

14-028_No16 Clovelly Road



Design & Access Statement

Demolition of existing garage and replace with side extension and rear garden room
No 16 Clovelly Road
Emsworth
Hampshire
PO10 7HL

April 2014

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1.0

Introduction

Our family clients who presently live at No 16 Clovelly Road wish to renovate and extend the existing arts and craft style detached house to increase internal usage and provide a safe garage space to replace the current garage structure.

This statement is prepared in support of an application for planning permission for the following works at No 16 Clovelly Road, Emsworth, Hampshire, PO10 7HL:

1. Demolition of the existing side/rear garage and existing rear veranda.
2. Construction of one and a half storey to the side/frontage to match the existing roof pitch, materials, scale and style.
3. Ground floor frontage to the extension to be a new garage.
4. Single storey extension to the side/rear of property to replace existing garage plot.
5. Single storey flat roof garden room to replace porch area.

The following documents accompany the Application:

- o Application Form
- o Ownership Certificate
- o Agricultural Certificate
- o Design and Access Statement
- o Drawings No. 14-028_01 & 02

Site Survey:

A survey of the existing building 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.

The ground is relatively flat with a large rear garden. The neighbouring property to the north of our site has developed a large ground floor extension adjacent to where our own proposals will be situated.

1.1

Client Statement

We are long-term residents of Emsworth, having lived here for 20 years, with strong links in the community and have also established a marine business based here. Our first family home was on the east side of the village, but in June 2010 we saw the opportunity to move to the southwest of Emsworth when 16 Clovelly Road came on the market. While we loved the location and arts and crafts style of the house, we could see that our young family would in time outgrow the accommodation, so we first sought Pre-Application Advice to confirm the potential for a 2-storey extension to create a 4th bedroom above the existing side driveway. Following a positive response we proceeded with the purchase and moved in in August 2010, but since then our needs have developed and we are now ready to seek planning permission to optimise our home for the next stage of our lives.

In addition to an extra bedroom for our daughters who currently share and to increase the bathroom capacity to ease the morning 'rush', we also plan to increase the guest accommodation as we hope to see our Scottish Grandparents more frequently following retirement, and for the duration of these visits to increase with fewer time constraints. We hope that the Council will look favourably on this application as we have endeavoured to create a harmonious and sympathetic plan.

2.0

Site Context Appraisal

The Physical Context: The area of Emsworth is a small coastal town situated to the east of the town of Havant, on the border of Hampshire and Sussex. It is situated at the head of the western arm of Chichester Harbour and in its early history was an important port for the area. Up to the 19th century it was famous for its oyster fishing fleet. The architecture of the conservation centre of Emsworth is mainly Georgian laid upon a medieval street layout.

Our site is situated west of Emsworth and to the near south of the A259 Havant Road on predominantly flat landscape. Clovelly Road has an eclectic design mix of two storey homes with pitched roofs of tile. Wall finishes are render and red/brown brickwork with wall tile hanging on some properties to accentuate form of a gable and give a mixture of materials. The style however is of a traditional arts and crafts with the homes conforming to scale of roofs and apertures. Foliage to front gardens is a prominent aspect of the area for all housing, with a mixture of low brick walling forming the boundaries. All homes are set back from their boundary frontage with good size gardens front and rear.

Social Context:

Private residential housing in a middle class location of detached homes. The area is a quiet neighbourhood that will not be affected by the extension and renovation of No 16 Clovelly Road. The alteration and extension will make no difference to local jobs or an increase to traffic or parking to what already exists. The extension is not seen as intrusive to neighbours as the proposals will make the property the same size as many of the other existing properties in Clovelly Road.



Location Map



Aerial Photograph



Neighbour frontage to the north of our site.



Frontages within Clovelly Road.



Neighbour frontage to the south of our site.



Opposite side of Clovelly road to our site displaying larger properties.



Clovelly Road looking north.



Property to the south in relation to our site displayed to the right of photograph.



Our site to the far left of the photograph. Larger properties displayed.



Rear extension of neighbour to the north.



Rear veranda of our site.



Rear of neighbour to south of site.



Garage to our site property.

Evaluation:

The proposal will extend and renovate the existing property in relation to style and materials and size of the existing context. It is an opportunity to make the existing house a more workable family home that conforms to the locality.

- Keeping the front gable a prominent feature of the street elevation is important to the overall character within the street.
- Materials, scale and form should also conform to the local context by not extending the ridge or eaves any higher than existing or pushing the frontage closer to the street.
- It is noticeable that many dwellings in the street stretch from boundary to boundary with just side access of approximately a metre.
- Windows and doors to the main house should match the existing.
- The aerial photograph displays more individual rear extensions to the properties in this location.
- The proposal is socially acceptable and in no danger from direct flood damage.

