

Design and Access Statement

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



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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 and front door porch flat roof,
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

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.

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 extension will become a hobby area separate to the dwelling in all but flat roof canopy replacing the existing flat roof porch.

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: 32.8 square metres

Proposed car port: 37.3 square metres

Proposed total: $70.1 - 25.9 = 44.2$ square metres extra.

Sedum flat roof will be 102 square metres that will cover the car port, hobby room and extend over open access to the rear of the property and adjoin the existing house by forming a porch canopy.

3.3 Layout

The hobby room will replace the current garage location. 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 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.

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.

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 which although individual in design is sympathetic to its surroundings.

It is considered a modern design to the new ground floor extension of timber cladding and extensive glazing will unite the garden and more traditional features of the existing dwelling. Oak supported walkway is specified to the existing elevations to tie the traditional with the timber cladding of the contemporary.

Masonry and roofing materials will be selected accordingly as follows:

Roof: Sedum flat roof.

Walls: Masonry construction back wall with white render to externals. All other walls to be of timber frame and white render to the external facades.

Steel: Supporting steel columns will 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.