

DESIGN & ACCESS STATEMENT

for
WORKS
to

3 Swan Close
King Street
Emsworth
Hampshire
PO10 7BQ



Figure 1: View of property

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1.0 INTRODUCTION

Our client, Mr B Duncan, seeks to extend the existing property – 3 Swan Close, King Street, Emsworth, Hampshire, PO10 7BQ. The existing property is a detached bungalow (with attached annex) which backs onto Emsworth Harbour. This application is for a single storey rear extension to include:

- A new larger open plan kitchen/dining space which takes advantage of the views across the rear garden and harbour.

The above would seem to positively improve the property whilst maintaining the existing scale and architecture style to ensure that the proposal is in keeping with the existing dwelling and surrounding properties.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 15084-01 (Existing)
15084-02 (Proposed)

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

2.0 LOCATION

The site is situated within the town of Emsworth overlooking the harbour. Emsworth is a small coastal town situated in the south eastern corner of the Borough of Havant and retains a vibrant District Centre which is well served by both road and rail public transport.

The site lies within the Emsworth Conservation Area and Chichester Harbour; an Area of Outstanding Natural Beauty.



Figure 2: Location map



Figure 3: View up Swan Close to King Street.

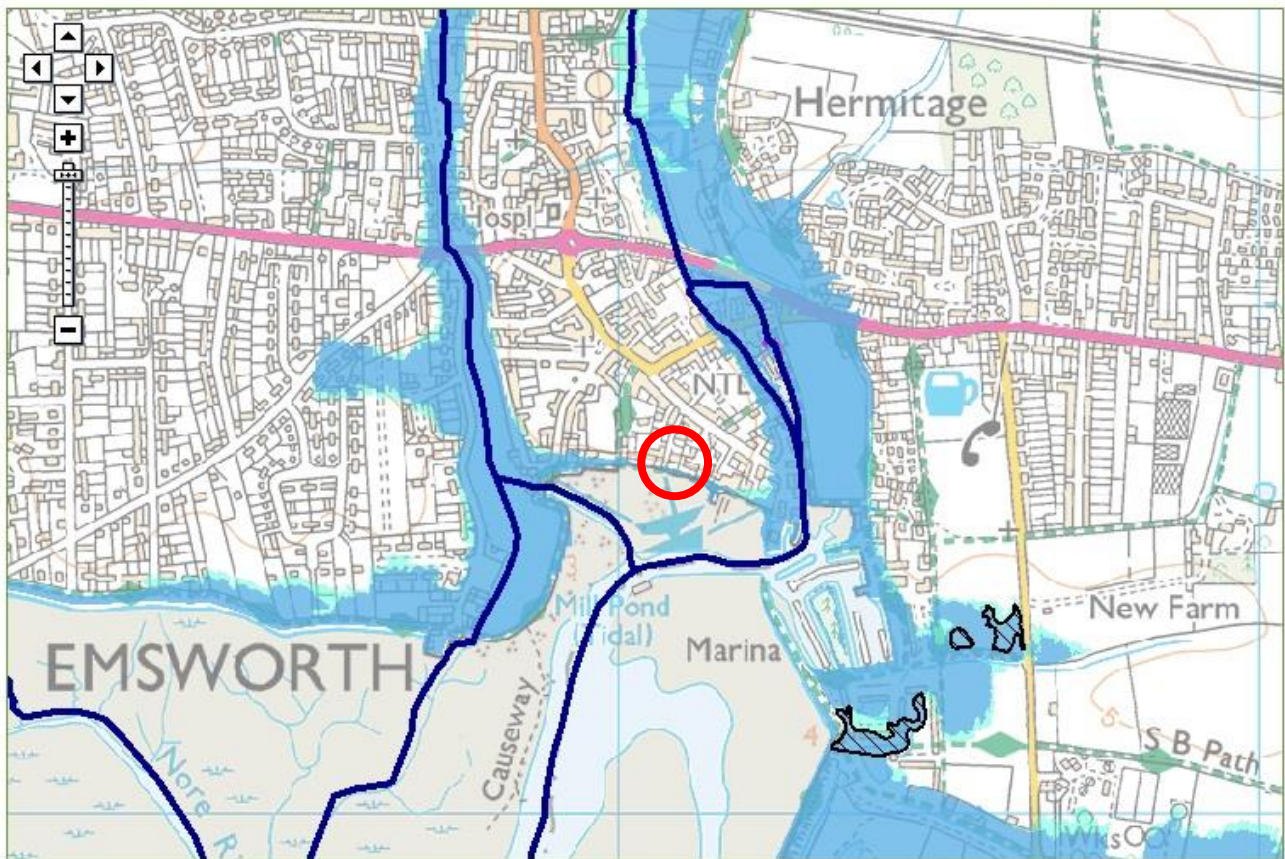


Figure 4: View across Emsworth Harbour from site.