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 ground floor side/rear extension will allow for full disability access due to the inclusion of the wet room.

4.0

Amount

The current house will increase in footprint to a similar size of the surrounding dwellings.

Existing Ground Floor = 109.2sqm

Existing First Floor = 68.6sqm

Total = 177.8sqm

Proposed Ground Floor = 155.3sqm

Proposed First Floor = 78sqm

Total = 233.3sqm

An overall increase of 55.5sqm in total. This increase will allow for a rear garden room, a bedroom/study with wet room and a separate utility off the kitchen all at ground level. The first floor will benefit from an extra bedroom with the bathroom relocated within the proposed frontage roof pitch.

5.0

Layout

The external layout is to remain but for clearly displayed paths, car bays and lawn areas.

The existing kitchen to the rear is a space that does not truly work for the family due to door placements and a large amount of space lost due to utility areas. The kitchen is to be re-designed by knocking away the rear lower wall across the ground floor level and opening the kitchen and dining area up to a new garden room. This garden room will replace the current semi-outdoor veranda space and project no further than the extension to the adjacent north of the site.

To the side of the house the existing garage is to be removed due to poor structure and a utility and separate bedroom/study with wet room facilities constructed in its place.

A new garage will replace the existing and will sit further forwards of the current garage plot but remain behind the main house bay frontage.

The first floor will extend the roof over the garage allowing for a bedroom and family bathroom. The current exterior wall will be replaced structurally by a supporting beam to allow for two twin rooms of similar volume.

6.0

Scale

The current No 16 is one of the smaller properties in Clovelly Road. Although the clients wish to extend the property they do not wish to expand the building beyond local scale and character. The front elevation is dominated by the bay window gable with the rest of the mass of the building falling away from the street frontage giving the impression that the property is of a smaller scale than is really true.

The scale of the proposed roof pitch will align with many of the surrounding houses. Our photographs display a mixture of roof types and eaves heights. Our proposal fits with the eclectic mixture of roof forms.

The proposed roof to the street frontage will extend from the existing primary roof to allow for the same ridge and eaves heights as the existing. The proposed roof sits back from the gable bay to display the same subservience. The proposed roof will also hip away from the southern neighbour to decrease imposing upon them.

The scale of the garden room is fairly low due to the proposed flat roof and extends no further than the adjacent extension to the north.

The extension replacing the garage will enlarge the current footprint in this area in order to connect to the existing main dwelling. It should be noted that this building will move no closer to the neighbours joined boundary fence than the current garage structure and the proposed roof although longer, is lower than the current pitched roof to the garage. We have designed a hipped roof to decrease mass for the neighbouring property.

7.0

Appearance

The frontage will have the appearance of an arts and craft traditional detached house that will conform to the local character of its surroundings. The roof is to be of the same pitch, ridge height and eaves height as existing. The dormer is to be replicated from the original on the opposite side of the now central gable. The garage doors will be sensitively chosen to adapt to the locality and it should be noted that a garage has always been visible from the public high way at No 16 Clovelly Road.

The replacement ground storey development to the existing garage area will be slightly longer but also lower. The east and south elevations will conform to the existing materials. The west and north elevations will be clad in timber cedar with the roof pitch copying the material and bonnet hipped roof style of the existing.

The rear garden room extension will connect the main building and rear side extension. A contemporary rendered element forms a blank wall to the north and forms a parapet wall to contain the glazed sliding doors. This gives the appearance of a light structure from the

rear garden at ground level. The large roof light to this extension will give secondary natural light to the dining room and kitchen.

8.0

Landscape

No alterations required.

9.0

Access & Sustainability

9.1 Access within the dwelling

All surfaces will be smooth, even and well-laid to avoid tripping. In addition, the floor finishes shall be further designed in accordance with all applicable accessibility standards and regulations.

9.2 Access to the site

Access to the site is off Clovelly Road and will remain.

9.3 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.

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Conclusion

Our clients wish to alter, refurbish and improve the character of the house to make a positive contribution towards modernising through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings. Our clients have already sought pre-planning advice and we have acted upon this advice to design a pleasing extension that will fulfil the clients brief as well as adhere to local planning conditions.

We have maintained current eaves and ridge heights and will replicate existing materials. The contemporary element is to the private rear garden of the current house.

We ask that Havant Borough Council look upon this application favourably.

Helyer Davies Architects Ltd



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