

Design and Access Statement for:

Rear Extension

to 32 Nore Crescent, Emsworth,
Hampshire DO10 7NB

May 2013



AERIAL VIEW (courtesy of Google Maps)



STREET VIEW

SITE CONTEXT

The site is located in a quiet crescent just off the main road leading in to Emsworth. It is a fairly large site as the plot was originally to be used as another road access from the main road into the crescent and has since been infilled with the house .

It is a detached property, with the garden facing south westerly.



EXISTING CONSERVATORY TO REAR OF PROPERTY



SIDE VIEW OF CONSERVATORY



EXISTING CONSERVATORY

DESIGN ISSUES

The intention is to demolish the unused old garage and to demolish the rear conservatory as its seen better days now. This will create a large space in order to provide a new kitchen and untility room and a new shower / wc room. An existing chimney along the north west elevation with a tall stack is to be removed.

The new extension will occupy mostly a gravel courtyard area and is to be approximately the same height as the existing garage.



PROPOSED REAR ELEVATION SHOWING NEW EXTENSION



PROPOSED EXTENSION ALTERNATE VIEW

DESIGN SOLUTION

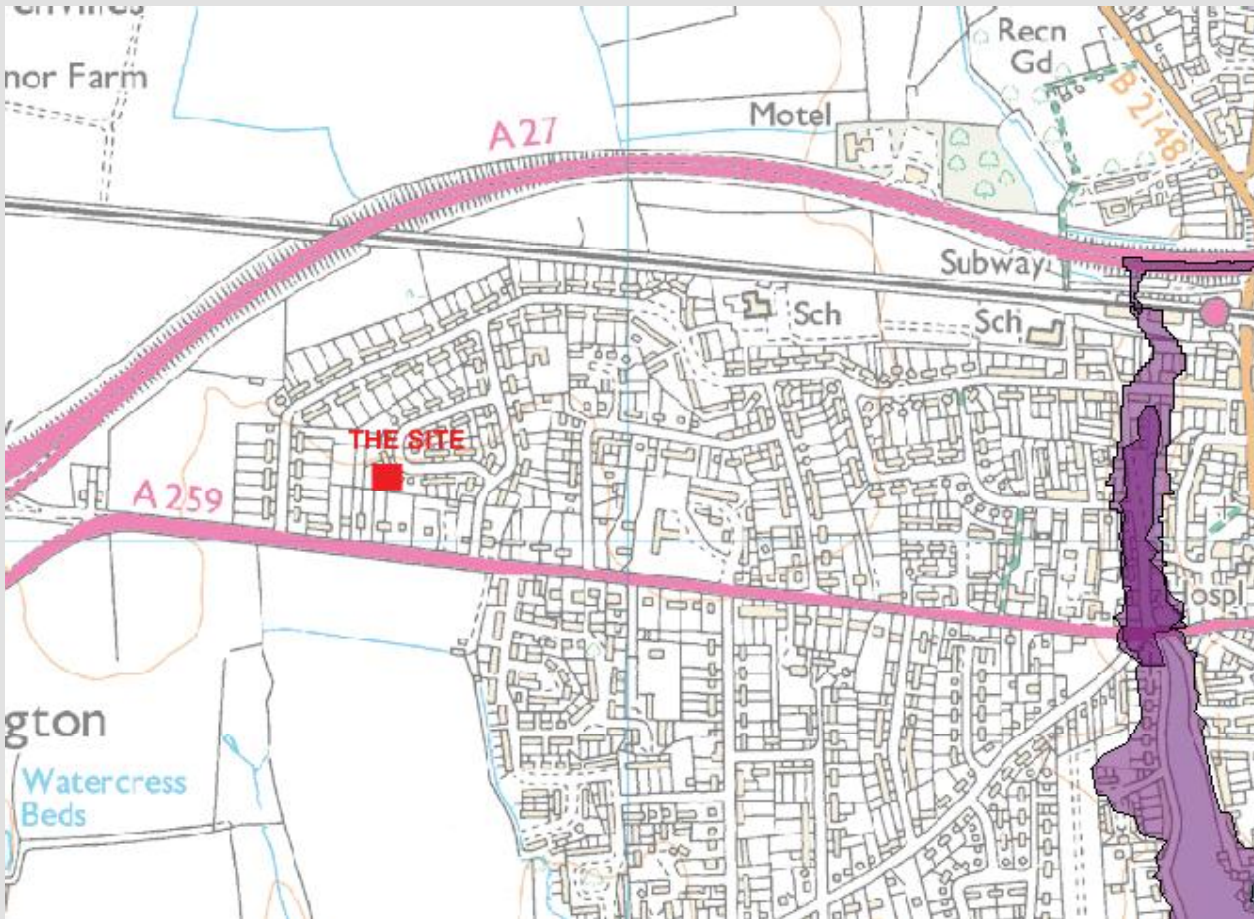
The design is of open plan in nature. A dedicated lobby is to be formed for access to and from the garden, with a store room behind. The use of bifold doors and corner glazing will provide natural lighting into the floor space with the addition of two overhead glazed lanterns. New windows and doors are to match the existing style and material along with the brickwork outer skin.

The existing fireplace and chimney will be removed and a new fireplace and chimney (with a smaller stack height) will be constructed having a more centralised location within the newly formed living room space.

The corner of the proposed extension will leave a gap up to the existing South Eastern boundary of 1.2metres. This will provide access between the front of the property and the rear.

The roof is to be a single ply membrane colour grey, laid to slight falls.

The proposed foul and storm water drainage is to be plumbed into the existing mains system.



ENVIRONMENT AGENCY FLOOD RISK MAP

ENVIRONMENTAL ISSUES

FLOOD

The site is located in an area free of flooding (see map left). The garden is well landscaped and has good natural drainage.

BIODIVERSITY

The applicant is not aware of any bats roosting within the existing building structure, nor are there any swift, swallow or similar birds nesting on the building. This extension will have minimal effect on the existing wildlife and landscaping.