PERMIT

Design and Access statement
38 Beacon Square, PO10 7HU

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Fig. 1: Front elevation

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Introduction

This design and access statement is intended to accompany a householder planning application for alterations to 38 Beacon Square, Emsworth, PO10 7HU.

Context

No. 38 is a detached brick built house, situated on Beacon Square near the centre of Emsworth, north of Chichester Harbour, and to the south east of Havant.

Site layout

The property is set back from the road by approximately 9.8m, with an off-road parking area to the front of the property leading to a double garage. There is a rear garden to the east bounding allotments and the site has a total plot area of approximately 530m2. The property has a mixture of timber panel fencing, hedging and walls on its boundaries and the properties on either side (to the north and south) are of a similar character.

Planning history

This author is not aware of any previous planning applications in connection with the site

Design Principles

Brief description of proposals

Single-storey rear extension following demolition of existing flat-roofed extension; new porch to front elevation; alterations to roof to replace flat-roof with pitched roof; conversion of loft space to habitable room; insertion of dormer windows; rooflights; replacement windows and associated works.

Uses

Single residential dwelling

Layout



Fig. 2: Showing rear elevation and existing single-storey extension (to be demolished)

The proposed single storey rear extension replaces an existing extension, and projects approximately 50cm further into the garden than the existing building. The height of the building adjacent the boundary remains similar, the height of the new pitched-roof is approximately equal to the cill height of the existing first floor windows. The extension will provide an enlarged sitting room, with the existing kitchen re-located to the front of the house.

The proposed porch to the front elevation of the property replaces the existing patio door porch arrangement. The hipped roof form complements the existing building and character of the surrounding properties. Brown plain tiles are to be used on the roof and orange / brown brick to the dwarf walls to match the existing house.

The main roof alterations involve the creation of a pitched-roof above the existing flat roof, the conversion of the internal loft space to form a habitable room and the creation of two dormer windows, one to the front and one to the side elevation. Neighboring properties have already undertaken similar alterations to the roof and the effect balances the front elevation, with the existing gable end central to the enlarged roof. The dormer to the side elevation provides critical headroom above the new staircase to the loft level and the front dormer provides views and outlook to the south and west.

Amount

The proposal represents an increase in gross internal floor area (GIA) of 15m2 at the ground floor level. The space between the property and its neighbours, important to the character of the area, is retained and the impact on the street scene is minimal. The overall height of the proposals does not exceed that of the existing building.

Appearance

It is proposed to use brickwork to match the existing walling, plain tiles to roofs and white uPVC windows and doors.

Landscaping

Existing off-road parking spaces are retained and considered sufficient for the existing dwelling.

Trees

It is not proposed to remove any existing trees on the site as part of this application.

Access Principles

Vehicular and transport links

The site has at least two off-road parking spaces that will be retained in the proposals.

Inclusive access

The proposals seek to comply with the Building regulations, approved document M.

Design Solution

The proposals seek to conserve and enhance the existing dwelling, repeating elements of the existing design to ensure a cohesive character

is retained. The proposals will provide improved amenity to the existing dwelling.

Access Solution

Access to existing facilities on the site has been maintained. The improved access is intended to comply with guidance in the Building Regulations approved documents part M, 2005.

Conclusions

This design and access statement has been prepared in order to illustrate the context and explain the reasoning for the proposed development. It is hoped that interested parties may address particular concerns to the applicant during the course of the planning application so that they may be answered directly.