

DESIGN & ACCESS STATEMENT



Extension and Refurbishment of Existing House

at

19 Creek End, Emsworth,



Figure 1, Front Elevation

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling, 19 Creek End, in Emsworth.

This document outlines the proposed works to include:

- Proposed single storey extension and alterations to the existing dwelling.

The following documents accompany the application:

- 21118 Drawing Collection
- Community Levy Infrastructure Questions

Relevant Planning History

04/67987/002

19 Creek End, Emsworth, PO107EX

Single storey side and front extension. (Revised Application)

Decision: Permission Granted

Date of decision: 24/06/2004

APP/19/01014

11 Creek End, Emsworth, PO10 7EX

Single storey rear extension.

Decision: Permission Granted

Date of decision: 11/10/2019

2.0 SITE LOCATION

Surrounding Context



Figure 2, Google Maps - Immediate context

The site is located on Creek End in Emsworth. The road consists of single storey homes on the south of the road, and three storey homes on the north side, all of which benefit from close views to the south of Emsworth Harbour.



Figure 3, Google Maps - Wider Context

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Figure 4, Google Maps - Neighbouring dwelling examples

Figure 4 shows an aerial view of some of the dwellings along Creek End. It can be seen that some homes have extended both towards the south and the side, similar to that of the proposals for 19 Creek End.



Figure 5, Chichester AONB Boundary

Figure 6, Chichester AONB Boundary

Figure 5 and 6 show the boundary for the Chichester Area of Outstanding Natural Beauty. Although the site sits outside of the boundary, it remains visible from the water. To ensure the proposed works are not to have a negative impact on the Chichester AONB, there is to be minimal increase of silhouette to the built form from the harbour, along with considerate design and material choices to ensure the scheme fits to it's surroundings.

