

DESIGN AND ACCESS STATEMENT



PROPOSED EXTENSIONS AND RENOVATION

to

52 Kings Road, Emsworth, PO10 7HW.



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Prepared by:

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design renovations and new dormers to the loft at the existing residential dwelling at 52 Kings Road, Emsworth. The existing property at 52 Kings road is a three-bedroom bungalow with a loft conversion which consists of an open plan room. The proposal aims to turn the property into a more integrated, modern family home with more flexibility between living areas on the ground floor and a master bedroom in the loft.

The following documents accompany this application:

21054_Design and Access Statement

(Drawings)

21054-01 Existing

21054-02 Proposed

Site Survey

A survey of the building was carried out by Helyer Davies Architects in 2019 to accurately establish the extents of the property, the eave and ridge heights.

The OS extracts are to show the block and location plan only.

SITE LOCATION

Site Context

The site is located on Kings Road in the coastal town of Emsworth, which sits within Chichester Harbour. Emsworth lies just south of the A27, in-between Portsmouth and Chichester.



Flood Risk

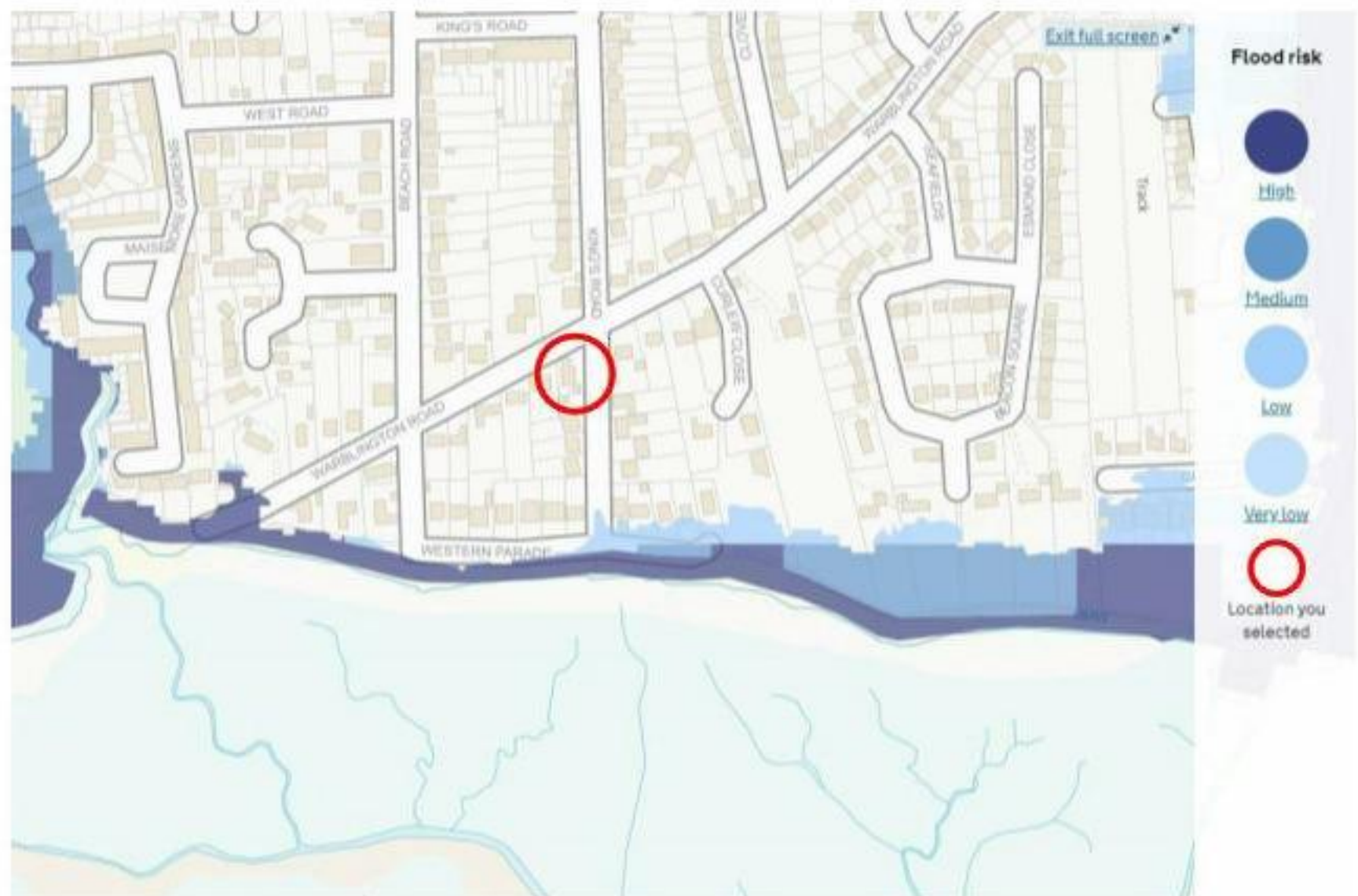


Figure 2: 52 Kings Road circled on Flood Risk Map [gov.uk].

