

DESIGN AND ACCESS STATEMENT

Extension and Alterations

To

24 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 24 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.
- Two storey side extension to replace existing garage.
- A first floor extension above the existing sitting room.
- Replacement glazing and cladding on all elevations.
- Internal alterations.

The following documents will accompany the Application:

- Application Form
- Drawing series 21154
- Design and Access Statement

1.1 Site Survey

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

1.2 Relevant Planning History

The property has no relevant planning history. Relevant neighbouring applications have been listed below:

Ref: APP/16/00412

27 Park Crescent, Emsworth, PO10 7NT

Proposed front porch, ground and first floor front extension over existing garage, new front pitched roof dormer, single storey rear extension and pitched roof to rear dormer.

Permit

10/06/2016

Ref: 07/59776/005

6 Park Crescent, Emsworth, PO10 7NT

Part two-storey extension, part single storey extension to rear (west) of property. Internal alterations made to existing layout.

Permit

01/05/2007

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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 24 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: View towards no. 24 from Markway Close



Figure 5: Existing eastern side extension

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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.

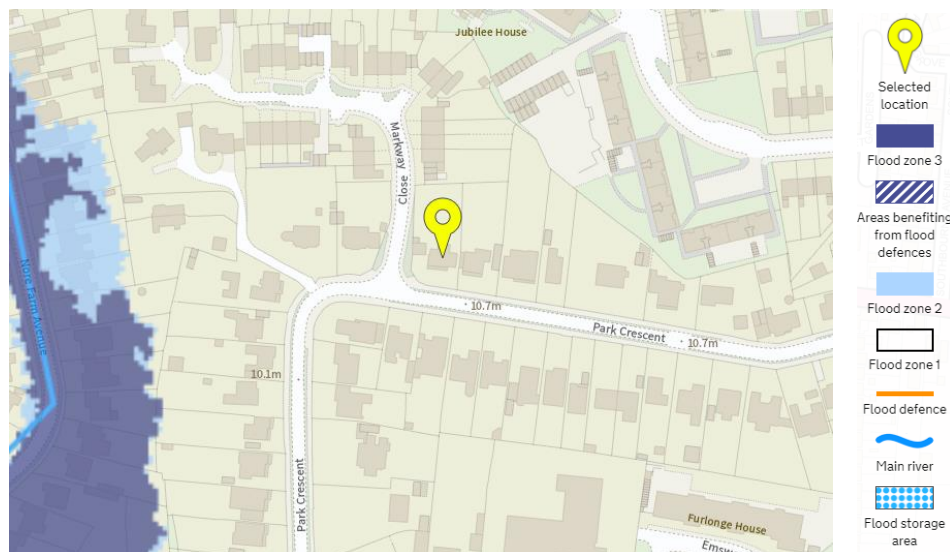


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

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

24 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 provide much needed renovation and extension works to the existing property. The existing garage and rear extensions are to be removed to accommodate proposals that are more suited to modern living requirements.

The current driveway entrance is to be widened to increase both accessibility and visibility from Park Crescent. A new porch is proposed to lie within the existing canopy in order to provide the occupants with an intermediate shelter before entering the dwelling. The existing lounge and dining room have been reconfigured to provide a study and snug, with the latter gaining further access to the playroom to the east. A new integrated garage lies to the west, replacing the unattractive detached double garage that currently serves the property. The existing garage doors open on to Markway Close, whereas the proposed garage seeks to create a more private link to the driveway, restoring a more organic boundary treatment in the process. Functional spaces including a wet room, utility room and boot room are linked to the garage, with the utility room providing secondary access to the rear garden. The proposed rear extension provides open plan kitchen, living and dining space that is supplemented by strategically positioned glazing that allows for a high provision of natural light.

Two additional bedrooms are to be included within the first floor layout whilst an overall reconfiguration creates more adequate bathroom and circulation space. Each room is served by carefully positioned glazing that provides views out to the private garden beyond whilst avoiding any form of overlooking on to neighbouring properties. Proposed glazing on the east and west elevations have been designed with privacy in mind.

3.2 Use

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

3.3 Amount

Existing GIA

Ground Floor: 92 m²

First Floor: 48.7 m²

Garage: 26.7 m²

Total: 167.4 m²

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Proposed GIA

Ground Floor: 137 m²

First Floor: 132 m²

Garage: 27.4 m²

Total: 296.4 m²

Total Net Increase: 129 m²

3.4 Scale

The scale of the proposals have been designed as a continuation of the existing dwelling. The proposed roof line does not exceed the existing ridge height in any location and strives to be subservient in height where possible. Number 28, to the east, has been used as a precedent due to it being extended on both stories previously in a similar nature. The proposed scheme continues the roof line in a similar manner, with a hipped roof facing on to Markway Close to minimise the scale and appearance. The proposals to the front of the dwelling remain in-keeping with the property's current appearance whilst the proposals to the rear are more contemporary in nature.

3.5 Appearance

The proposals have been developed to respectfully respond and complement the character of the existing dwelling and neighbourhood through both design and use of materials.

Roof

The existing roof covering is to be replaced due to the weatherproofing failing. A similar slate tile is proposed to match the existing and the clay roof tile detailing will be continued along all ridge lines to tie the building together as a whole.

Walls

Existing walls are to be reclad with white render, with sections of grey render situated on the ground floor. The rear extension is to be timber clad in order to create a softened appearance. Using two different profiles of timber cladding helps to break down the extension's massing.

Windows/Doors

All existing windows and doors are to be replaced. Structural openings will largely remain the same and all replacement windows are of a traditional style that will sit well with the existing architecture. Grey aluminium framed windows and doors will frame the rear extension, creating a subtle contrast between the old and new.

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3.6 Sustainability

This project has the potential to provide sustainable energy supply to the house. Therefore, some indicative locations have been shown on the south-facing roof to show where solar tiles could be installed, tied in with the slate tiles, in order to provide the owners with a sustainable energy source.

4.0 ACCESS

4.1 Access to site

Access to the site is to be improved via the widening of the opening to the existing driveway.

4.2 Parking Plan

There is no loss of parking as a result of the proposed works. Two driving spaces are allocated on the driveway with the garage qualifying as an additional third space (4.1m x 7.1m internal dimensions). Three spaces are required for a 4+ bedroom dwelling as set out in the Havant Borough Council Parking Supplementary Planning Document.

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