

14-121_10 North Close



Design & Access Statement

Rear Extension to:
10 North Close
Havant
Hampshire
PO9 2TE

September 2014

1.0

Introduction

Our clients are house holders of 10 North Close who wish to extend the rear of their home at ground floor level. The current style of 10 North Close is a traditional Arts & Crafts two storey pitch roof with a mix of materials.

This statement is prepared in support of an application for planning permission for the following works at Number 10 North Close, Havant:

1. Demolition of the existing rear ground floor wall to kitchen and dining room and removal of felt flat roof.
2. Extension of rear wall of building, creating gable end and open plan function.
3. Linking portion of proposed roof to existing roof pitch and including roof light.
4. Building pitched parapet roof over dining extension with flat single ply and sky light.

The following documents accompany the Application:

- o Application Form
- o Ownership Certificate
- o Agricultural Certificate
- o Design and Access Statement
- o Drawings No. 14-121_01, 02

Site Survey:

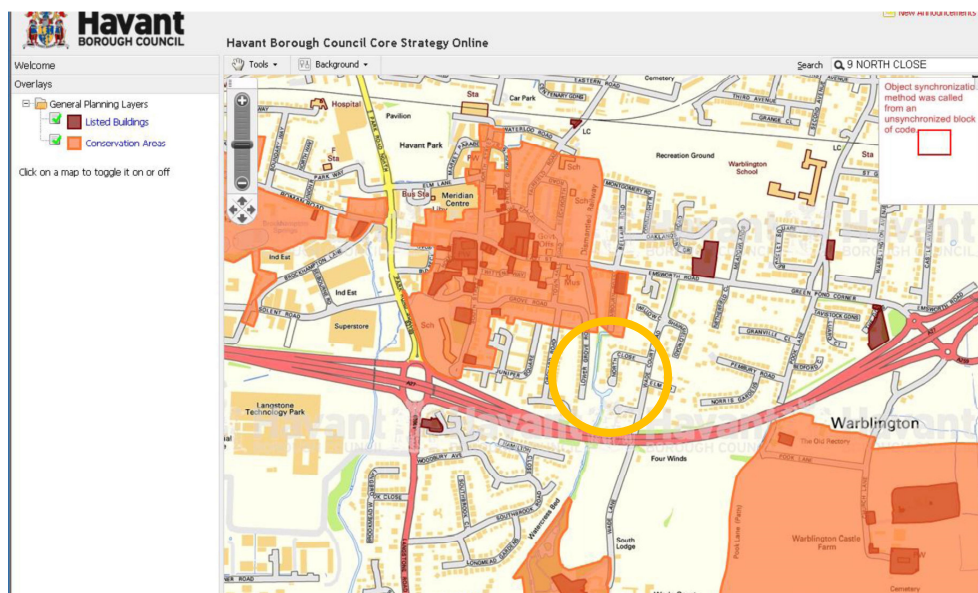
A full site survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

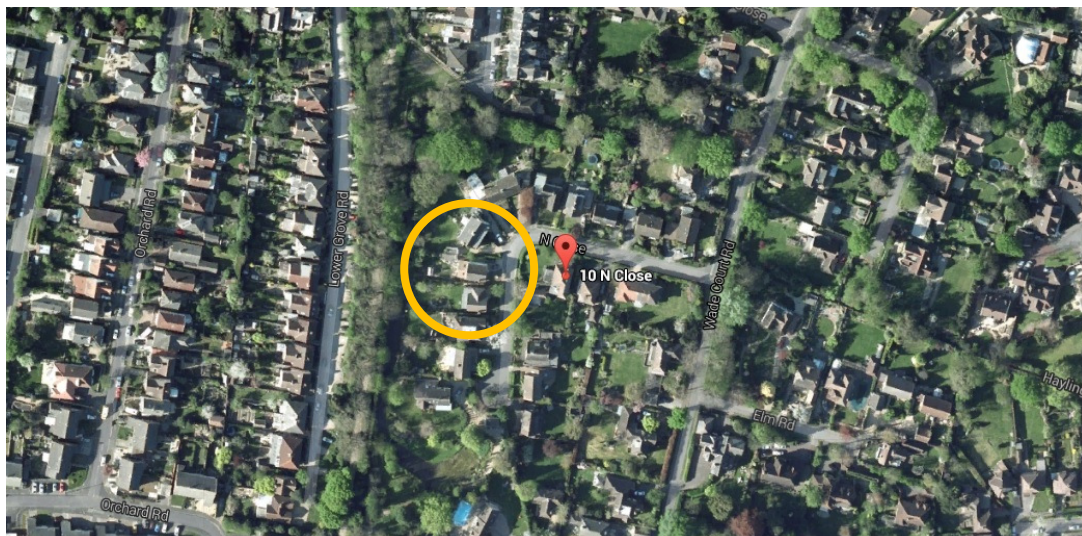
2.0

Site Context

2.1 Location:

10 North Close is a 1900s detached home situated in a Havant suburb 200 metres approx north of the A27. It is between several Conservation Areas, but not actually within Conservation Boundaries as displayed in below orange circle.





