



Design and Access statement

Proposed 2 storey extension at:
No 35 Valetta Park
Emsworth
Hampshire
PO10 7HJ

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Introduction:

THE PROPOSAL

Our proposal is for a New two storey extension to the side of No 35 Valetta Park Emsworth.

The small extension will replace the existing garage building currently situated on the site.

The site is a on a corner plot set between a residents parking court and the main A259 Havant road.

Our need for further space has become apparent due to the fact of us having a larger family and requiring additional ground floor space and further first floor sleeping accommodation.

The existing garage to the side of the property will be extended at ground floor level to form a new single storey extension which will improve the visual impact from the street and be sympathetic to its surrounding.

As there are many Architecturally diverse properties in the street, with no real typical style, we believe our design will complement the street scene and enhance the enjoyment of the neighbouring properties by providing a visual termination to the existing dwellings. It will also act as a continuation to the street but not dominate the present feel.

The following statement demonstrates our design proposal.



Fig 1. shows the existing Dwelling viewed from Valetta Park.

2. Site Analysis:

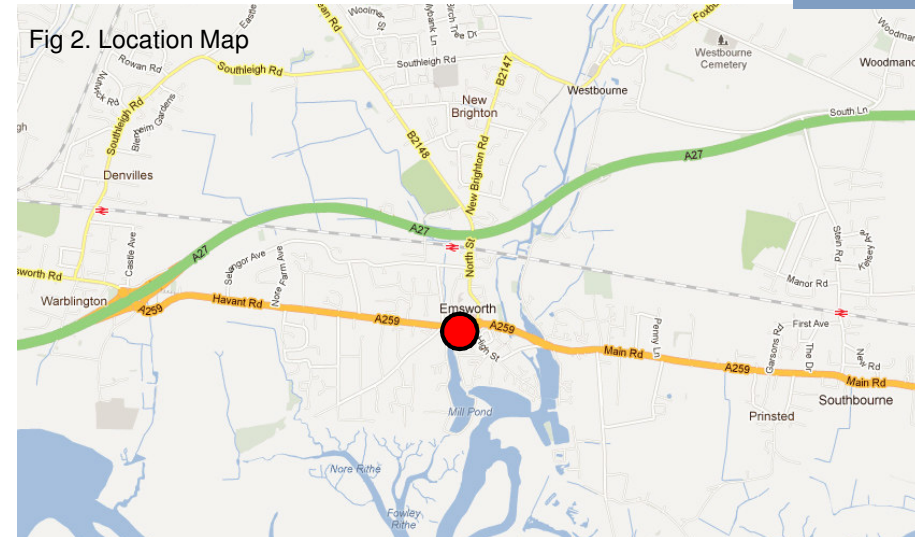
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SITE LOCATION

The buildings surrounding the site are traditional 1960's and 1970's style buildings. There is a mix of chalet style bungalows and houses ranging in scale and density.

Vehicular access to the site is gained off Valetta Park with pedestrian access from the Main (A259) Havant road side.

The site has direct access to a cycle route and bus stops are within short walking distance.



No 35 Valetta Park from the air



Context:

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SITE PHOTOS



View 1 – Looking West towards No 35 and it's access Road.



View 2– Looking at No 35 from the Main A259



View 3 – looking at access road and existing Garages



View 4 – Property viewed from the drive



View 5 – Side of garden with easement



View 6 – Existing gardens

The above images demonstrate the existing character of the development.

Design:

Design Principle

The main challenge of the site is to provide a scheme of high quality whilst trying to complement the existing surroundings. We have been careful to design the extension so that it sits next to the existing harmoniously and does not visually stand out. It is clearly identifiable as an extension and the original house can still be read as a mass. The view from the street scene will be largely unaltered and will provide a more balanced elevation.

Amount

Having reviewed the sites location and the potential for development we have decided on a domestic scaled proposal of an extension as illustrated in the submitted drawings. The extension will be two stories with an smaller enlargement on the ground floor. The ground floor will be approximately 23m² and the first floor approximately 30m².

Layout

The layout of the proposed extension will replace the existing semi detached Garage structure currently on the site and provide additional space at ground floor and first floor level.

Scale

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the extension within the existing building. The proposed roof continues from the main ridge of the existing house with a single storey flat roof at ground floor level.

Landscaping

The landscaping in the garden will remain as existing with enhancements to define the boundary.

Appearance

The concept aesthetic of the house will not change. The proposed materials will be:

- Render
- Roof Tiles either grey or to match existing
- Window and door styles to match existing

Design:

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site.

Access

Access to the dwellings is all level via the existing driveway. The external hard landscaped surfaces allow the easy passage of a wheelchair. We will be retaining an access to the rear garden and providing a more suitable entrance to the new extension.

Car Park spaces could be used by disabled persons as the width of the driveway is wide enough to be able to cater for a wheelchair. We have followed the advice and guidance contained in Approved Document M [2004]. Facilities for the Disabled / wheelchair uses are provided on the ground floor by means of a level entrance and a WC that can facilitate a wheelchair. The entrance and internal doors are also wide enough for a wheelchair. On the upper floor accommodation we have also followed the guidance and have a WC and door widths complying with Part M of the building regulations. We have decided not to provide a lift due to the small scale of the development and the potential to provide future sleeping accommodation at ground floor level.

Sustainability

The development will be built from sustainable sources and in line with current Building Regulations requirements, we will be collecting water by means of a water butt and providing an area for drying clothes. We will be using reduced consumption white goods and low flow taps. It is our intention to fit low energy light bulbs in all outlets and our proposal takes full advantage of its location and orientation for passive solar gain.