

Design and Access Statement

Proposed Extension and Alteration to 66 Horndean Road



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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client and this statement is prepared as part of an application for householder planning permission for the extension to a dwelling on land at 66, Horndean Road, Emsworth. The clients wish to:

- Add a first floor over current single storey garage to the side of the main property, adjacent to boundary side wall.
- Build a new boundary wall along number 66 Horndean Road frontage.
- Utilise existing second drop curb for property from Horndean Road.

The following documents accompany the Application:

- Application Form
- Design and Access Statement
- Drawings No. 14-069_01,02,03,04

Pre-application

The pre-application advice was sought on the 15th July 2014 and a response was received on the 07th August 2014. It advised that the proposal was:

- Set back from the front building line (by at least 1m) to increase slightly the sense of open space between the neighbouring properties
- Include two wider panels of glazing to the front window not three
- Consider the use of tiles instead of zinc roofing to achieve a more cohesive flow of materials

We have amended the design to reflect these comments by setting the extension back from the main house so it appears subservient to the main house and in the street elevation. The window has been reduced to have just two panels not three as advised. Lastly the existing main roof of the house consists of slates, not the tiles mentioned in the pre-application advice, therefore the proposed zinc provides a similar colour but is a light weight option and offers the potential for a lower roof pitch.

The client has since spoken to the neighbouring property, Number 64, 'Arcadia' and they stated they have no objections to the proposals or the location of the extension.

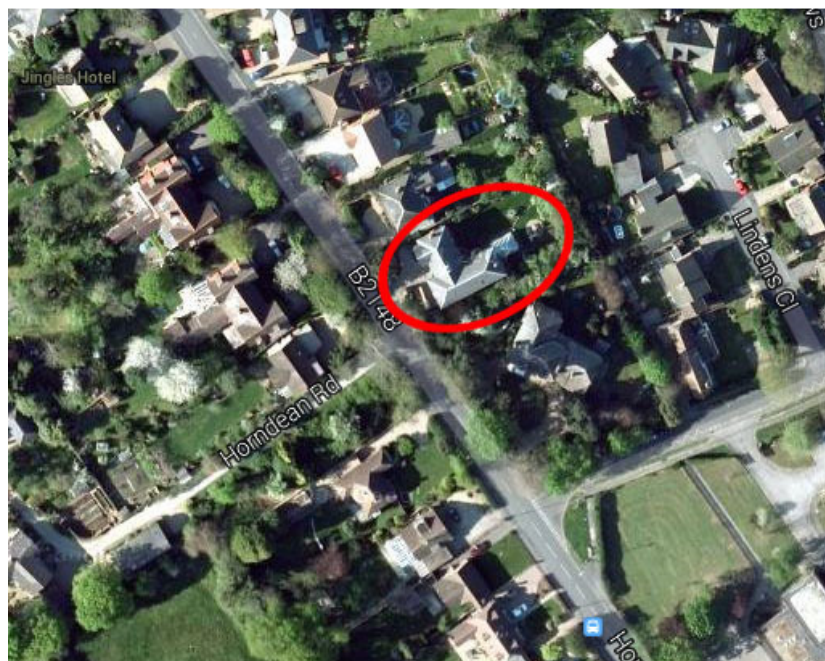
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2.0 LOCATION

The existing detached house has a large kitchen/dining room with a snug, formal dining room and living room on the ground floor. On the first floor there is a study, four bedrooms and two bathrooms (one en-suite). There is a single garage attached to the house which has been there for a number of years but the roof requires replacing.



Aerial of Location



Aerial of Site

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2.1 Location area

A building survey has been undertaken by Helyer Davies to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only within the site context.

Existing Site Photographs:



Adjacent property of individual design. Boundary wall is visually semi-permeable.



