

P. J. DAVIES ASSOCIATES LTD
CONSULTING STRUCTURAL ENGINEERS

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY FRONT AND REAR EXTENSIONS AND ALTERATIONS TO
4 WENSLEY GARDENS
EMSWORTH, HAMPSHIRE, PO18 9EX.

1. CONTEXT

1.1 This Planning, Design and Access Statement has been prepared to support the submitted Havant Borough Council Householder Application for Planning Permission for the proposed single storey front extension, rear extension, garage extension and external/internal alterations to 4 Wensley Gardens

1.2 4 Wensley Gardens is a detached two storey residential dwelling with adjoining single storey entrance porch, cloakroom, snug, garage and carport located in North Emsworth. Built in approximately 1965 the property has off road parking and large gardens to the front and rear and is not located within a Conservation Area. The two storey part of the property is made up of a combination of facing brick external walls with some concrete tile hanging at first floor level to the front and rear elevations. The finish to the pitched roof is concrete interlocking tiles. The single storey part of the property has a combination of rendered and facing brick external walls with a felted flat roof system. No previous planning applications relating to the property have been submitted to Havant Borough Council.



Photo 1 - Front (North) elevation.



Photo 2 - Rear (South) elevation.

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- 1.3 The immediate neighbours have been consulted regarding the proposals and have raised no concerns.
- 1.4 The proposal seeks to improve the current ground floor layout and provide a standard of living environment that meets the needs of 21st Century family life and includes:
- a. The removal of the existing small single storey front entrance hall, cloakroom and carport.
 - b. The construction of a single storey front extension to provide a new entrance hall, an enlarged kitchen and a new utility area with shower room.
 - c. The construction of a single storey rear extension to provide an enlarged dining room.
 - d. The construction of a front extension to the existing garage.
 - e. External alterations to include the replacement of all existing windows and doors (the existing front entrance door and side panels which are to be reused), the replacement of the existing facing brick outer leaf to the front and rear elevations, the replacement of the existing tile hanging to the front elevation, the removal of the existing tile hanging to the rear elevation, the forming of a new side window adjacent to the existing kitchen door, the infilling of the existing snug front window opening, the repointing of the existing side elevations, the replacement of the existing fascias/soffits/bargeboards, the replacement of the existing rainwater goods and the removal of the existing flat roof finish to the garage.
- 2. AMOUNT**
- 2.1 The increase in habitable floor space created by the proposals is approximately 43m².
- 3. LAYOUT**
- 3.1 The existing ground floor layout is as shown on submitted drawing 1300/P/01A.
- 3.2 The proposed ground floor layout will be as shown on submitted drawing 1300/P/03A.
- 3.3 No internal alterations to the existing first floor layout are proposed.
- 4. SCALE**
- 4.1 The proposed front extension is to be single storey with **a.** a pitched interlocking concrete tiled roof over the proposed entrance hall and entrance canopy, **b.** a combined interlocking concrete tiled sloping front skirt and EPDM rubber flat roof system to the roof over the proposed enlarged kitchen, utility, shower room and existing snug. The proposed extension will extend for the full width of the property (excluding garage) and project between 3.030m at it's narrowest to 4.230m at it's widest from the external face of the existing 2 storey front external wall. The entrance canopy will project a further 0.850m. The height above ground to the underside of the eaves soffit will be approximately 2.250m.
- 4.2 The proposed rear extension is to be single storey with a lean-to/hipped interlocking concrete tiled roof (tiles to match existing to main pitched roof of house). The proposed extension will be approximately 5.700m wide and project approximately 3.250m from the external face of the existing rear external wall. The height above ground to the underside of the eaves soffit will be approximately 2.250m.
- 4.3 The proposed front and extension to the existing garage will be single storey with a EPDM rubber flat roof system to the new and retained flat roof. The proposed extensions will match the width of the existing garage and project approximately 1.900m from the external face of the existing front and rear external walls of the garage. The height above ground to the underside of the eaves soffit will be approximately 2.250m.
- 5. LANDSCAPING**
- 5.1 The proposals involve hard and soft landscaping to the immediate area around the proposed extensions and include paved patio areas, paved pathways and planting.
- 6. APPEARANCE**
- 6.1 The appearance of the existing property is as shown on submitted drawing 1300/P/02A and the photographs shown under paragraph 1.2 of this Design and Access Statement.
- 6.2 The appearance of the proposed extensions and the external alterations will be as shown on submitted drawing 1300/P/04A.

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6.3 The appearance of the proposed extensions and external alterations will tie in closely with the existing house through the use of carefully selected materials.

- **EXTERNAL WALLS:** Ibstock facing brickwork with colour/texture to be confirmed to all extensions and all external alterations.
Plain clay tile hanging (brown) to front elevation of house and gable end of entrance canopy. Tile manufacturer to be confirmed.
- **ROOFS:** Redland concrete interlocking tiles with colour to be confirmed to all new pitched/sloping roofs.
EPDM rubber flat roof system to all new flat roofs.
- **WINDOWS/DOORS:** New and replacement to be high performance UPVC (white) with double glazed, Low-E, Argon filled units.
Roller shutter doors (double skinned insulated aluminium - white) to garage to be electrically operated.
The existing front entrance door and side panels are to be reused in the proposed front extension.
- **RAINWATER GOODS:** New and replacement to be black UPVC to match existing.
- **OTHER:** New and replacement fascias, soffits and bargeboards to be UPVC - white.
Timber posts to entrance canopy to be Oak.

