

DESIGN and ACCESS Statement for the proposed extension(s) to

the application site as known as 35 HAVANT ROAD EMSWORTH HAMPSHIRE



This Design and Access Statement has been drawn up in accordance with the Planning Document notes against the National List Guidelines

ASSESSMENT and Physical Context

1. The proposed formation of a side and rear single storey attached extension and a detached single car Garage to the West side of the property known as 35 Havant Road Emsworth Hampshire is a Grade 2 listed building (as advised by HBC Planning Department) and as such falls within the residential area of Emsworth in the County of Hampshire

The site is outside the designated area of the Flood Zone as determined by telephone to the Environment Agency and the flood risk map area and as defined on their latest OSS sheets and therefore a FRA is not included as part of this application as the work is to replace ONLY the footprint of the those parts of the Dwelling that are to be demolished and replaced

2. The Dwelling is a LISTED Grade 2 building (as above noted) and therefore requires a formal application under the TCPA Householder application status and also a Listed Building application for the extension works to that building.
3. **The style and design of the proposed extension is to copy same with facing brickwork with a Sandtex Dulux masonry paint finish (the Garage alone to be clad with Aged timber sidings with side hung garage doors with a felt roof over) whilst the side and rear Dwelling extension roof's are to be finished with Natural Slates to match the existing and a Lead roof covering to the single storey sides of the extension - all windows to the Dwelling (being sliding sashes and side hung sash windows as shown on the application drawings) keeping the overall look of the dwelling the same. The existing internal wall of the Dining Room is to be opened up into the (old lean-to Store room) whilst the formation of the new staircase will replace that which was removed in recent years (without formal consent)**
4. The new pitched roof to the single and two storey extensions will comprise welsh slate roofing tiles with cast aluminium black half round gutters and rain water down pipes
5. Careful consideration has been given to the immediately adjacent Property (also a Listed Building thus avoiding any intrusion thereto which will be minimal.
6. There are no trees on this site of any consequence (non are listed by a TPO order)

SOCIAL / Economic Context and Planning Context

7. The Havant Borough Councils Local Plan was taken into account when formulating the approach to this application.

INVOLVEMENT of Local Interests

8. No Consultations have taken place with local groups nor the Environmental Agency who were not contacted nor Hampshire County Council since this application follows the suggested above mentioned guidelines for an extension within a Rural Area.

Continued:

EVALUATION

9. There are no constraints in respect of these proposals as the existing Dwelling falls with the Town centre of Emsworth and follows the Guidelines of the HBC Local Plan.

DESIGN Principals

10. The Class use of the application is sought to extend the right of a Domestic Property within the local area

AMOUNT of Development

11. Not applicable

ACCESS

12. Access to the site is via the Public Highway known as Havant Road - and Public Bus routes to same and to Portsmouth Town centre

LAYOUT

12. The existing Class use as Residential Domestic Accommodation under this application is of a replacement and upgrading of the existing floor area only whereby it will if approved not be visible from the Street Scene
13. The scale of the proposal follows the design and style of the adjacent property and of the street scene

This Design and Access Statement was prepared by:

DCS Architectural Services
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