Wall and rail boundary to left of photograph (above)

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Foliage opposite our site to left of photograph. Second drop curb to the right of photograph

The Physical Context:

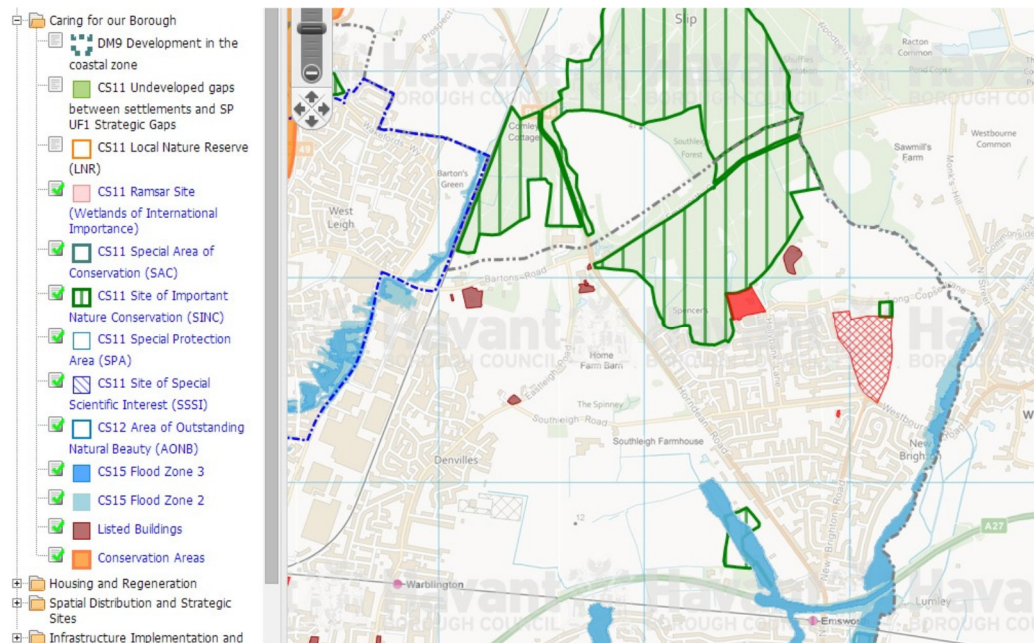
“Emsworth is a small coastal town situated on the border of Hampshire and Sussex. It is situated at the head of the western arm of Chichester Harbour and in its early history was an important port for the area. Up to the 19th century it was famous for its oyster fishing fleet. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259, between the two historic mill ponds. Emsworth was first designated as a Conservation Area by Havant Borough Council in 1970, as an area which has special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance and the last review was carried out in June 1994. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities, to consider from time to time whether parts of their area should be designated Conservation Areas due to their special character and review them accordingly.”

Emsworth Character Appraisal March 2010.

Above is an overview of the Emsworth location. Our site, (in orange circle) is not within the conservation area of Emsworth but is close to a Site of Important Nature Conservation to the north and small area to the south and a Ramsar site to the east. The site is situated far from any flood areas.

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Hampshire Borough Council Core Strategy Map



The surrounding properties are detached, semi-detached and bungalow homes of traditional style and typical of the local vernacular. Materials are of a selected palette for the walls ranging from brown/red bricks, brown/terracotta wall hanging tiles and white render. The roofs are again an eclectic mix of pitched forms involving brown tile and dark slate. The traditional style utilises dormers, sash windows and individual porch designs denoting entrances.

The area has a lot of green foliage that gives natural soft landscaping and boundaries to the locality.

Brick walls and close boarded fences are used in conjunction with hedges and planting to give residents privacy from Horndean Road. Our proposals repeat this built/natural character for the design of the boundary frontage to the site.

