PERMIT

11012- 54 brook gardens- design and access statement

dwell design ltd

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introduction:
As a supplement to the planning application for the proposed extension to number 54 brook gardens, emsworth, we have prepared this design and access statement to cover the development of the proposals to date.

Below is a description of the proposals in the format typically used for design and access statements by CABE (Commission for Architecture and the Built Environment).

physical:
54 brook gardens is a semi- detached two storey dwelling typical in style of its period. Brook Gardens is part of a large post war development on the western fringes of Emsworth

social:
The property lies within a street of similar semi- detached dwellings.

economic:
The proposals will have little net affect on the local economy, with the exception, that as much as possible of the materials and labour for the proposed works will be sourced locally.

planning policy:
Principally, we have ensured that the 45 degree rule has been adhered to, and that the proposal is in line with CS16 of the Havant Borough Core Strategy 2011.

involvement:
Pre- application advice was sought from the Havant Borough Council prior to the application, and on the basis that this was favourable a Householder Application has been made for the extension. At this juncture we have no indication that the proposals are of a type unsuitable for planning approval.

evaluation:
The proposals for the works at 54 Brook Gardens are limited to the single storey extension and reroofing detailed in the application drawings, as detailed under 'design' below.

design:
The design of the extension is intended to match the typology of the existing dwellings in style. The gable to the south, which is staggered to ensure the amenity to number 56 is maintained, unifies the two areas of extension with the roof form. The roofs to the garage at the front and existing ground floor extension to the rear are hipped to minimise their impact.

Most significantly the new space to the existing bedrooms will ensure that the space is available, especially in the case of the master bedroom, so that beds can be walked around. Currently, there is insufficient space within the master bedroom to allow the siting of a double bed with clear access to three sides.

use:
The use of the extension at first floor will be to increase the size of the existing bedrooms. No change of use of the building is proposed

amount:
The new extension will provide approximately 13 square metres more floor area.

layout:
The extensions to the existing bedrooms will be accessed from the existing first floor landing at first floor.

scale:
The scale of the proposal and its location means that there will be no effect on the streetscene of Brook Gardens.

landscaping:
No loss of trees is proposed by the works.

appearance:
The appearance of the extension is based around the type of elevational treatment typical of the area, taking cues from the existing fenestration.

access:
The access to the new extension will not involve any new access from the highway.