

Design and Access Statement

Proposed Extension and Alteration of 52, Horndean Road, Emsworth, Hampshire, PO10 7PT



July 2015

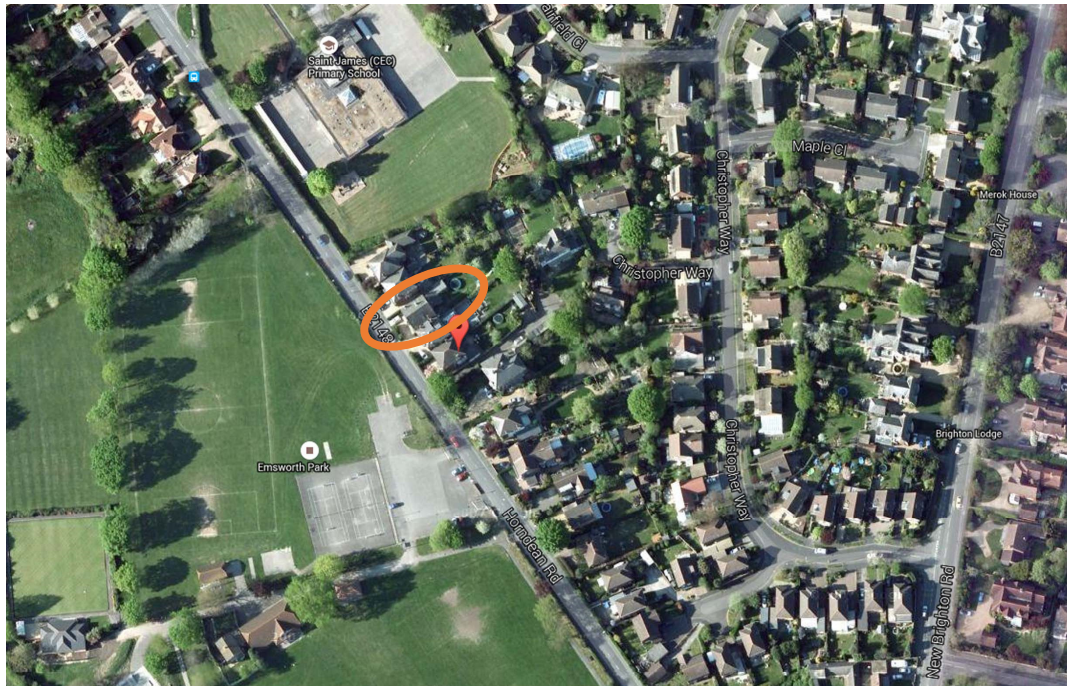
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Site Maps of Location (not to scale)



1.0 INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at detached property, 52, Horndean Road, in North Emsworth.

The following documents accompany the Application:

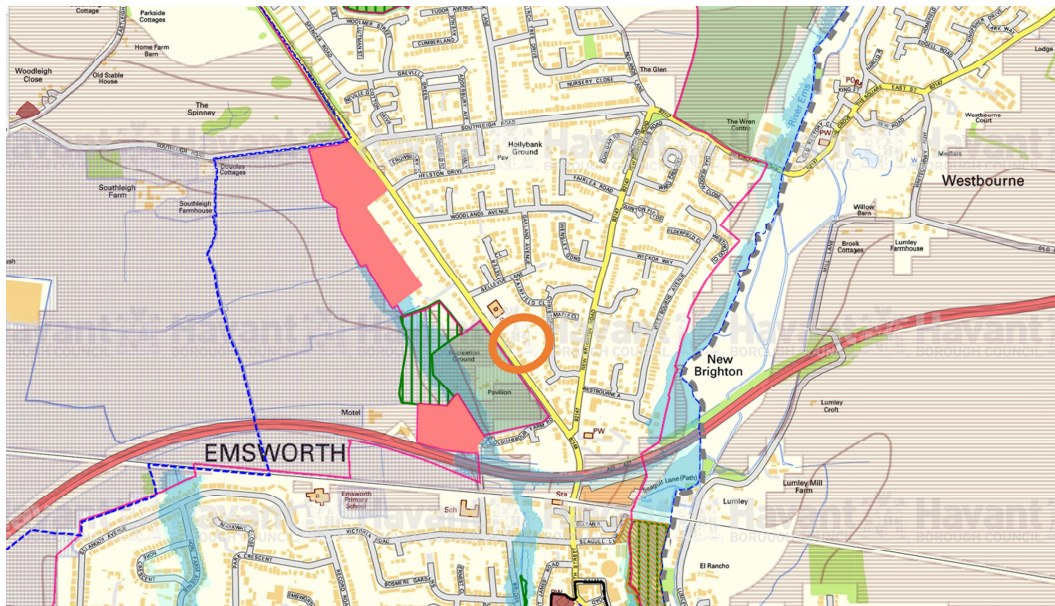
- Application Form
- Design and Access Statement
- Drawing No. 15-087

2.0 The Physical Context

The site location is not within the Conservation Area of Emsworth.

The surrounding properties are detached homes of traditional style and typical of the local vernacular. Materials are generally made up of brown bricks for the walls. The roofs are again an eclectic mix of pitched forms with slate tiles. The traditional style utilises dormers and individual porch designs denoting entrances.

The area has a lot of green foliage that gives natural soft landscaping and boundaries to the locality. Low brick and stone walls are used in conjunction with hedges and planting to keep an open inviting feel to the location.



