

Detached Annex to 21 New Brighton Road, Emsworth. PO10 7PR

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

21 New Brighton Road is a detached three bedroom, two storey dwelling located just north of the bridge of the A27 along New Brighton Road, before the junction with Horndean Road. The dwelling style is built in the 1940's style with bay windows to the principal elevation. The property has a generous plot size with west facing garden and off street parking for a maximum of 4 cars within the gravelled drive. The dwelling has previously been extended to the rear with a single storey rear extension and conservatory. The garden gently slopes down towards the west and includes a sizeable shed structure and hot tub.



Fig 1 – Principal view from New Brighton Road.



Fig 2 – View of existing shed structure within the rear garden

2 PRE-PLANNING ADVICE/CONSULTATION

No pre-application advice has been undertaken.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, MATERIALS & APPEARANCE.

The proposal is to replace the existing shed structure with an annex allowing for living accommodation for a dependant relative. The annex retains a functional link of utility and shared garden use and will be ancillary to the main dwelling. The floor level of the annex has been carefully considered to allow for level access to and within the accommodation (allowing for possible disability future use).

The location of the new structure is placed close to the northern boundary in line with the existing shed structure, where there are existing outbuildings within the neighbouring property (these neighbouring structures are not measured and were not shown on the downloaded location plan, therefore an indication of the structures are shown on the drawings which can also be seen in Fig 2 above). The northern elevation extends north to a position being in-line with the current conservatory doors, considering prevention of the new structure encroaching on the existing views and aspect into the rear garden viewed from the existing conservatory.

The footprint size of the annex has been carefully considered to allow for sufficient living accommodation for a dependant relative with open plan single bed, living area with small kitchenette and separate shower room. All main windows and doors address the existing garden space, which is to be a shared use, with clear fenestration along the northern and western elevations. To assist in allowing for natural daylight into the accommodation additional windows are placed at high level along the southern boundary. These are located with cill heights above 1.75m to prevent any overlooking into neighbouring properties.

The roofline is of a simple pitched roof form with a minimal pitch and ridgeline, reducing the height, mass and bulk of the structure, which in turn minimises any impact to neighbouring properties or gardens. The roofline also sits under the existing crown of the willow tree preventing any need for pruning.

The external walls of the annex structure are to be vertical timber cladded retaining an appearance of a temporary shed-like structure akin to a domestic garden structure. The selected timber is to be unpainted and left to weather off to a natural grey colour. The roof is to be tiled with grey cementitious slates which will include photovoltaic panels along the southern elevation roof.

It is not anticipated that the dependant relative will require a car, however there is sufficient parking within the front driveway for up to 4No. cars, meeting current parking standards for up to 4 bedroom properties. Access to the annex will be via the current side passageway to the south of the main house.

The existing willow tree is to be retained. Due to the close proximity of the willow tree, it is proposed to use mini auger piles linked to a ring beam for foundations. This will firstly prevent cutting through roots, preventing damage to the tree and secondly assist in allowing the structure to not be affected or damaged by tree roots.

4 CONCLUSION

The proposal utilises the location of the existing shed footprint area for the new structure whilst allowing accommodation at a minimal size and layout suitable as an annex for a dependant relative.

The external appearance is of a temporary architectural style which will sit comfortably within the domestic property's garden.

There is suitable parking space within the property to meet minimum parking standard spaces.

There is no adverse impact on neighbouring properties or effect on any other interest of acknowledged importance.