Extension and Alterations

543 Southleigh Road

Emsworth

Hants

PO10 7TF



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jja Joanna Jefferson Architects

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DESIGN AND ACCESS STATEMENT



Context

This is a three-storey detached house on the north side of Southleigh Road in Emsworth with a detached house to the east and a semi-detached house to the west. The site is situated in the Borough of Havant.

The house was designed in the 1920s and has arts-and-crafts style detailing. It is brick-built with painted roughcast render at first floor. The roof has plain clay tiles and there are lead-covered flat roof dormers to the side and rear ground floor. Windows are white painted timber casements with leaded lights. There is a tarmac drive to the front (south side) of the house and a rear garden (north side) with a single-storey annexe building. The garden is mainly lawned with mature planting to the boundaries.



South elevation showing neighbouring garage to the west



South elevation from Southleigh Road



South elevation showing neighbouring house to the east





North Elevation showing neighbouring properties to the east and west

In 2004 Mr and Mrs Verney made a successful planning application (ref 04/69252/000) to replace an existing conservatory with a kitchen extension to the rear and to extend the garage forward towards the highway. The works to the kitchen extension were carried out in 2004 but the works to the garage have not yet been commenced and this application includes the same extension to the front of the garage.

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The existing accommodation

This family house has three reception rooms, kitchen and utility area on the ground floor. There are three bedrooms and a family bathroom on the first floor with a narrow staircase to the second floor which has a room in the roof with two rooflights to the north. The second staircase and second floor accommodation do not meet current building regulations.

Amount of Development

The applicants would like to add the extension to the front of the garage that was permitted as part of their previous planning permission. The existing garage has a flat roof with a small band of pitched roof around the perimeter. Mr and Mrs Verney would like to add a pitched roof to the garage with a small flat-roofed dormer with opaque glazing to a first floor en suite bathroom facing west. The proposals include extending the main roof and adding dormers to the north, south and west for second floor accommodation.

The existing front door opens straight into the hallway and staircase. This application includes a proposal to extend the hallway with a canopy over the front doorway to match the detailing of the existing canopy. Overall, the proposals will add an en-suite bathroom to an existing bedroom on the first floor, a fourth bedroom with an en suite shower-room on the second floor and an extended garage for bicycle and boat storage.

Layout

The layout of the house will remain the same as existing. The footprint of the house is only affected by the extension to the garage previously permitted.

Landscaping

There are no proposals to make any significant changes to the front or rear gardens. One shrub along the front west boundary fence will be removed . Other existing trees and shrubs are to remain. Access to the drive from the highway will not be affected.

Appearance

It is Mr and Mrs Verney's intention to preserve the character of this arts-and-crafts style house by matching the materials and detailing on new areas. The proposals do not affect the east side of the house although an east-facing window and door are proposed on the extended garage and an east-facing window is proposed in the extended entrance hallway. The flat-roofed dormers will match the existing dormer over the kitchen French doors. New brickwork will be to match the existing external walls at ground floor level. New first floor areas will be in painted roughcast render to match the existing. New garage doors will be timber and new windows will be white painted casement windows to match the existing ones. Dormers will have clay tiled cheeks to match roof tiles.

The scheme has been carefully designed to preserve the character of the house and to avoid any detrimental impact on neighbouring properties. The new first floor bathroom window replaces an existing small window and will be top-hung and opaque glazed to avoid any additional overlooking. The new second floor west-facing dormer serving the new staircase will also be top-hung and opaque glazed and the sill height of this window will be at least 1800mm above the stair tread below it.

Access

Access to the site will be unchanged. Access into the house will be amended to add an entrance hall to improve circulation. Access from the existing transport network remains the same.

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