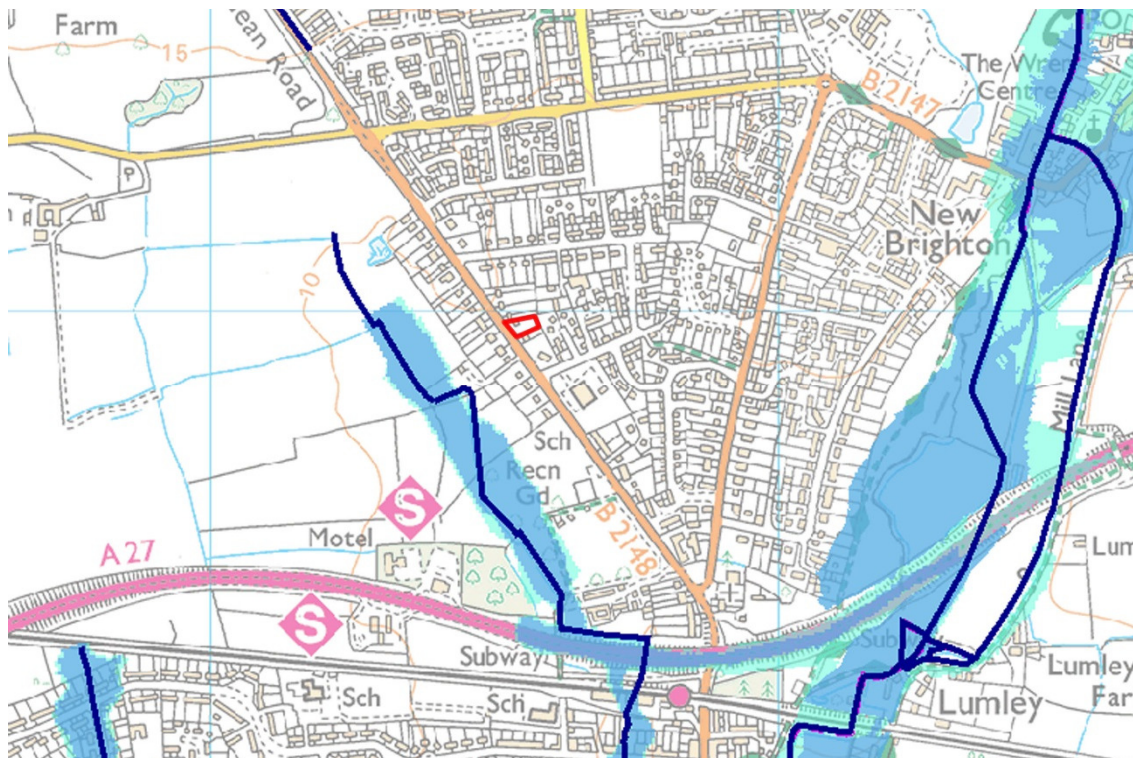
Social Context:

The social context is predominantly private residential housing. The area is a quiet neighbourhood that will not be affected by the side extension and boundary alteration of number 66 Horndean Road.

Evaluation:

The small proposals for the property are not of detriment to the locality's SINC or Ramsar sites. The location of Horndean Road is not affected by conservation or flood zones. Aesthetics of the area are of a traditional character but of various styles.

3.0 FLOOD RISK ASSESSMENT



The site is not situated in a flood zone.

4.0 DESIGN

4.1 Use

The dwelling will be used as a family home (for the applicants).

4.2 Amount

The planning application adds to the master bedroom of the property and the new en-suite allows the existing en-suite to be changed to a second bedroom which will facilitate visits by the owner's elderly parents, as the current family bathroom is to the rear of house and down two shallow steps. The proposal also provides renovation for the existing garage space.

The garage space slightly increases improving the space available for bike storage. The current timber roof, (in disrepair) will be removed. The front boundary hedge will be partially replaced by a brick wall with interspersed railings and two entrance gates where the existing drop curb currently sits.

Site Boundary: 707 square metres.

Existing Ground Floor: 125.5 square metres

Existing First Floor: 85.7 square metres

Existing total = 211.2 square metres

Proposed Extra Ground Floor: 6.4 square metres

Proposed First Floor: 17 square metres

Proposed total = 23.4 square metres

The property's new total: 234.6 square metres



Location for proposed extension

4.3 Layout

The main house will remain as existing with the exception of Bedroom 1 which will 'knock' through the south east external wall to form a large dressing area and en-suite.

