

Design and Access Statement

Proposed Extension and Alteration of No1 Kingsey Avenue, Emsworth



February 2014

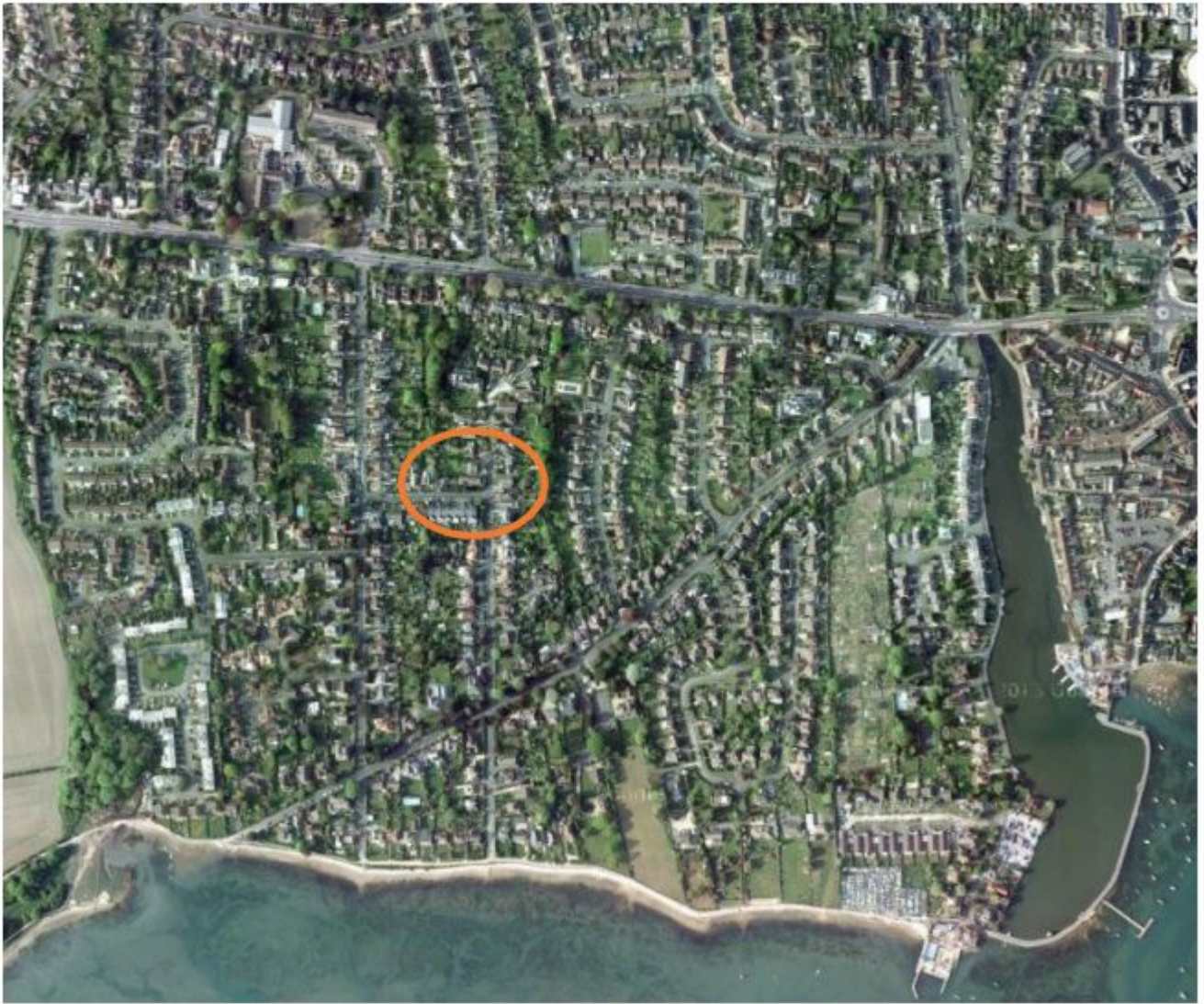
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Site Map



1. INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at 1 Kingsey Avenue, Emsworth, Hampshire, PO10 7HP.

1. Demolition of the existing ground floor extension in rear garden.
2. Addition of replacement ground floor extension in rear garden.
3. Construction of a raised first floor roof including creation of gable to front elevation.

