

Design and Access Statement

Proposed removal of existing garage & construction of detached hobby room with car port.



May 2014

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Revision A

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Site Map



1. INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works 27 Portsdown Hill Road, Bedhampton, Hampshire, PO9 3JU.

1. Demolition of the existing garage.
2. Construction of a new hobby/office room with wc and kitchenette facilities.
3. Hobby/office covered with a sedum green flat roof over sailing to contain a double car port.

The following documents accompany the Application:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Drawings No. 13-188_01,02,03,04
- Arboricultural Impact Study & Method Statement by Dermot Cox

1.2 Site Survey

A full site survey has been undertaken by Encompass Surveys to accurately establish existing ground 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.

An Arboricultural Impact Appraisal has been carried out upon the site by a qualified consultant. Please see the full survey and report. The trees will require protective fencing during the construction. The development will not have adverse effects upon the trees due to the existing site foundation and retaining wall features.

Existing Site Photographs





Bridge further east of site



Looking west with No27 house to the left in distance.



Site of No27 to the right of photograph



No 27 access to the right of photograph with roof of existing garage.

3.0 DESIGN

3.1 Use

The main dwelling will remain used as a family home (for the applicants). The small ground floor proposal will become a hobby area separate to the dwelling with car parking shelter.

3.2 Amount

The Planning Application is for the removal of the current garage, and addition of hobby room with carport for two spaces. Driveway frontage is to be re-surfaced and drained. A sedum flat roof will form an overhang enclosing the development at Ground floor.

Existing garage foot print: 25.9 square metres

Proposed Hobby room: 24.9 square metres

Proposed car port: 37.3 square metres

Proposed total: $62.2 - 25.9 = 36.3$ square metres extra.

Sedum flat roof will be 79.8 square metres that will cover the car port, hobby room and extend over to the west and south elevations.

3.3 Layout

The hobby room will replace the current garage location. The entrance is to the private rear of the room and will have one window out to the driveway. The car port is situated to the north side of the existing garage position.

3.4 Scale

The scale of the proposed will not affect the surrounding neighbours. The existing pitch of the garage will have been removed and the upper floors of surrounding houses may be able to view the sedum roof. The roof is an attractive soft feature compared to hard landscaped drive ways and is lower than the current garage structure.

3.5 Landscaping

The surrounding driveway will be of tarmac finish for simple use and maintenance. The existing trees and garden areas will be protected during the construction phase and remain on site. No green landscaping has been lost, in fact the sedum roof should aid ecology in the area albeit a small amount. Trees will be protected by specialist fencing, (see Tree Method Statement).

3.6 Appearance

Emsworth locality is primarily a residential area and the proposed design is considered appropriate to its context. Careful consideration has been given to the style of the building that although individual in design is sympathetic to its surroundings and actively does not attempt to dominate the street scene or property frontage.

The building is of a modern design of render facades and displays the steel structure in contrast to the traditional arts and crafts features of the existing dwelling, but in context with its carport use. A timber supported walkway is specified to the south elevation that will cantilever from the hobby room.

The roof will be a sedum flat roof to add soft landscaping to the property frontage. The flat roof will be below the fence line at the north edge.

Wall and roofing materials will be selected accordingly as follows:

Roof: Sedum flat roof: Please see Appendices for a mix of options. However, a sedum roof company will be able to inform us of the best option depending upon the site location.



Steel galvanised lintel with single ply membrane, (grey).

Walls: Hobby Room: Timber frame construction walls with white render to external facades.

Car Port: Block work walls painted white.

Steel: Supporting steel columns will be galvanised.

Frames: Door and window frames to be grey polyester powder coated.

4.0 ACCESS

4.1 Vehicular and transport links

The existing site works well for transport links. No extra transport will be on the site.

4.2 Access to the site

Access to the site is off Portsdown Hill Road. This will be retained.

4.3 Access for the disabled

The design will comply with the requirements of Part M of the Building Regulations and will provide good access for those with disabilities. The threshold to the hobby room will be flush to the external deck area proposed and the car port/driveway is less than 1:12 gradient from car to front door.

5.0 CONCLUSION

The existing dwelling on the site is of fairly good architectural merit for arts and crafts in its locality.

The proposed replacement hobby room and car ports will make a positive contribution towards the residence for current and future owners of the property. The sedum canopy and wall construction will use high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

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

Appendices:

Sedum Mats



The core species/varieties in our most popular mat and module consist of:

Sedum album: A very tough little plant, with a thick mat of stems and leaves. The flowers appear in white clusters shaped like stars with long stamens and red anthers.

Sedum spurium: A low mat forming evergreen with fleshy, scalloped purple leaves with flushed edges. Low clusters of deep pink star shaped flowers which bloom from late summer into autumn.

Sedum reflexum: A fast growing dense mat of succulent conifer blue foliage with brilliant yellow flowers.

Sedum acre: A low growing creeping succulent evergreen with leaves of different shades of green. In spring it bears yellow star shaped flowers.

Sedum anglicum: A small succulent with oval leaves swollen with water. The plant itself is often pink or red and the flowers white or pale pink.

Sedum kamtschaticum: A very tough drought tolerant species which has wonderful dark green leaves and half inch golden yellow flowers that open from pink buds usually during early summer.

Sedum hispanicum: A very low mat evergreen Sedum with tiny silver blue leaves. Starry pink or white flowers which bloom in June.

These small but tolerant plants are well suited to the often harsh growing conditions they are often placed in. As well as roofs they are highly suited to areas needing low growing plants with little maintenance and are often used instead of grass. They can survive with very little water but we advise that in the first year they may need some extra watering during a dry period. They will also tolerate snow and ice.