Havant Borough Council Local Planning Policies

2.1 Social Context

The social context is predominantly private residential housing in a location where the homes are primarily detached. The area is a quiet neighbourhood that will not be affected by the extension

and renovation once building works are complete.



Rear elevation



Existing doors from dining room

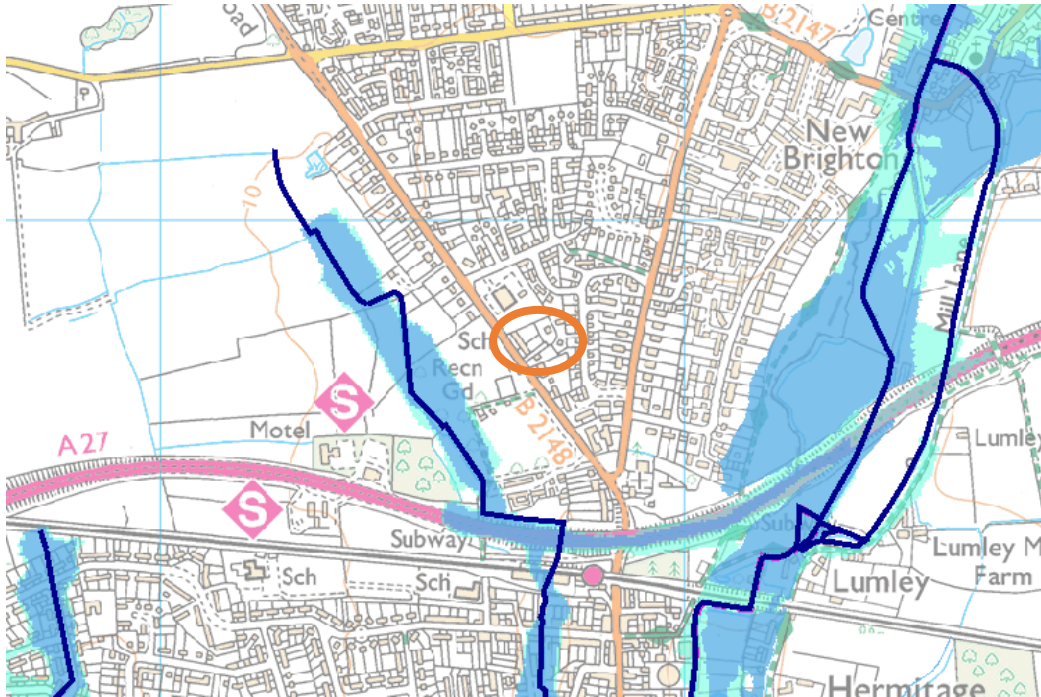
Horndean Road has an eclectic mix of traditional styles and materials. The area also displays a traditional style and form of housing.

Planning Policy:

The following policy guidance is of relevance to the proposed replacement dwelling:

- National Planning Policy Framework 2012

Flood Zones:



Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:
 from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
 or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Please note that the above flood map from the Environment Agency displays no concerns for flooding the immediate area of our site.

Evaluation:

The proposal will extend and renovate the existing property in relation to style and materials. There is an opportunity to improve the functionality of the building with no detriment to neighbours or the surrounding area.

The site is not in the Emsworth Conservation Area.

3.0 DESIGN

3.1 Use

The north east elevation is to be extended which will enable internal alterations to accommodate modern family living. There will also be a shed/store added along the north west elevation.

3.2 Amount

The planning application extends the current ground floor which leads out to the patio area. We wish to add a new extension of one storey and slightly increase the length of the existing shed/store.

Site Boundary: 635 square metres.

Existing Ground Floor: 125sqm for house. 24 sqm for garage/store. Total = 149 sqm

Existing First Floor: 96sqm

Existing Second Floor: 45sqm

Existing total = **290sqm**

Proposed Extra Ground Floor: 28sqm for kitchen/dining/ living. 24sqm for shed/store (no change).

First Floor: No change

Second floor: No change

Proposed total extra floor area = **28sqm**

The property's new total: 318sqm

3.3 Layout

The existing downstairs toilet and utility are to be moved which will allow the dining room to lead out into the garden and patio area. The existing kitchen and dining room will remain in the same location but the dining area will be opened up. The current playroom will become the utility room and downstairs toilet. The proposed extension will also enable a comfortable living space which also opens out on to the patio.

The existing garage will become a shed/store and will be altered slightly to create a more usable space and larger patio area.

There will be no changes to the first or second floors.

3.4 Scale

The scale of the proposed new dwelling will reflect the form and appearance of the existing property and many other detached homes in the location.

The ridge of the new roof will sit just under the first floor windows.

3.5 Landscaping

The existing landscape is a mix of grass, shrubs and decking. The landscaping on the site will remain

undamaged and the raised patio will be enlarged.

3.6 Appearance

The proposed form and materials emulate the surrounding traditional vernacular and that of the existing property.

Currently the small, single storey plain red brick extension which houses the utility and downstairs toilet will be replaced with a more attractive extension across the back of the house with dormer windows and timber concertina doors.

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

Roof: Slate to match existing roof of main house.

Walls: Brick to match existing.

Glazing: Timber concertina framed doors.

4.0 ACCESS

4.1 Vehicular and transport links

As existing and not an issue to current property.

4.2 Access to the site

Access remains as existing.

4.3 Access for the disabled

The entrance shower/wet room will be useful for disabled users being at ground floor level.

5.0 CONCLUSION

The existing dwelling on the site will benefit from the extensions and alterations proposed. 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, whilst remaining in sympathy with its surroundings so that there will be no loss of traditional local character.

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