

DESIGN & ACCESS STATEMENT

Swan House, Bath Road, Emsworth

Proposal – Single storey store extension with balcony over and store extension to existing garage.

Description of site

Swan House is a detached dwelling located towards the southern end of Bath Road, Emsworth. The site is located on the east side of Bath Road, directly adjacent to the Mill Pond and comprises of a recently constructed timber clad garage. To the south of the site is a car park serving the Sailing Club. To the west of the site there are two detached dwellings separated by a distance of 12 metres respectively and 26m from the existing garage.

Swan House is set back from the front of the plot with a gravelled area to the front that provides parking for 2 cars. The remainder of the site is grassed with mature landscaping. There is a mature tree to the east of the dwelling. In the north-west corner of the site there is a detached garage with vehicular access from Bath Road.

Proposal

This application is to construct a store with balcony over, to the South elevation of the property between the house and the existing boundary wall.

The existing boundary wall consists of a wall with a fence over between the application site and the Emsworth sailing club car park.

The proposed store will have a clay tiled lean-to roof over the front half and a GRP flat roof with balcony to the rear accessed via an external spiral stair. The side wall of the proposed will be extended up to form a 200mm H parapet with glass balustrade on top. Due to the location of the property there will be no overlooking concerns as the balcony is adjacent to a car park.

In addition to this, a small store room is proposed to the North elevation of the existing garage and potting shed. This will be finished in matching Siberian timber cladding.

Impact on the Emsworth Conservation area

The store room attached to the house is modestly proportioned, set back from the front elevation and would not obstruct any views. The design of the store is of a high quality which together with the proposed palette of high quality materials would preserve and enhance the character and appearance of the Emsworth Conservation Area in line with the Emsworth Conservation Character Area Appraisal and tie in more closely with the surrounding dwellings.

The store attached to the garage will be finished in natural materials to match the existing garage so will appear as a natural extension.

Impact on the Chichester Harbour Area of Outstanding Natural Beauty

The proposed garage store extension would be visible from the Mill Pond to the east of the site and from the east and north east when walking along the promenade. The position of the host property would screen the garage from views from the south east.

The single storey form of both store extensions have been designed to minimise the visual impact on the Chichester Harbour AONB. The garage store with its subdued colour and texture of the timber cladding has been selected to ensure that the building blends in with the development to the west of the site.

The house store will be finished in painted render to match the house.

Flood risk

The site is identified as being in a Flood Zone 3 therefore the design of both store rooms would incorporate flood resilient measures. As the proposed are for occasional use in conjunction with the host property it would not put the occupiers at risk in the event of a flood.

The existing 500mm H flood wall to the rear of the property will be extended towards the boundary and increased in height to 2.5m. There will also be a 100mm step up from the patio into the rear of the store to reduce the flood risk.

DESIGN

1. USE

The use of the building is residential and this proposal won't alter this.

2. AMOUNT

The proposed garage store adds 6m² GEA and the store extension to the house add 9.5m² GEA.

3. LAYOUT

The main proposal is to the side of the property and rear of the garage.

4. APPEARANCE

The applicants wish the alterations to enhance the building. The alterations therefore have been carefully designed in order to improve the external appearance.

The roof tiles and walls will be in plain clay tiles and render respectively to match the existing house. The flat roof of the balcony will be finished in grey GRP and the garage store roof will be finished in Onduline Grey Roof Shingles.

ACCESS

1. VEHICULAR ACCESS AND LINKS

No change to the vehicle or pedestrian access.

2. PEDESTRIAN ACCESS

No change

3. LANDSCAPING

No landscaping is included in this application

HERITAGE STATEMENT

The proposals will only enhance the property and Conservation area.