Location map. Property of 10 North Close within orange circle.

The centre of Havant town is at the historic heart of the borough, with its historic streets, cultural functions and shopping facilities.

The road of North Close is of Arts and Crafts individual styles with low boundaries and natural foliage along fence lines. Our site property has a rectilinear shaped plot of approximately 545sqm in area. The land has a gradual fall towards the rear of the garden and then a sharp drop at the edge of the garden down to the Lymbourn River that forms a natural boundary to the site.

The existing dwelling is a detached property of two storeys in height, with brick and wall tiles to the first floor.



North Close Road



Directly opposite site frontage



Current rear of property displays flat roof extension.



Property to south of site.



Property to north of site



River wall and steep ground from garden.



Neighbour properties.



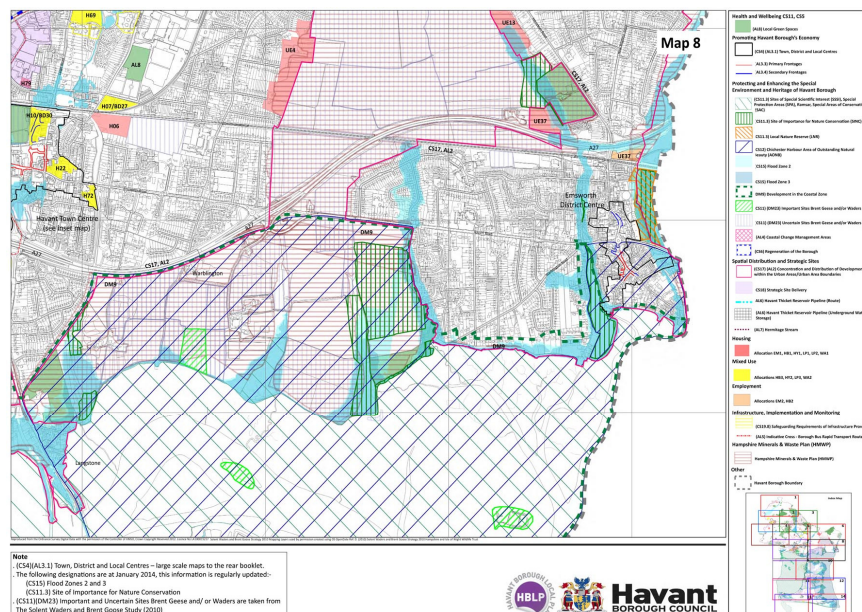
View from rear of property.

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2.3 Policy Background:

The following policy guidance is of relevance to the proposed extension:

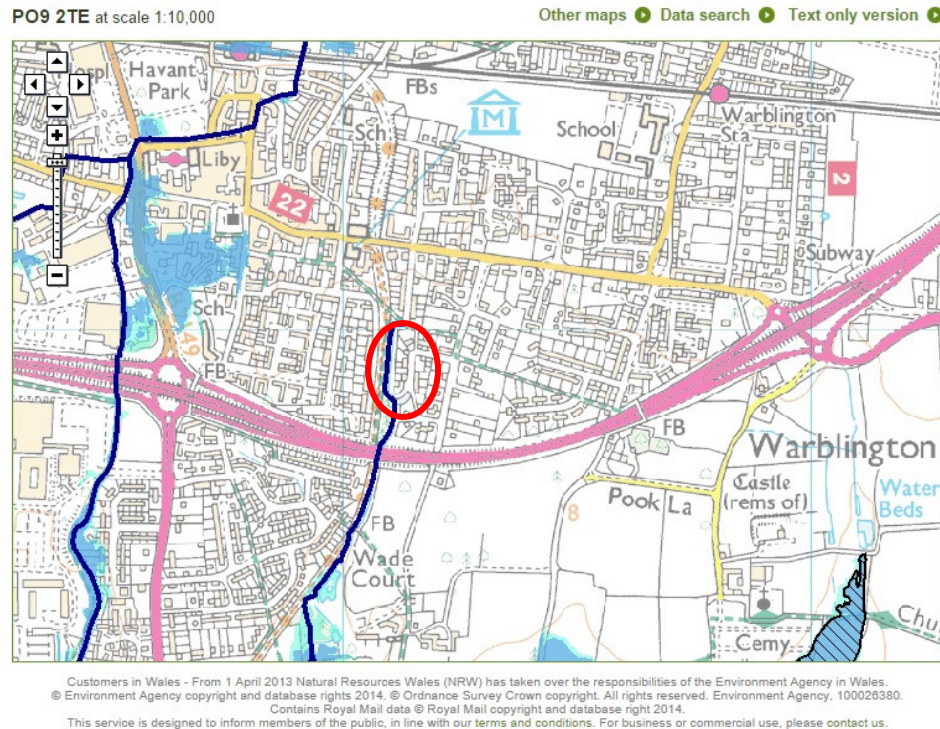
- CS4 Town, District and Local Centres: We are close to boundary of economy but not within.
- Mixed use allocations H72: To northwest of our site but not visible.
- We are outside of the development in a Coastal Zone marked by the green dash line.
- Not within Conservation Areas as previously mentioned.