19 Creek End

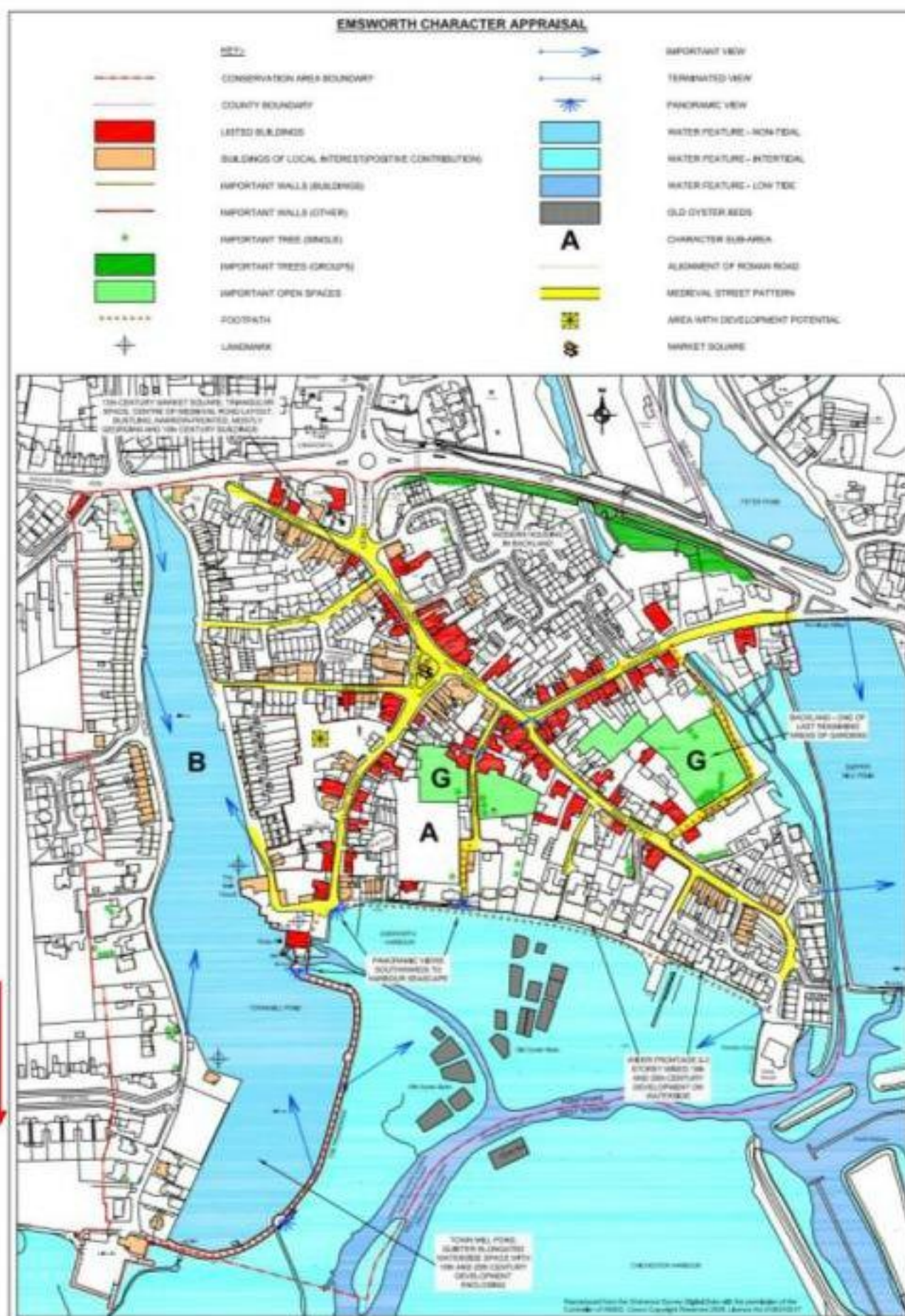


Figure 7, Emsworth Conservation Area

Figure 7 shows the Emsworth conservation area. 19 Creek End is located just outside of the boundary of the conservation area. Despite this, due to its location within close proximity to the boundary, the design and material choices have been made to both compliment that of the area and existing dwelling.

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3.0 FLOOD RISK ASSESMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Figure 8: Environmental Agency Flood Risk Map

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The dwelling, 19 Creek End, is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. The garden is located within Flood Zone 3.

The rear extension's finished floor level will match the existing house therefore there is no increased flood risk to the new habitable accommodation. We therefore believe our application does not require a full flood risk assessment.

4.0 DESIGN

The proposals are to extend and renovate the existing dwelling.

- Ground floor extension to the south to increase kitchen/ living area.
- Side extension to increase master bedroom.
- Minor internal and external alterations.

Use

C3 residential.

Appearance

The proposed extension is of high-quality design and is in keeping with the characteristics of the existing property. The single storey extension will be located on the rear of the dwelling on the south side of the site. The extension is of a modern contemporary style, linking to the traditional image of the existing dwelling with the use of matching brick and tile.

The south elevation extension is to be positioned below the existing roofline, creating a clear distinction between the existing home and proposed works, resulting in no increase of silhouette from the main extension element. Materially, the extensions are to be completed with brickwork and matching tiles, on the south elevation, there is to be aluminum framed sliding doors and windows as shown.

The existing utility room is to be converted into part of the kitchen, with a new pitched roof, matching that of the angle and connecting to the main roof. The south element of the existing utility room is to be extended to bring it in line with the main house.

Part of the front of the house across the north, east and west elevations are to be reclad in a vertical timber cladding in place of the existing painted brickwork.

Extension Materials:

Roof – Pitch roof with tiles to match existing with solar panels along the east and west sides of the roof.

Walls – Brick

Windows – Aluminum framed windows and sliding doors.

Amount

Extension to Existing Dwelling

Existing ground floor GIA: 175.8m²

Proposed ground floor GIA: 207.2m²

Existing Dwelling Net Increase: 31.4 (17.8%)

Scale

The proposed work has been kept at a single storey and below the existing roof ridge line to reduce the scale and visual impact to the neighbouring dwellings.

