introducing more glazing, allowing light to flood into the house. The bi-fold doors will make the building more attractive and habitable inside and out.

Materials:

Roof:	Grey flat roofing material.
Exterior of shed:	To be timber clad.
Glazing:	Timber frame bi-fold doors.

4.0 ACCESS

4.1 Vehicular and transport links

As existing and not an issue to current property.

4.2 Access to the site

Access remains as existing.

5.0 CONCLUSION

The existing dwelling on the site will benefit from the alterations proposed. Our clients wish to refurbish and improve the character and usability of the site to make a positive contribution towards modernising through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings so that there will be no loss of traditional local character.

We ask that Havant District Council look upon this application favourably.