The following documents accompany the Application:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Drawings No. 13-133_01,02

Householder Statement

My late wife and I moved to 1 Kingsey Avenue in 1995 and raised our two sons here and in the local community. Following bereavement, I have now re-married and we are seeking to enlarge the accommodation for our larger family with four young adults. We are aiming to provide sufficient space for the three children that still live at home.

We wish to improve the overall appeal of the house, which currently is dated in appearance and diminishes the local street scene. We are also seeking to achieve a modern level of energy efficiency.

We have considered our neighbours, particularly at No 2 Kingsey Avenue which is the only adjacent property. Accordingly, we have sought to reduce the impact of the single storey roof at the western end of the plot by moving the ridge further from the boundary and not increasing the height from the existing level – this reduces the visual bulk and shading impact on their garden. For the main bulk of the house we have resisted the temptation to seek a full two storey design and have kept the ridge well below that of the adjacent street scene. We have deliberately not added any windows to the north elevation that might overlook our neighbour and have discussed the design with them.

Overall, we believe that the design will improve the appearance of the entrance to Kingsey Avenue and will offer us the space that we need for our larger family without over developing this fair-sized corner plot.

2.0 Context Appraisal

A full site survey has been undertaken by Shaw Colgate 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.

Existing Site Photographs



Opposite houses on Kingsey Avenue



Site on the right looking along Kings Road



Site on the left looking along Kings Road towards junction of Kingsey Avenue



Frontage of site from Kingsey Avenue



Existing annex



Site on the left of photograph with adjacent larger neighbouring house



Corner position of site. Kings Road running to left of photograph with Kingsey Avenue running towards the right.



Photograph from Kings Road. Our site adjacent left.



Terrace homes along Kings Road opposite site



Detached and semi-detached eclectic mixture of homes.

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. There is a run of terrace housing situated along Kings Road opposite the south elevation with varying colours of render and slate roofs. Kingsey Avenue has an eclectic mix of one and two storey homes with pitched roofs of slate and tile. Wall finishes are render and red/brown brickwork with timber boarding on some properties to accentuate form of a gable and give a mixture of materials. Foliage to front gardens is a prominent aspect of the area for all housing, with a mixture of 1 meter high close boarded fencing or brick walling forming the boundaries.

Social Context:

Private residential housing in a middle class location of homes ranging from terrace, semi-detached and detached. The area is a quiet neighbourhood that will not be affected by the extension and renovation of number one Kingsey Avenue. The development will have an increase in ridge height by 1720mm and will form a new gable to the south elevation of Kings Road. The property will remain with the first floor within the roof and eaves level remaining at current height over the entrance area. The eaves to Kingsey Avenue will raise by 1400mm remaining lower than the closest neighbouring development. The existing foliage surrounding the site frontage will remain so as to not affect the street scene. The alteration and extension will make no difference to local jobs or an increase to traffic or parking to what already exists.

Planning Policy:

The area of Emsworth has a full flooding plan of action. Our site is outside of the flood zones as displayed upon the below map from the Environment Agency.



The extensions to the property are not over development in comparison to other detached houses in the location and will not overlook private property. The site is outside of the conservation area of Emsworth but will respect the site locality in design style, scale and materials.

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 prominent corner development that conforms to the locality. The proposal is socially acceptable and in no danger from direct flood damage.

3.0 DESIGN

3.1 Use

The dwelling will be used as a family home (for the applicants). The half storey roof extension will allow for a reconfiguration of the ground and first floor layouts. The first floor will be all bedrooms and bathrooms. The Ground floor will have a prominent entrance hall with a new stair layout. A squared kitchen and a large lounge/dining area have been formed from the extension.

