

# **PHOTOGRAPHS & DESIGN STATEMENT**

## **1A St James Road, Emsworth**

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### **1. Introduction:**

This Design Statement is in support of a planning application on behalf of Mr & Mrs Williams currently of 68 North Street, Emsworth, PO10 7PL.

The application seeks full planning permission to construct a single storey, flat roofed side extension for use as a home work space and art studio at 1A St James Road, Emsworth. This property is one of two new build properties currently being developed by Mr James Lucas, c/o Fiftypointeight Architecture & Interiors.

Mr & Mrs Williams are the buyers of one of the properties on plot 1A but at the time of this submission have not Completed on the sale. The developer is aware of this application, see Certificate B.

### **2. The Site:**

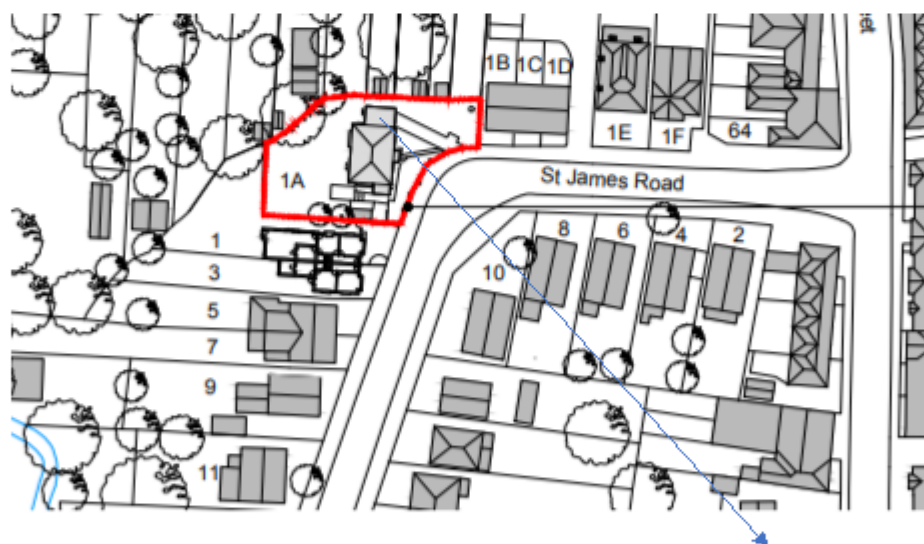


Fig. 1: Plan showing original property on this site. The proposed new extension is to be positioned on the site of the original garage, now demolished.

Planning Application App/19/01240 approved the demolition of an existing property and the construction of two 3 bedroomed houses. These are nearing completion and both are now sold.

### 3. The Proposal and Design:

The proposal is to erect a single storey flat roofed extension to the north side of 1A St James Road.

The purpose of the extension is to create a combined home working space for graphic designer Mr Williams and a studio space for school art teacher Mrs Williams.

This north facing side passage to the new build property is a dim space, being enclosed by the side bulk of the new house and the replacement high, close boarded fence. As such this area is not congenial for garden use but is ideal for the proposal as it will not encroach into the small rear garden area, which is to be landscaped in accordance with the previously approved plans. The passage is sufficiently wide to accommodate the office/studio and to retain a pedestrian access to the rear garden. This access will have a secure gate fitted.



Fig.2: Image looking east showing proposed location of new office/studio. Neighbouring property 1B can be seen in background.

The extension will be set back from the house so as not to interfere with the building line or the aesthetics of the street scene. It will be constructed with a timber stud superstructure on a brick dwarf plinth wall on concrete foundation. The walls will be clad in a dark grey weatherboard, the same material that was approved for the house cladding. The roof will be a warm room, finished with grey coloured GRP and fitted with two small low level roof lantern lights.



Fig.3: View looking West to location of the proposal. The dead tree in background is to be removed as part of original planning approval.

The buildings floor, roof and walls will be insulated in excess of that required by Building Regulations.

The extension will have a set of French or sliding patio doors on the west elevation and a high- level slot window on the east road side elevation. The window and door will not create overlooking. There are no windows on the north elevation.

On the west elevation there will be two sets of steps leading from the extension and the side path to the garden.

Internally there will be a sink for art use, this will connect directly to the existing internal soil and vent pipe. Access to the house will be via a door to kitchen area.

The proposal will not affect the drive and parking areas that are shown on the approved planning drawings and the location of the bin area and secure cycle store will not be impacted on. The approved landscaping will not be altered or removed.

There are no important views about the property or important features within the grounds or important trees close to the proposal. There are no existing landscape features contributing to the character and appearance of the immediate area.

The existing boundary walls and fences have been significantly upgraded and are to be retained.



Fig.4: Street scene of new properties looking west. Application property is shown on right hand side. Neighbouring property No.1 St James Road can be seen far left of picture. The other neighbouring property, No.1B, is located just out of shot on right hand side.

The site is not within or close to the following:

The South Downs National Park

An Area of National or Local Nature Conservation

An Area of Outstanding Beauty

A Conservation Area

An Ancient Woodland, Monument or Archaeological Site

A Flood Zone

A Site of Special Scientific Interest or Nature Conservation Importance

The proposal will have no effect on the ecology of the area.



Fig.5:



Fig.6: