

DESIGN & ACCESS STATEMENT

for
WORKS
to

101 Selangor Avenue
Emsworth
PO10 7LS



Figure 1: View of property

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CONTENTS

1.0 Introduction

- 1.1 *Site survey*
- 1.2 *Planning history*

2.0 Location

- 2.1 *Location area*

3.0 Flood risk and assessment

4.0 Design

- 4.1 *The Proposed*
- 4.2 *Use*
- 4.3 *Layout*
- 4.4 *Amount*
- 4.5 *Scale*
- 4.6 *Landscaping*
- 4.7 *Appearance*
- 4.8 *Sustainable Design*

5.0 Access

- 5.1 *Access to the site*
- 5.2 *Parking plan*

6.0 Conclusion

1.0 INTRODUCTION

Our client, Mr R Lidbetter , seeks to extend the existing property. The existing property is a part detached bungalow previously extended and renovated in 1980s.

- A revised internal layout on the ground floor.
- *Loft conversion with dormers front and rear.*

The above would seem to positively improve the property whilst maintaining the existing scale and architecture style. It will match other properties that have also been extended in the way along the road.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 15190-01

1.1. Site Survey

A full building survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

1.2 Planning History

No recent and no pre application.

The works would be permitted development rights if it were not for the dormer to the front.

2.0 LOCATION

The site is located north of the A259 West of Emsworth centre on a residential road. To the rear of the site there is open land. To the flanks there are adjoining properties. Careful consideration has been given to preserve the amenity of adjoining owners.

FLOOD RISK AND ASSESSMENT

The site is not in a flood risk area.

4.0 DESIGN

4.1 The Proposed

This planning application is a loft conversion with dormers front and rear.

4.2 Use

Our client lives in the existing property and shall continue to on the completion of the proposed extensions.

4.3 Layout

Modification of existing, the access to and from the dwellings as existing.

4.5 Scale

As existing.

4.6 Landscaping

No major landscaping is proposed. The existing front drive will be retained and the hedging/shrubbery on boundaries are to remain.

4.7 Appearance

Materials all to match existing.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The will be insulated to levels way in excess of that required by current building regulations.

5.0 ACCESS

5.1 Access to the Site

Access will remain the same as the existing and will not be altered as part of the proposed works.

5.2 Parking Plan

The front drive will be retained and will not be altered as part of the proposal. The addition of a new garage will provide three covered parking spaces.

6.0 CONCLUSION

The proposed extension / loft conversion will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extension is not excessive in scale.

The proposed work looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

We ask that Havant Borough Council look favourably on this application.



Photo 2 – rear of dwelling