3.0 FLOOD RISK AND ASSESSMENT

PO10 7BQ at scale 1:10,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Figure 5: Flood risk map – Environment Agency.

It is to be noted that the property backs onto the harbour and despite, according to the Environmental Agency, the property is not in an area which is susceptible to flooding, the proposal ensures that the ground floor level will match the existing floor level and at no point be lower. All materials will generally be water resistant and service entries sealed and protected in the unexpected case of any flooding to the site.

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.*

Area hatched: Areas benefiting from flood defences (not all areas may be shown).

4.0 DESIGN

4.1 The Proposed

This planning application is for a single storey rear extension to the property – 3 Swan Close, King Street, Emsworth. The proposal has been carefully considered and seeks to improve the property aesthetically and internally whilst maintaining in proportion with the existing dwelling.

4.2 Use

Our client, Mr B Duncan, currently lives in the property and will continue to on completion of the proposed extension.

4.3 Layout

This application proposes to construct a single storey rear extension which extends the existing kitchen/dining area to take advantage of the views across the rear garden and harbour to the south. The existing double doors between the kitchen and living room are to be blocked up and existing sliding doors in the living room removed and replaced with folding doors into the new extension.

4.4 Amount

Net internal floor areas:

Existing

Ground floor – 132.30m²

Proposed

Ground floor – 147.12m²

This is an overall increase of 14.82m² of internal habitable floor space.

4.5 Scale

The flat roof height is defined by retaining the existing ceiling height in the proposed new extension. This matches the existing flat roof of the property to the south/east. This help provides a well-proportioned scale to the elevations and would be seen as to not overpower the west boundary.

4.6 Landscaping

No major landscaping is proposed. The existing front drive will be retained and the hedging/shrubbery on boundaries are to remain unaffected. The garden will be made tidy and new steps are proposed down from the patio which the proposed extension opens out onto.

4.7 Appearance

Careful consideration has been given to the style of the proposed extensions which are sympathetic to the existing building through the use of materials.

The proposed materials to be used in the extension are as follows:

Roof: Flat roof with fascias to match the existing property.
A small vented thin framed roof lantern is proposed in the ceiling of the new extension.

Walls: Brick to match the existing property.

Joinery: All new doors and windows to be white UPVC (to match the existing property).

The accompanying drawings illustrate the proposed extensions and materials used throughout.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The proposed floor and walls will be insulated to levels way in excess of that required by current building regulations.

5.0 ACCESS

5.1 Access to the Site

Access to 3 Swan Close will remain the same as the existing and will not be altered as part of the proposed works. Access to Swan Close is off King Street – a public highway.

5.2 Parking Plan

The front drive will be retained and will not be altered as part of the proposal.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs



Figure 6: Rear elevation of the property

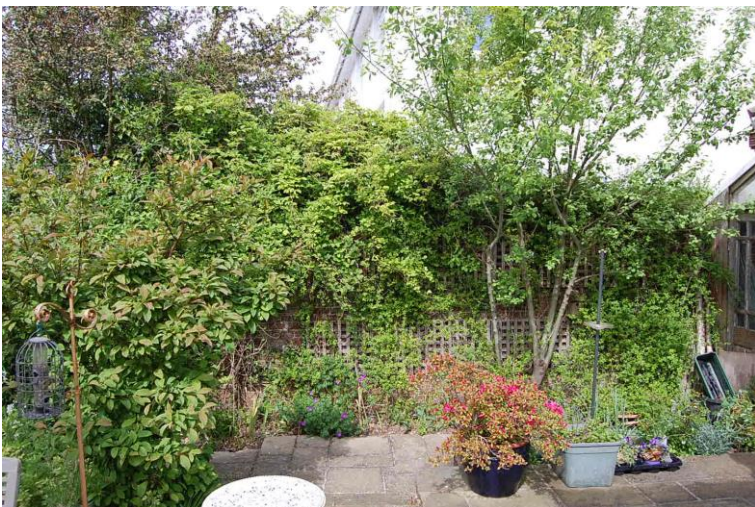


Figure 7: View of shrubbery along west elevation

7.0 CONCLUSION

The proposed extensions to 3 Swan Close will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extension is not excessive in scale with the height of the flat roof of the proposed new extension roof carefully designed as to not overpower the west boundary and mirror the existing flat roof of the property.

The proposed works looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with their surroundings.