

Design and Access Statement

Proposed Extension and Alteration of 2 Curlew Close, Emsworth



July 2014

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill,
Queen Street,
Emsworth,
Hampshire,
PO10 7BT

Contents Page:

1.0 Introduction

2.0 Context Appraisal

3.0 Design

3.1 Use

3.2 Amount & Scale

3.3 Layout

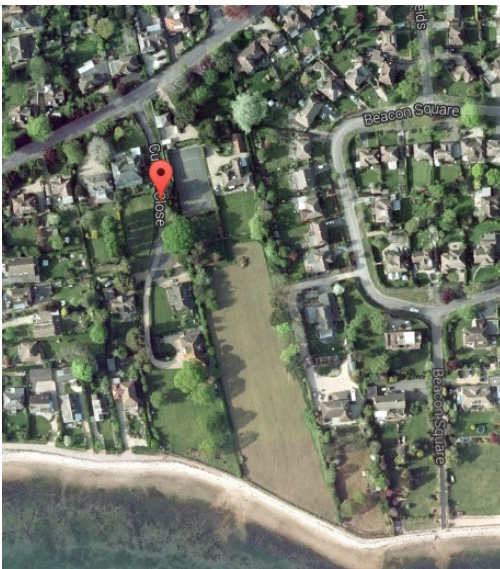
3.4 Landscaping

3.5 Appearance

4.0 Access

5.0 Conclusion

Site Map



1. INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at 2 Curlew Close, Emsworth, Hampshire.

1. Extension to south corner at ground floor level.
2. Alter opening to rear elevation at first floor.
3. Move solar panels.
4. Add roof light to south west elevation on new roof.
5. Clad south west elevation at ground level.
6. Alter front entrance and porch to the north elevation.

The following documents accompany the Application:

- Application Form
- Design and Access Statement
- Drawings No. 14-086_01,02

2.0 Context Appraisal

A building survey has been undertaken by Helyer Davies Architects 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.

Existing Site Photographs



Adjacent house number 1



Adjacent house number 3



Looking over number 3 rear garden towards Fowley Island



Rear of number 1



Rear of houses seen from the front of our site.



Number 3 Curlew Close as seen from Curlew Close first floor.



Primary house opposite entrance to Curlew Close on Warblington Road.



Entrance of Curlew Close as seen along Warblington Road.

The Physical Context:

“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. The site is not within the Emsworth conservation area.

The surrounding properties are homes of traditional style and typical of the local vernacular. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips. Natural foliage and open timber fences are used to create boundaries.

Social Context:

The site location is primarily private residential housing in a location of homes of a mixture of detached and semi-detached. The area is a quiet neighbourhood that will not be affected by the extension and renovation of this scheme once built. Typically the location has an average elder age range of visitors and residents. A public pathway runs from east to west between the water's edge and house number 3 southern boundary. The rear of our site is therefore more open to the public view point than the front.

Existing building:



South west elevation where we propose extension.



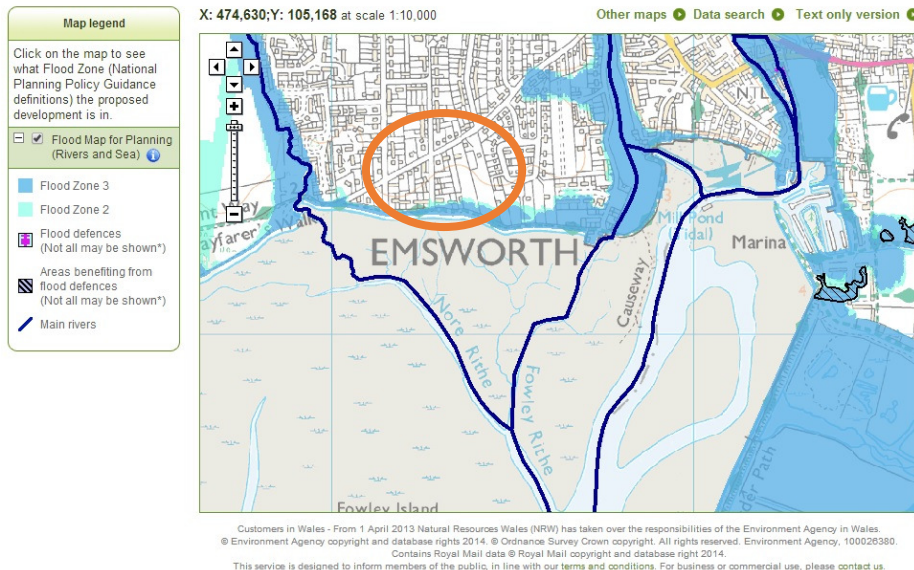
Current front porch.

