

DESIGN & ACCESS STATEMENT

**Two single storey side extensions
to
1 Orange Row, Emsworth. PO10 7EL**

1 ASSESSMENT OF PHYSICAL CONTEXT

The 4 bedroom property lies within the Emsworth Conservation area within Orange Row, a small mews style development built approx. 1980's which is accessed off South Street. The property is the first of a terrace of three properties to the north of Orange Row, with front elevations facing south onto the communal courtyard. The terrace has a unique staggered front elevation, relating to the internal courtyard and the angle of the rear boundary. The elevation treatment includes a mix of both facing brickwork and white render with stained timber windows.

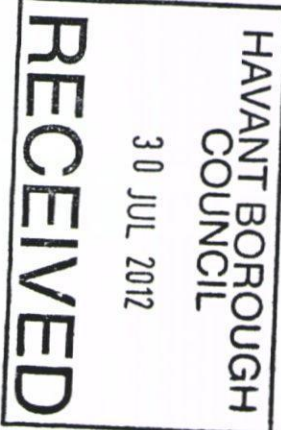


Fig 1 – Front of property showing the staggered elevations to the terrace of three. 1 Orange Row is the property on the left.

The property is unique in that it has a small gated parking area to the side which is bordered by a 2.0m high boundary wall. There is access to the rear of the properties via a side passageway which slopes upwards towards the rear gardens, bordering the plot to the west and north. The rear garden is therefore higher than the front by approximately 1.0m. The plot is screened from the side passageway by a 1.8m high featheredge timber fence and brickwork wall.



Fig 2 – Side passageway viewed from the front gate access.



2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following policies apply from the Havant Borough Core Strategy 2011:

CS16 - High Quality Design

DM13 – Car and Cycle Parking on Residential Development

3 THE PROPOSAL & DESIGN PRINCIPLES

The proposal is to provide a single storey side extension to infill the driveway area to provide additional living room accommodation. The proposal also includes an additional single storey extension to the rear, allowing for a utility room linked to the kitchen.

Prior to the design development the applicant sourced preliminary advice from Miss J Shore at Havant Borough Council to establish the potential for building a single storey extension to the side, (letter attached). The advice provided various guidelines for the proposal of a side extension, one of which was that it was 'likely that the Conservation Officer may request that the extension is set back at the front by approximately 0.3m in order to reduce the visual impact to the streetscene'.

Considering this advice it was clear that the staggered appearance of the front elevation should be addressed. However, due to the broken form of the brick and render materials the most appropriate form of extension suggests a brickwork facade stepping forward of the existing rendered terrace flank, to provide a continuation of the terraced form. Taking this principle, the proposal allows for a new brickwork facade positioned forward of the render facade, to the extent of the existing brick piers of the side driveway, and is carefully design to be equal in width to match that of the existing three properties. The proposal includes a stepped back rendered section to the end facade. This allows the proposal to be sympathetic to the original design allowing for a visual continuation of the staggered street scene elevation, with matching contrasting treatment in proportion to the facade materials.

The side extension towards the rear of the property has been carefully designed to provide additional accommodation whilst minimising on any impact to the existing dwelling and adjoining areas. The rear side extension takes the form of a simple lean-to form, mimicking the existing rear single storey structure. The form allows the eaves to border the side passageway at a height equal to the existing boundary fence, minimising any impact on this side access route. The elevation treatment is proposed to be rendered to match the side and rear extension, and includes the eaves brick corbel detailing to match the original house design.

With the introduction of the two separate side extensions a new internal courtyard is formed which cleverly provides natural daylight to penetrate the internal areas. Access is achieved with new double doors off the existing internal living area which in turn allows for additional natural light to this internal space.

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The size of the front side extension has been carefully considered to allow for a visual continuation of the street scene, as before described. The depth is restrained to the width of the site boundary at the rear, which reduces towards the rear of the property. This in turn governs the height of the ridgeline which is comfortable in proportion to the proposal footprint and utilises a pitch with tiles to match the existing dwelling.

The rear side extension is restrained in width to the position of the side western boundary and is designed to be built solely within the boundary of the property, with eaves line at a similar height to the existing fence line, preventing any increased shadowing to the side passageway.

5 LANDSCAPING

The gate access to the side passageway is stepped back by approximately 1.0m from the existing location and positioned in line with front of the stepped back rendered facade. The existing brick planter in front of the gate is to remain.

The rear garden includes a revised and extended raised terrace with new gate access to the side passageway. This allows the existing gate area, viewed directly from the living area, to be screened in a more attractive nature and also allows this previously unusable seating area (i.e. required for access) to be included as part of the terrace and seating area which enjoys direct sunlight. The new gate and extended raised terrace provides a more suitable position for bin storage, within a redundant and un-viewed area of the courtyard.

6 MATERIALS/APPEARANCE

All external facade materials are to match the existing, being red facing brickwork and painted white render with brick corbel detailing to eaves and brick window cills to match and assimilate the existing dwelling style. Roof tiles are to be matching clay tiles. Windows are to be equal in appearance and style in a stained timber to a dark brown colour to match. The window sizes are proportioned in design to match similar to the existing.

7 ACCESS

The design for the proposal maintains all existing means of access into the habitable areas of the dwelling. There is a slight improvement in that the gate access to the rear garden is located closer to the front of the property.

Although the proposal loses a designated car parking space there are still two parking spaces within the properties boundary.

8 CONCLUSION

The overall design of the proposal is sympathetic to the character and style of the existing dwelling and mews style properties and is in keeping with the architectural characteristics associated with existing building.

The scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

