

DESIGN & ACCESS STATEMENT

New 4 Bed Chalet Bungalow to Replace the Existing 3 Bed Bungalow at 7 Beach Road, Emsworth. PO10 7JS

1 ASSESSMENT OF PHYSICAL CONTEXT

Beach Road is a mature suburban area within Emsworth, south of Havant Road. The road has a north to south aspect with a mixed architectural style of spacious mainly detached dwellings built circa 1900 to 1930 with a few more recently built buildings spaced between.



Fig1. Aerial view with plot boundary highlighted in red

The existing dwelling built circa 1920's sits between a circa 1930's style detached two storey house and a circa 1920's chalet style bungalow.



Fig 2. Street view showing existing and adjoining dwellings

The street frontage is bordered by a 0.9m high brickwork wall curving into a narrow entrance gate to the southern boundary, providing drive access to the front and side of the bungalow. The side access leads to a detached prefab garage structure located in the rear garden; although the access of 2.3m is too narrow to allow for regular car access.



Fig 3. Existing side access



Fig 4. Existing rear elevation, garden and garage structure

The existing dwelling is brickwork faced to the street elevation with twin bay windows having a slate covered lean-to pitched roof over. The side and rear elevations have a rendered finish with signs of cracking and disrepair. The roof appears to have been re-laid with concrete interlocking tiles and the windows replaced with white UPVC. The dwelling is generally in a tired condition and does not add any architectural merit to the road.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The property is not in a conservation area nor are there any listed buildings in the immediate vicinity which might be affected by the proposals.

The following policies apply from the Havant Borough District-Wide Local Plan:

UA1 - Concentration of development within the Urban Areas

D1 - High Quality Design

H5 - Density of Housing Development

H6 - Range of House Types and Sizes

3 INVOLVEMENT OF LOCAL INTERESTS

No consultation with local bodies has been undertaken.

4 DESIGN PRINCIPLES

The proposal is to provide a new replacement dwelling having a similar footprint on the plot and to include a replacement garage for storage.

In consideration to the neighbouring properties and street frontage, the design principal was to maintain the existing form of a bungalow, but to include additional accommodation on a first floor. The design therefore provides a similar pitched roof with gable ends to both front and rear elevations within a simple chalet bungalow form which includes a linked garage structure to the southern elevation having a similar pitched roof form. Twin bay windows are included to the front elevation with individual flat roofs above, providing depth and interest to the street elevation. The street elevation therefore takes on a similar mass and form as the existing dwelling, but with a higher ridge to allow for first floor accommodation.

The driveway access is improved by providing a wider entrance access off Beach Road, and 3 car parking spaces are provided within the site boundary. Waste bin storage is provided within the garage/store allowing access to the street along the side access. Cycle storage is also provided within the store.

5 AMOUNT OF DEVELOPMENT

The proposal provides 4 bedrooms with an internal floor area of 180m² on two floors sitting on a footprint of 120m², which is only slightly larger than the existing 3 Bed dwelling footprint of 95m². The plot size is 695 m². The proposal size and accommodation layout sits comfortably within the plot size and relationship with neighbouring plots and dwelling size.

6 LAYOUT & POSITION

The scheme has been carefully designed to avoid overlooking to the neighbouring properties to the south and north, with principal rooms enjoying windows and views to the gable end aspects towards the west and east.

A dormer window is provided on the south elevation to provide additional headroom within the en-suite and bathroom. The windows to these rooms are obscure glazed with high level opening windows for ventilation, avoiding overlooking to the neighbouring property. In addition the position of the dormer has also been carefully located so as not to look directly towards the first floor window of No.5, and is therefore set slightly back towards the rear of the property.

Roof windows along the side elevations are located at high level, with cills at approx. 1.8m, preventing any possible overlooking but maintaining natural daylight within the rooms. The exception to this is the roof window on the north elevation to Bed3/study located lower than 1.8m cill height. This window is to be fixed shut and used only in event of emergency escape and is to be obscure glazed.

The new dwelling is positioned approximately 1.1m forward of the existing dwelling towards the road at an equal line with No.9 to the south. The rear gable wall elevation is located at a distance of approximately 3.6m back from the rear wall of No. 5.

The side garage/store structure includes a barn hipped end to both front and back to reduce the mass and bulk of the roofline. The barn gable is glazed to allow for natural daylight.

7 SCALE

The proposal sits on a similar footprint width to the existing property and therefore when viewed from the street elevation a similar clear gap between neighbouring buildings is provided. The roof height is extended to allow for the additional first floor accommodation and is at an equal height to the neighbouring chalet bungalow of No.5.

8 LANDSCAPING

No mature trees are affected by the proposals. There is an existing tree in the driveway, believed to be an ornamental date palm (t1), which is to be retained. There are mature hedges running along the boundaries locate within the adjoining neighbouring properties, along with a few small to medium sized tree/shrubs providing screening. One of which (t2) is highlighted on the plan, due to being the closest in proximity to the proposal.

The existing 2.0m high timber fences are to be maintained to boundaries with neighbouring dwellings.

The existing brick wall is to be replaced with a timber post and rail fence and gate with hedge screening behind. The gate is to be located in a similar location as the existing but slightly widened to provide clearer access. The proposal should provide a softer edge to the street frontage and allow for more suitable car access.

The drive provides parking for 3 vehicles and maintains the existing loose laid compacted gravel, but includes a level entrance approach with paving outside the main entrance door.

9 APPEARANCE

The style and appearance of the dwelling is carefully considered in relation to the context of the mixed and varied architectural style of Beach road. The designed appearance takes the form of a 'New England' style property, being a contemporary form with weatherboarded facades above a brick plinth.



Fig 3. Street elevation of proposed dwelling

The weatherboarding is proposed as a composite weatherboard in a grained dark grey with white detailing to openings and reveals. Pitched roof coverings are to be a simple flat grey slate and flat roofs are to be in lead. Windows are to be a white finish.

10 ACCESS

Access to the dwelling utilises the existing access off Beach Road, but with a slightly widened entrance gate, providing more suitable access.

A canopy is provided to provide protection from elements above the principal entrance into the dwelling, along with a level threshold access. Internal and external circulation spaces are designed to meet current App. Doc. Part M.

11 CONCLUSION

The scheme has no adverse impact on neighbouring properties.

The property has been carefully designed in size, scale and appearance in consideration to neighbouring properties and context of the site.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.