Planning Policy:

ANOB and Ramsar: A site of protected beauty and many varieties of bird life.

Flood Risk Assessment:

The extract below is from the Environment Agency and displays our site within flood zones.



Please note that this application is for an extension to an existing building.

However, as a precaution certain measures will be taken within the development to help prevent the chance of any flooding. The floor level of the proposed development will be determined in consultation with Havant Borough Council and the Environment Agency to prevent the risks associated with flooding.

The design of the building should seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Sockets will be raised to a suitable level.
- Materials used for external ground finishes will have low permeability.
- We will not build below existing level of ground floor threshold.

This will offer protection and prevent against any flooding on the site. Also hard and soft landscaping will be designed to enhance flood protection and increase surface water soak away.

The extension to the property is not over development in comparison to other detached houses in the location.

Evaluation:

Although flood levels are important the building is existing and we are adding a small extension that does not alter the existing risk. The small scale of development will not harm local wildlife, public activities or damage trees on or near the site.

3.0 DESIGN

3.1 Use

The dwelling will be used as a home for a retired local gentleman whose family will be able to visit at weekends.

3.2 Amount & Scale

We propose to build a single storey pitched extension containing a re-designed kitchen. The extension will contain a dining area with views of the local habitat.

Existing Ground Floor: 124 square metres, (includes garage)

Existing First Floor: 74.3 square metres

Existing total = 198.3 square metres

Proposed Ground Floor: 137 square metres, (includes garage)

Proposed First Floor: 74.3 square metres

Proposed total = 211.3 square metres

13 square metres extra to ground floor foot print.

The scale of the extension is in context with the surrounding dwellings concerning both ridge and eaves heights.

3.3 Layout

The design aims to provide the existing dwelling with a new more workable internal layout. The proposed dining room will open on to the garden. The existing kitchen is replaced with a modern design that works with the dining area and raises the ceiling into a vaulted space. The front entrance will alter but remain in the same location.

3.4 Landscaping

The existing landscape is a mix of grass, shrubs and borders. Picket style fences and vegetation will remain as existing.

3.5 Appearance

The proposed form and materials emulate the surrounding traditional vernacular with similar form and sourcing the same materials.

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

Roof: Clay Hanging Tiles to main house to match existing roof.

Walls: Brick to match existing. Blue/grey timber cladding to south west elevation. Timber posts are cladding only and can be replaced.

Glazing: Roof lights will be conservation style of grey polyester powder coated frames. These roof lights will sit flush with tile finish.

Timber frame doors and windows to the proposed corner opening.

The south elevation will create a more appealing aspect than the current brick wall with solar panels. The apparent timber frame and timber cladding will resonate well with the natural waterside location.

The proposed front porch will be of traditional design that blends with the house form and structure.

4.0 ACCESS

4.1 Vehicular and transport links

No alteration.

4.2 Access to the site

No alteration.

4.3 Access for the disabled

The ground floor wc with a shower will increase the usefulness for a disabled user/visitor.

5.0 CONCLUSION

The proposal will extend and renovate the existing property in relation to materials and size of the existing context. It is an opportunity to make the existing house a better functioning dwelling for the average elder age of the locality, due to the Ground Floor shower room and workable kitchen. The rear and more public south elevation will look more aesthetically attractive to walkers in the area, whilst being more open to the outstanding area of natural beauty.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that are in keeping with the existing property and natural locality.