FLOOD ZONE	DEFINITION
HIGH (ZONE 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
MEDIUM (ZONE 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
LOW (ZONE 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
VERY LOW	Very low risk means that each year this area has a chance of flooding of less than 0.1%.
NOTES:	This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

Table 1: Environmental Agency Flood risk from rivers or the sea assessment – Flood Zone Definitions

The above Flood Risk Map shows that our site is not located in a flood zone and therefore does not require a flood risk assessment.

DESIGN

Proposals

The proposals are for renovation works of the existing dwelling at 52 Kings Road, including the introduction of dormers to the existing loft bedroom in order to create a more usable space.

The renovation work to the dwelling will include gabling the existing roof structure to allow for further space in the loft, whilst keeping the ridge height and roof pitch as existing.

Externally the proposals are to gable the main roof structure whilst the existing roof and wall materials are matched. The new gable end on the south elevation will be clad in timber, as will the proposed on the western elevation. The proposed dormer on the eastern elevation is to be clad in zinc.

Internal alterations at ground floor will provide a welcoming entrance hall with a relocated staircase providing more efficient access to the first floor. The reconfigured entrance will act as a central core of the house with access to Bedrooms 2 and 3, the family Bathroom and the Kitchen and Living Room. The proposal indicates two sliding doors to be situated between the Kitchen and Living Room, allowing for the two spaces to become one singular room for socialising when required.

The alterations and extension at first floor level will provide the dwelling with a master bedroom and associated en-suite bathroom. There is a balcony from the master bedroom to the front elevation, and rooflights to the rear elevation roof slopes to provide ample natural light into the spaces.

Use

The use of the property is to remain as residential.

Amount –

Existing internal floor area:

Ground floor: 125.5m²

First Floor: 59.7m²

Total: 185.2m²

Proposed internal floor area:

Ground Floor: 125.5m²

First Floor: 80.5m²

Total: 206m²

Overall Increase in internal floor area: 20.5m²

The internal floor area of the house will increase by 20.5m², with the increase taking place on the first floor.

Scale

The floor area of the dwelling at 52 Kings Road will increase by around 11.2%.

The mass of the dwelling from front elevation will increase due to the roof being gabled but soft materials have been selected to minimise the overall massing of the proposal.

Appearance

The appearance of the proposed extensions and full renovation of the dwelling on Kings Road has been designed to improve the dwelling aesthetically, complement the surrounding area, be sympathetic of the local vernacular and withstand the elements with its close proximity to the water.

Roof:	Zinc Roof above dormers.
Walls:	Timber cladding detail.
Windows & Doors:	Aluminium framed.

Landscaping

The surrounding landscaping will remain as existing.

Access to Site

Vehicular and pedestrian access to the site is to remain as existing.

Parking

The existing parking layout and number of bedrooms remain unchanged. There is ample parking space on the driveway in front of the house, which is to remain as existing.

PHOTOGRAPHS

Application Site



Figure 3: Front of 52 Kings Road.



Figure 4: Garage and Pergola type roof structure.



Figure 5: Rear Courtyard.



Figure 6: Rear Elevation.

CONCLUSION

This application is for the proposed renovation and extensions to 52 Kings Road, Emsworth. The proposed works will provide a three-bedroom family home with more modern living arrangements and improved functionality.

The proposed alterations at ground floor will provide the house with more modern, open-plan family living areas, as well as a sufficient number of bedrooms and bathrooms. The extension and alterations at first floor will provide the house with a master bedroom and en-suite bathroom. These alterations will give the house a lot more function, with improved circulation and modernisation.

The overall internal floor area increase of around 11.2% is acceptable in comparison to the scale of the existing dwelling.

The proposals do not create any issue of overlooking with neighbouring properties and do not block any light from getting to neighbours.

All materials and finishes have been carefully chosen to complement the existing property and the local vernacular.