3.2 Amount

The Planning Application is for the addition to a detached one and half storey dwelling allowing for a larger roof space and replacement of the existing side ground floor extension. The house will comprise of four bedrooms (master en-suite) and two bathrooms, (one on each floor). The dwelling will also comprise an open plan dining area with living space in the ground floor side extension. The site already contains a separate double garage and bin storage.

Existing Ground Floor: 113 square metres

Existing First Floor: 49.6 square metres

Existing total = 162.6 square metres

Proposed Ground Floor: 150.5 square metres

Proposed First Floor: 84.7 square metres

Proposed total = 235.2 square metres

Difference of 72.6 square metres

37.5 square metres extra to ground floor foot print.

3.3 Layout

The design aims to provide the existing dwelling with a new more workable internal layout. Proposed entrance door is to lead directly to a widened hall and stair. The current ground floor extension containing the kitchen/dining is to be doubled in size to allow for a spacious living/dining area. The current living space to the central gable is to be renovated into the kitchen.

The first floor uses the proposed gable to allow for a large master bedroom. The entrance stair has been re-configured with a vaulted ceiling void to the landing area.

The proposed layout satisfies the issues of character and density whilst creating a scheme of interest and attractive appearance. The design aims to provide accommodation that meets the needs of modern living with the emphasis on the family.

The internal layout is designed to maximise the views across the garden from the living room, open kitchen living dining area and main bedroom.

Special care has been taken to protect the amenities of adjacent residential properties as well as the future occupiers of the dwelling.

3.4 Scale

The scale of the proposed new dwelling will reflect the form and appearance of the surrounding neighbouring properties.

The proposed dwelling is massed to reduce the impact on the neighbouring dwellings through remaining a one and half storey house. The gable frontage to the master bedroom has been kept lower than the design's main ridge to reduce the vertical mass. Currently the existing dwelling is smaller than neighbouring dwellings. The new ridge height will not exceed surrounding two storey houses. The adjacent house in Kingsey Road has an extensive roof with eaves at first floor window head level. A detached house immediately opposite at the junction of Kingsey Avenue and Kings Road has high ridge and eaves gable frontage.

It should be noted that although the current house is increasing in roofing height it does not increase in roof mass. The scale of the property also remains in between the bungalow and full two storey homes in the site location.

3.5 Landscaping

The existing landscape is a mix of grass, shrubs and borders. There are an eclectic mixture of trees on the site. The existing vegetation will remain unless stated on the submitted drawing.

3.6 Appearance

Emsworth locality is primarily a residential area and the proposed design is considered appropriate to its context. Careful consideration has been given to the style of the building which although individual in design is sympathetic to its surroundings. The original style is arts and crafts which we have emulated with the additional gable frontage and roof enlargement.

It is considered that a modern design to the new ground floor extension of timber cladding and extensive glazing will unite the garden and more traditional features of the existing dwelling. Oak supported walkway is specified to the existing elevations to tie the traditional with the timber cladding of the contemporary. The contemporary form is subservient to the prominent main arts and craft house and therefore makes an example of being an annex addition. The annex is set back from the corner road position and shielded by an existing tree and hedge line.

Masonry and roofing materials will be selected accordingly as follows:

- Roof: Clay Hanging Tiles to main house to match local properties with a dark zinc to ground floor extension to link with the local dark slate of the surrounding neighbours.
- Walls: The main house will be a mix of stock brick, light-coloured render and the annex façade will be timber cladding that is appropriate for the coastal location.
- Joinery: Framed double glazed units appropriate for coastal location. Oak frames link traditional and contemporary materials.

4.0 ACCESS

4.1 Vehicular and transport links

The site is in an area served well by pedestrian access to public transport and roads suitable for cycling.

4.2 Access to the site

Access to the site is via Kings Road by vehicle and access from Kingsey Avenue which will be retained. The property currently has a total of five car parking spaces, these are located as follows; two in the garage, two on the drive and one to the hard standing east of the property. The parking allocation will remain unchanged.

4.3 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.

5.0 CONCLUSION

The existing dwelling on the site requires much improvement and is of average arts and craft architectural merit. Our clients wish to use this opportunity 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.

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