

DESIGN & ACCESS STATEMENT
PROPOSED EXTENSION AND OUTBUILDING

at

23 HOLLYBANK LANE, EMSWORTH



Fig 1. Existing Front Elevation

Prepared by:
Helyer Davies Architects Ltd

1. Introduction

My clients David and Deborah Robinson wish to extend their family home in an area that they are particularly fond of.

This statement is prepared in support of an application for householder planning permission for the following works at 23 Hollybank Lane, Emsworth, Hampshire, PO10 7UB

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 12152/01 and 02

1.1 Site Survey

A measured survey of the house has been undertaken by Helyer Davies Architects. The position of the sewer that runs through the adjoining site [Mo.25 Hollybank Lane] has been measured to the boundary using the sewer covers. We have kept all the proposed footings at least 3m away from the assumed sewer line. The exact position of the sewers will be located by the main contractor once appointed.

1.2 Existing Site Photographs



Fig 2. Photos of Existing Building

- | | |
|---------------|--|
| Top Left: | Existing Porch |
| Top Right: | Existing Delapidated Rear Conservatory |
| Bottom Left: | Existing Garage |
| Bottom Right: | Existing Rear Elevation |

2. DESIGN

2.1. Amount

Rear Extension

To the west of the site we are proposing a single storey rear extension to replace the existing dilapidated structure. The extension will house, a kitchen dining area, a garden room and a utility room/WC. This extension will wrap around to the north of the site and create a car port. The existing single storey conservatory has a floor area of 14.4 m². The proposed single storey extension, including the car port has an area of 44.5 m².

Front Porch

The current front porch is dilapidated and in need of replacement. The proposal is to replace the porch with a design more in keeping with the main dwelling. The area of current porch is 2.4 and the proposed porch has an area of 3.5 m².

Workshop

To the north of the plot is a Garage that is run down and in need of replacement. The client wishes to replace this with a single storey workshop. The area of the existing garage is 17.1 m² and the proposed workshop will be 18.8 m².

2.2. Layout

The layout of the main building will remain unchanged. The extension will feed of the existing kitchen and study area, and has been designed to give views across the large garden. The workshop footprint has moved slightly to the north and west of site to give room for rear access and to open up the garden.

2.3. Scale

The scale of the porch, rear extension and workshop are all based on the scale of the elements that they are replacing. All three are single storey and will not impact on any of the neighbouring properties.

2.4. Landscaping

The landscaping will remain mainly unchanged. We are proposing patio area of the rear extension which will unite the house and workshop. There is a holly tree that is going to be removed as shown on the plans and elevations.

2.5. Appearance

The appearance of the existing buildings will remain unchanged; we do propose to decorate the existing house.

The materials for the porch and single storey rear extension will match the existing house.

Roof: Clay tiles
Walls: Mix of stock brick [plinth], pebble dash render
Joinery: UPVC windows and doors

The materials for the workshop are more vernacular and respond to the garden and the surrounding landscape.

Roof: Clay tiles [majority reused from the existing garage]
Walls: Mix of stock brick [plinth], pebble dash render
Joinery: UPVC/Timber windows and doors. We are proposing timber posts to the front.

2.6. Use

The dwelling will be used as a family home (for the applicants).

2.7. Access to the site

Access to the site is off Hollybank Lane, a public highway. We are retaining the existing entrance.