

DESIGN & ACCESS STATEMENT

PROPOSED NEW EXTENSION TO REAR OF GARAGE

at

10 KINGSEY AVENUE, EMSWORTH



Fig 1. Existing garage (Side elevation)

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1. Introduction

The client, Colin Hynes, owns the property, 10 Kingsey Avenue, Emsworth. It was extended in 2011 to provide a ground floor bedroom with en-suite and improve the access into the building. The client seeks to further improve the property by adding new storage to the rear of the existing garage occupying a space which is currently inefficiently used.

The following documents accompany the Application

- Design and Access Statement
- Drawing No. 14176/01 – Existing and Proposed

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights of the garage. The O.S extracts provide a site location plan and block plan **only**.

2. DESIGN

The client's intention to extend the existing garage at 10 Kingsey Avenue, would provide further sheltered storage space. The existing space is currently open and inefficiently used. The addition of a further room will provide sheltered storage for the client. The proposal is designed to fill in the area which is currently behind the rear of the garage forming a triangle shaped room. The roof will gently slope down towards the point of the extension at the same angle as the existing roof. Rainwater which falls on the roof will be collected and drained into the existing drain relocated to the rear of the extension.

2.1. Amount

The new gross external floor area (GEFA) of the proposed new store room measures 16.52m.sq.

The total **existing** habitable space in the garage is 34.73m.sq.

2.2. Layout

The layout of the existing garage will remain as existing with no works changing the internal layout. The addition of the extension will form a new room with a separate access door to match the existing side door of the garage.

2.3. Scale

The scale of the building will change to the rear, with the extension filling in the area behind the existing garage. The roof of the extension will continue to slope at the same angle as the existing roof.

2.4. Landscaping

The immediate landscaping will remain unchanged. All trees/shrubbery will remain as the extension does not require any modifications to the landscape. The area which the proposed extension occupies is currently clear.

2.5. Appearance

The new extension will be constructed with the same materials as the existing garage.

- Walls will be constructed in matching brick.
- Roof will be finished in felt with a white timber trim (sloping at the same angle as the existing roof)

The design seeks to match the existing features and appearance so that it blends in with the existing garage.

2.6. Use

The building will continue to be used as a garage with the addition of a new sheltered storage space at the rear.

3. ACCESS

3.1. Access to the site

Access to the site is off Kingsey Avenue a public highway. We are retaining the existing entrance into the property.

4. SUPPORTING DOCUMENTS

4.1. SUPPORTING PHOTOGRAPHS



Figure 1: Space behind the existing garage that the proposed extension will fill in.



Figure 2: Front elevation of existing garage. The view of the existing garage from the street (seen above) will not change.

The key aims of the proposed extension of the garage at 10 Kingsey Avenue seek:

- To provide the client with a new sheltered storage space, filling in inefficiently used space in the garden.
- To match the existing features and appearance of the existing garage, include angle of sloping roof.