

Household Planning Application

11 Kingsey Avenue,
Emsworth,
Hampshire,
PO10 7HP

Applicant: Mr Hynes

Design and Access Statement

Design Principles

First floor extension above existing single storey extension, this will provide the client with a much needed ensuite and master bedroom.

The Design Solution

Amount

The house currently has a floor area of:

Existing Ground Floor: 78 m²
Existing First Floor: 60.3 m²

It is the client's intention to convert and extend the first floor plan. The ground floor has already been extended under permitted development rights. The first floor extension will be in keeping and have a traditional pitched roof.

The revised floor areas are as follows:

Proposed Ground Floor: 78 m² [does not change from existing]
Proposed First Floor: 79 m² [Additional area on first floor due to walkway above front door]

Layout

The layout of the ground floor will in principle remain as existing. To the first floor the existing bedroom 1 is removed and moved into the first floor extension, in the space left behind will be a ensuite and landing through to the master bedroom. No additional overlooking will be created from the first floor extension.

Scale

The scale of the first floor extension is in keeping with the existing building and surrounding area. The roof ridge height is designed to be subservient to the main building.

Landscaping

The existing landscaping will remain as existing.

Appearance

Brick is already for the ground floor extension. We proposed to use hanging tiles to the first floor extension to match the existing building. The roof tiles will be concrete tiles to match existing. The windows will be upvc.

Use

The proposed use of the scheme is to create a larger masterbedroom.

Access

The access into the site will remain as existing.

Sustainability

The development will be built from sustainable sources using local materials and labour sourced locally.