

Proposed, Side Double Garage along with Side & Rear Extension to 12107 34 Horndean Road, Emsworth

Applicant: Mrs Jennifer Edgell

Design and Access Statement



Fig No.1 – Image of Existing Garage to South of Dwelling

1.0 Introduction Background

The site is off Horndean Road in Emsworth approximately 10 minute's walk away from Emsworth Town Centre.

The subject site totals 0.06 hectares in area. It is rectangular in shape.

The site is currently used for residential housing.

The site is in a predominantly residential locality with commercial buildings closer to the centre of Emsworth Town Centre.

2.0 Site Analysis

The buildings surrounding the site offers a mix of modern and traditional style buildings with properties to Horndean Road predominately consisting of 2 storey housing ranging in scale and density.

3.0 Design Principles

The main challenge of the site is to provide a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

4.0 The Design Solution

Amount

The proposal is for a side Single Storey Double Garage along with a Side & Rear Extension extending the Kitchen/Dining Arae and creating a new Wet Room, CPD and Utility Room. Proposed Flat Roof construction is to be of Sedum finish and is to have 3 new rooflights to the rear drawing light into Kitchen/Dining Arae.

Layout

The layout of the proposed extension has been designed so that it minimises the overlooking to the adjoining properties. The living areas are orientated to look over the proposed garden whilst using velux rooflights to draw light into habitable areas.

Scale

The scale of the existing building is to be extended within existing garden area front and rear.

Landscaping

The landscaping will not be altered.

Appearance

The materials of proposed have all been designed to match the existing. All windows to be UPVC.

Use

The residential use of the house will remain as existing.

Access

The access to the site will not change

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.