The site is well screened and as a result the proposed dwelling would only be partially visible from within the public realm. However, the design has been carefully considered to ensure that the dwelling respects and enhances the verdant character of the immediate area.

2.4 Flood Risk:

The proposals are in the vicinity of The Environment Agency flood zones 2 & 3. However, the site is outside these zones as shown on the map below.



The main river of Lymbourn runs to the rear garden boundary of our site.

To be prudent we propose some flood resilience and resistance elements:

- The proposed floor levels to the extension will be set to match the existing main house.
- Raised electrics throughout the ground floor; these electrics will also be wired from the ceiling down.
- Non return valve to the foul drainage system.
- Consideration of a removable flood barrier to be placed at the exterior of all doors.

We do not believe that a formal separate FRA is required.

3.0

Use

The clients wish to use the property for residential purposes. The internal re-working allows for a more useful property to any future residents. The rear extension will allow for a modern functioning kitchen dining space that connects to the private garden.

4.0

Amount

Existing Ground Floor = 87.4sqm (garage included)

Existing First Floor = 61.8sqm

Total = 149.2sqm

Proposed extra Ground Floor = 38.7sqm

Therefore, a total Ground Floor area of 126.1sqm

The addition to the rear of the property gives the building greater depth enabling a more functional plan. We have been mindful of keeping the extension line from projecting beyond the immediate neighbours extensions.

5.0

Layout

The three narrow rooms of utility, kitchen and dining room to the rear of the house are to be re-organised. The current garage will be made habitable and contain the utility, wc and store accessed via the front existing garage doors.

The existing Hall will now access a snug, dining and kitchen open plan area that leads out to the garden.

6.0

Scale

The scale of the structure is one storey with pitched roofs. The kitchen gable has low height eaves in style of the property and reduced scale.

The juxtaposition of the rear development has been designed to reduce mass.

The new windows and doors will relate to the existing scale of the current existing property. The dining extension uses a parapet pitched roof to then form a hidden flat roof behind the tiles.

7.0

Appearance

The extension is to be Arts & Crafts traditional design to blend with the existing aesthetic. Bricks are to match the existing in tone, texture and colour of the ground floor main house. The roof will be of the same pitch and tiles of the main roof with bonnet hip ridge tiles.

The design of the gable end to the kitchen garden elevation is to echo the principal rear gable end to the main house. The dining extension roof will have the effect of diminishing the overall appearance of the extension by breaking of form.

The existing north rear corners at first floor level will now be made visible on the main house. Both corners will be built to replicate the existing details as per the front elevation. This will include the design of the timber beams that sit prominent and new tile courses to match existing.

8.0

Landscape

New laid patio and services required for drainage. Existing foliage and trees to remain and be protected during construction works.

9.0

Access & Sustainability

Access will remain as existing. Reclaimed materials for brick walls could be used to conform to the existing.

10.0

Conclusion

The existing property is of good Arts & Crafts style but does not functionally work very well at the rear. Our proposals create a better rear room functionality and have no altering effect to the front elevation.

The building will be improved through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst creating a building in sympathy with the traditional site surroundings.

We ask that due to the above reasons Havant Borough Council look favourably on this application.

Helyer Davies Architects Ltd



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