At ground floor the garage will be slightly enlarged and the current dilapidated timber garage roof removed. The proposed building is situated 700mm back from the main house frontage and therefore over 2 metres from the front of the veranda and building line.

The front boundary will allow for access to Horndean Road from two locations forming entrance and exit gates. It will be constructed of brick with interspersed railings and will allow for hedging to grow up behind therefore softening the street elevation.

4.4 Scale

The scale of the extension has been kept submissive to the main property by reduced ridge and eaves heights, preserving light to the rear garden of 66.

4.5 Landscaping

The existing landscape is a mix of grass, shrubs and borders. There is an eclectic mixture of trees and shrubs adjacent to the site that will remain undamaged.

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The driveway frontage will remain as permeable shingle.

The boundary wall will use brick with railings above set between brick piers sympathetic to No 64's existing frontage.

4.6 Appearance

The existing house is of a strong Edwardian character. The proposal is for a rendered side extension with large glazed apertures. The extension's form sits further back from the existing frontage with lower ridge and eaves heights. The aim is for the overall built form to not look like a larger Edwardian detached home, but to be the same Edwardian structure with a slightly contemporary subservient element. In the last 15 years two houses have been placed on either side of the house, with the design of No 64 being mock Georgian and No 68 being a modern "interpretation" of Edwardian. Therefore the garage lies between an Edwardian building and a late 1990's interpretation of Georgian. The proposal offers a transition away from purist Edwardian style and picks up the existing white façade on this side of the house and the existing garage structure on the front and side. The rear elevation uses the same materials as the main house and is thought appropriate and sympathetic.

The current hedge boundary frontage dominates the property's road frontage. The car entrance is a simple open access. This frontage is to be altered by building a low brick wall with metal railings above and a thinned hedgerow/planting behind. The client has experienced the occasional trespasser and damage to the property therefore would like a front wall and gates to help prevent any further damage. This design will allow for our site to connect with the street scene while maintaining a barrier between public and private space.

External walls and roofing materials will be selected accordingly as follows:

Roof: Dark toned Zinc profile finish with aluminium rainwater goods.

Walls: White render to frontage and side of extension. Brick to match the existing to the rear extension.

Glazing: The glazing frames will be of treated timber with large amounts of glass to allow for natural light.

5.0 ACCESS

5.1 Vehicular and transport links

Good transport links remain as existing. Horndean Road is a fairly busy public road to which our site currently has immediate car access. We propose to create a secondary opening between the property and Horndean Road by utilising the existing currently unused drop curb. This will allow for a safe entrance and exit for the property owners and visitors.

5.2 Access to the site

The car access location to the south frontage corner (in line with garage) remains, with a proposed automatic gate built off the proposed boundary wall. Further car access is proposed to the west frontage corner to allow for an entrance and exit without having to turn in the confined space of the driveway. This is necessitated by increased traffic along Horndean Road and the likelihood of further increase due to proposed development west of Horndean Road, (APP/14/00547).

5.3 Access for the disabled

Remains as existing.

6.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The scheme for the extension addresses the following points:

- The existing land uses around the site are predominantly residential. As such, the proposal for the extension uses zinc which reflects the colour of the slate and fits comfortably within the surrounding character.
- The proposed design for the extension has a lower roof height and pitch than the existing house and therefore the roof does not impose or overlook other properties.
- The proposal will not affect trees/hedgerows.
- The change will not infringe on the landscape.
- The site does not have any archaeological potential.
- There are no known habitats, protected species, or important geology identified within the site or nearby.

7.0 CONCLUSION

The existing dwelling on the site will benefit from the subservient extension proposed. The entrance will benefit from adding another entrance/exit to make using the driveway safer and enable better visibility to the public highway. 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.

The extension uses high quality design and good materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

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