Existing silhouette: 40.7m²

Proposed Silhouette: 42.9m²

Existing Silhouette Net Increase: 2.2m² (5.4%)

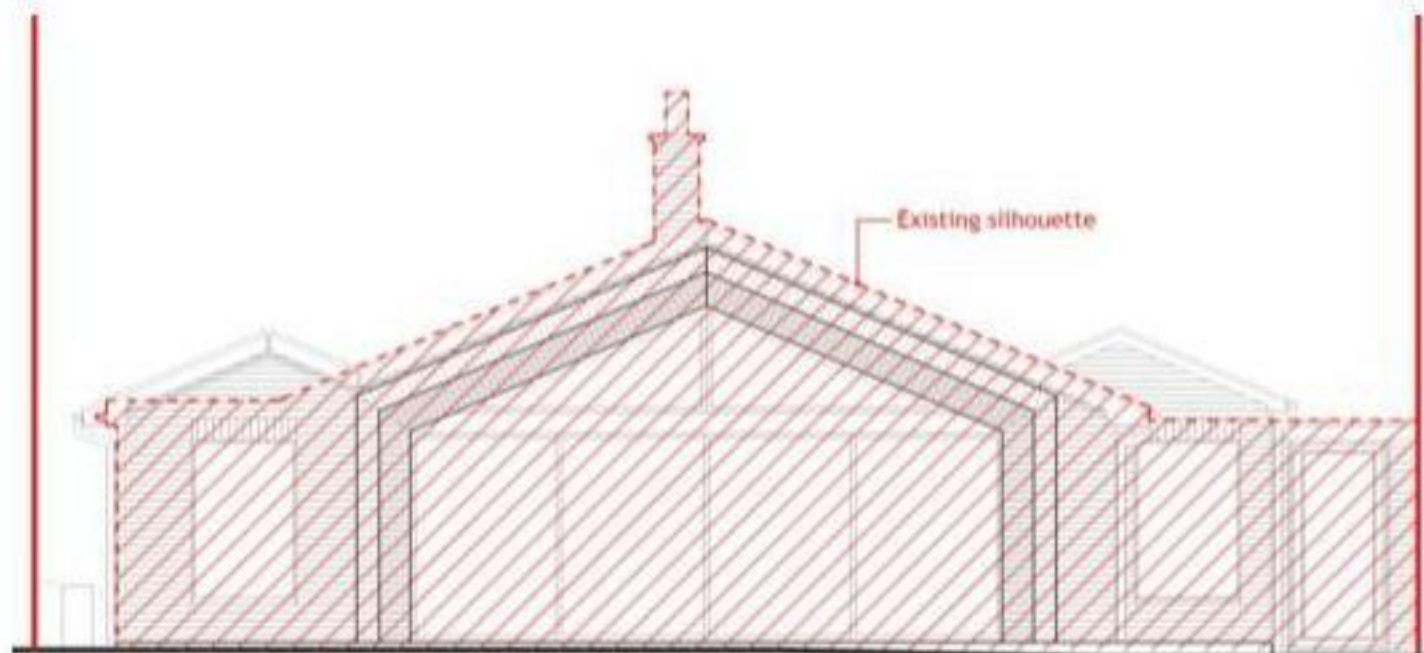


Figure 9: South Elevation. [Existing vs Proposed Silhouette]

The proposed south facing silhouette, which is the most visible side from the harbour.

5.0 ACCESS

Access to the Site

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The existing access point to the site will be retained.

Parking

The proposed works on the dwelling will not affect the existing parking arrangement.

6.0 PHOTOGRAPHS



Figure 10, North East Elevation.



Figure 11, North Elevation.



Figure 12, South Elevation.



Figure 13, South Elevation, Existing garage opening.



Figure 14, View from the existing garden.

Figure 15, North elevation of attached neighbour.



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Figure 16, Existing site plan photo map

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