

Garage Conversion to 8 Stanley Road, Emsworth. Hampshire. PO10 7BD

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

8 Stanley Road is part of a development along Stanley Road built circa 1980's and is a four bedroom, three storey end of terrace town house. The property is built from facing brickwork and plain clay tiles and includes rubbed brick headers and re-constituted concrete cills to windows, adding architectural detailing to facades. The property includes a double garage with off street parking for 2/3 cars.



Fig 1 – Principal view from Stanley Road.

2 PRE-PLANNING ADVICE/CONSULTATION

No pre-application advice has been undertaken.

The proposal has been presented to neighbours of John Lewis Quay Management and no objections have been raised.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, MATERIALS & APPEARANCE.

The proposal is to convert half of the double garage into a Utility room, whilst adapting the existing WC to provide a more suitable shower room. There is no additional extension and the proposal will be built within the existing footprint area.

The new Utility room will include a linked internal door into the retained single garage. The existing 2-3 parking spaces in the driveway will be retained allowing for a minimum of 3No. parking spaces within the curtilage of the property.

Externally the single garage door is to be removed and a new window introduced with facing brickwork all to match the existing. The window will include a reconstituted concrete cill with rubbed brick contrasting header all to match the existing.

4 CONCLUSION

The proposal utilises the existing footprint area of the property to provide more suitable accommodation. There is no significant loss of parking and minimum parking standard spaces are retained. The external appearance will match the existing property retaining architectural detailing and style.

There is no adverse impact on neighbouring properties or effect on any other interest of acknowledged importance.

FLOOD RISK ASSESSMENT

The property lies just inside the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Whilst it indicates that the site is at risk of flooding, it should be noted that the property itself has no record of having been flooded.

The proposal does not include any additional bedrooms, but utilises the existing footprint area to provide a shower/utility room replacing the existing non-habitable garage space. The floor level of the proposal raises the floor level of the existing garage area by approx.175mm. This will therefore improve the flood defence to this area.

The proposal is not increasing the external footprint of the property.

The proposal does not add any additional risk of the property being flooded and with the raised floor level, reduces the flood risk.

