

HAVANT BOROUGH
COUNCIL

25 SEP 2013

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Design And Access Statement
Heritage Statement



View of Front Elevation
[Stucco Building to the left hand side of Picture]

Keppel Lodge
5 West Street
Emsworth
Hampshire
PO10 7DX

September 2013

Prepared for Mr and Mrs Patrick Giles.

1. Introduction

The client's Mr and Mrs Patrick Giles wish to modernise the rear of their house. Currently there is a small kitchen area that is remote from the main ground floor reception rooms. The clients wish to integrate the kitchen / dining spaces in line with current living standards.

This statement is prepared in support of an application for planning and listed building consent for the property.

The works consist of the following:

- Single storey rear extension.
- New access from West Street to provide parking adjacent the existing garage.

The following documents accompany the Application:

- Design and Access Statement / Heritage Statement
- Drawings No. 13080/001

1.1 Pre Application Advice

A pre planning application was issued to the council early summer 2013. Responses were received from the following

Planning Department.

From a planning perspective I don't foresee to many problems with the application for a single storey rear extension. Although I have not been not to the site and do not fully know the boundary treatment or the relationship to the neighbouring dwelling. This is therefore subject to a site visit.

Conservation Officer.

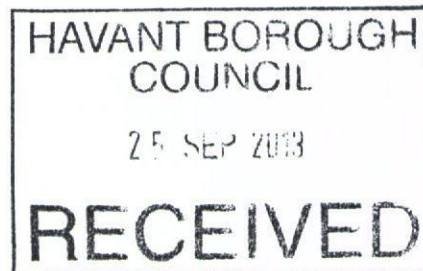
In regards of the size & design (subject to further details for windows ,lantern light etc) the extension appears to be appropriate. I am however a little concerned about the removal of large portions of walling to allow for open plan accommodation. I would be more inclined to use the existing opening in the sash window to the rear and knock the brick out below. This allows for a reasonable opening into the space without the loss of too much fabric. The side is not of such concern but I would like to see nibs at either end to reflect what was there. This will still allow for the open plan style as required.

Highways

As long as there is sufficient space in the garden and that the materials used for the dropped kerb are kept in style of the existing dropped kerb, I see no reason that they should not be able to add an additional off road car parking space.

The will need to show a plan with the proposed parking area marked and dimensioned, along with the area of dropped kerb.

Note they will need to apply to HCC for the actual vehicle crossing if planning permission is granted, they will need to indicate that it is in a conservation area



1.2 Site Survey

Site and building information has been provided to us free of charge and copyright free by the client. The O.S extracts are to show site location plan and block plan only.

2. DESIGN

2.1. Amount

Existing Ground Floor 125m.sq.

Proposed Ground floor extension 18.1m.sq.

No works proposed to Upper floors.

Site Area 551m.sq.

Proposed Area 21m.sq.

2.2. Layout

The layout of the main building and site will remain as existing. All the rooms will remain as their current function.

2.3. Scale

The scale of the existing building will remain as existing. The proposed extension is designed to look subservient and a separate articulated design to the existing house.

2.4. Landscaping

The landscaping will remain mainly unchanged we enclose a tree report to highlight the effects of the parking as being minimal to the tree.

2.5. Appearance

The appearance of the existing buildings will remain unchanged.

The materials of the existing building will not change. We will replace any damaged tiles, render or brick with similar reclaimed materials to match.

Proposed materials for Extension

Roof: Grey single ply membrane

Walls: Stucco/ Render to match existing

Joinery: Double single glazed timber windows.



2.6. Use

The dwelling will be used as a family home (for the applicants). The parking space will be used for the family car. The garage is too small for a car as such the applicants currently due to the lack of street parking in central Emsworth have to park their car in the car park across the other side of the A259. Given the distance involved and the age of our clients this situation is far from ideal.

3. ACCESS

3.1. Access to the site

Access to the site is off West Street, a public highway - all as existing. We are retaining the existing entrance, but proposing a new recessed parking area as illustrated. There would be a garden path leading from the new parking area to the house- see site plans.



Rear section where extension will sit.



Heritage Statement for:

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Building Process

On all areas the contractor is to take great care on the execution of the works so no further damage is caused to the building. Any deviation from the plans or areas of defective existing building are to be reported to the architect prior to removal / repair.

Architect to ensure the contractor and staff are aware of the listed nature of the building.

Local Authority to be consulted on all variations.

The proposed works:

All works illustrated on 013080/001.

All works could be undone at a later date to revert the building back to its current state.