6.4 Where practical new materials will be sourced locally and local contractors/tradesman will be used during the course of the works.

6.5 All new work will be insulated to a standard beyond that required by Building Regulations.

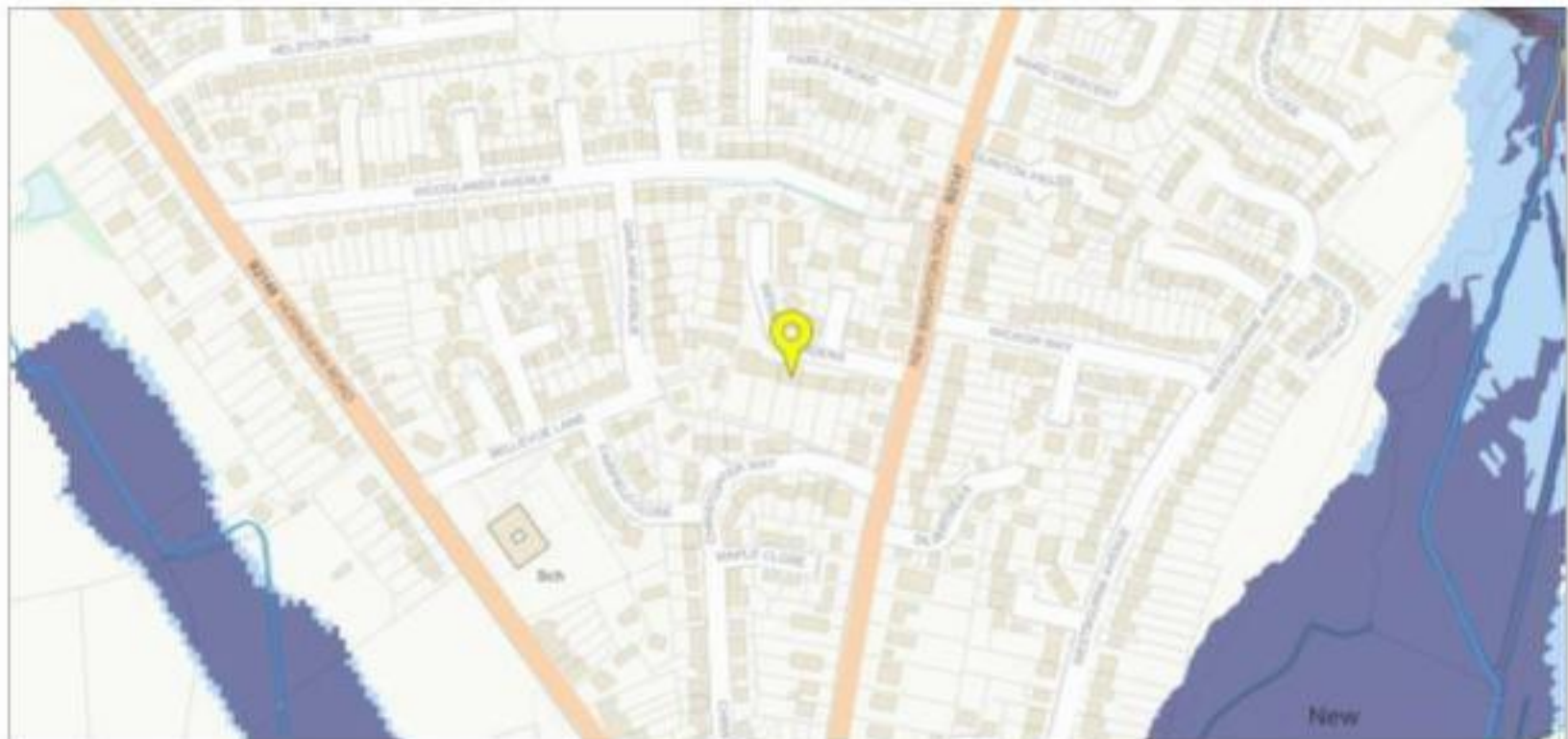
6.6 There are no issues with overlooking of neighbouring properties.

7. ACCESS

7.1 No alterations to the existing plot access are proposed.

8. FLOOD RISK

8.1 The Environment Agency website indicates that 4 Wensley Gardens is in FLOOD ZONE 1 which indicates that there is a low probability of flooding. A full flood risk assessment is therefore not required as part of this planning application.



Environment Agency Flood Map for Planning - Not to scale.

9. CONCLUSIONS

9.1 The proposals are not considered detrimental to the appearance and character of 4 Wensley Gardens or likely to result in an adverse impact on the tranquillity and appearance of the surrounding area/street scene. Accordingly it is considered appropriate to grant planning consent for this proposal.

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10. DRAWINGS/DOCUMENTATION

- 10.1 This Design and Access Statement should be read in conjunction with the submitted drawings E001, P001, 1300/P/01A, 1300/P/02A, 1300/P/03A, 1300/P/04A and 1300/P/05A.

27th February 2018

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