Helyer Davies Architects

7 Clovelly Road

Design & Access Statement

1.0 Introduction

Helyer Davies Architects have been appointed by a private client to design the proposed two storey front extension, single storey rear extension, and associated alterations to the existing detached house at 7 Clovelly Road, Emsworth, PO10 7HL.

This document outlines the proposed works consisting of:

- Proposed two storey front extension.
- Proposed single storey rear extension with 2 roof lights.
- Alterations to the existing Garage and Carport
- Internal alterations to the existing house to suit the proposals.

The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- 21179-01 Existing Plans , Elevations & Sections
- 21179-02 Proposed Plans, Elevations & Sections

Site Location Maps

Figure 1: Site location. Map retrieved from - https://www.google.com/maps.

Figure 2: Property location- Map retrieved from - https://www.google.com/maps.

For visual reference only. To no particular scale. Please refer to relevant drawings for location and or block plans

2.1 Site Analysis

The Site lies on a through road with a NNE – SSW axis. Surrounding properties are mostly dethatched properties and of mixed styles & materials.

2.2 Conservation

The property does not lie within a conservation area and is not a listed building.

2.3 Trees

The property is not near a TPO area or any individual TPO's.

2.4 Relevant Planning History

There is no planning history attached to this property.

Some relevant planning applications to neighbouring properties include:

APP/21/00294- 9 Clovelly Road Emsworth PO10 7HL - Proposed new porch and car port; external alterations to include fenestration changes and render and timber cladding to elevations. Proposed rear/side single storey extension. PERMITTED 12/05/2021

APP/15/00214- 9 Clovelly Road Emsworth PO10 7HL – Single storey and front extensions including car port, partial removal of annex/store and integration of former annex into main house. PERMITTED 20/04/2015

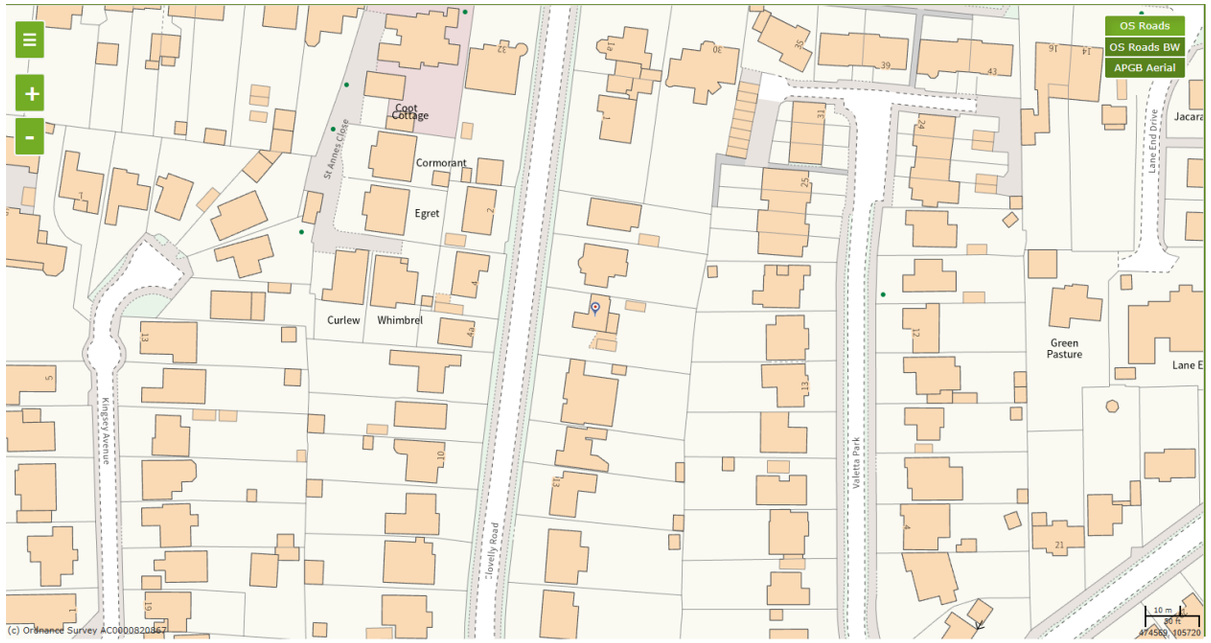

Figure 3: Local constraints map. Map retrieved from - https://maps.havant.gov.uk/

2.5 Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:

Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

The Environment Agency data suggests that there is a very low risk of flooding on the site due to either sea and rivers or surface water. Therefore; this site does not require a full Flood Risk Assessment.

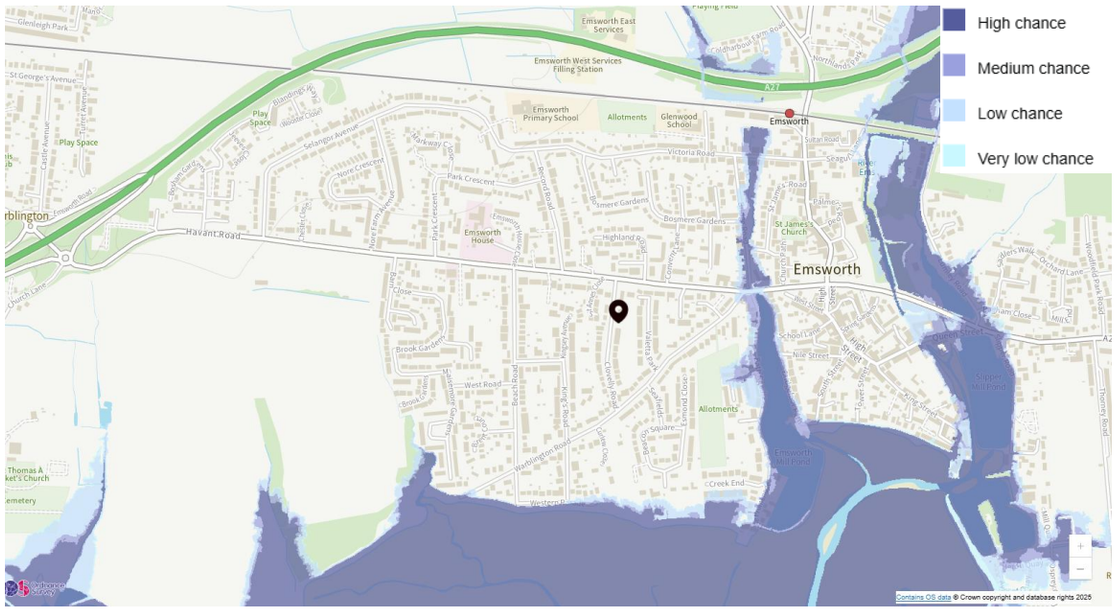

Figure 4: Extent of Flooding from Rivers & Sea.

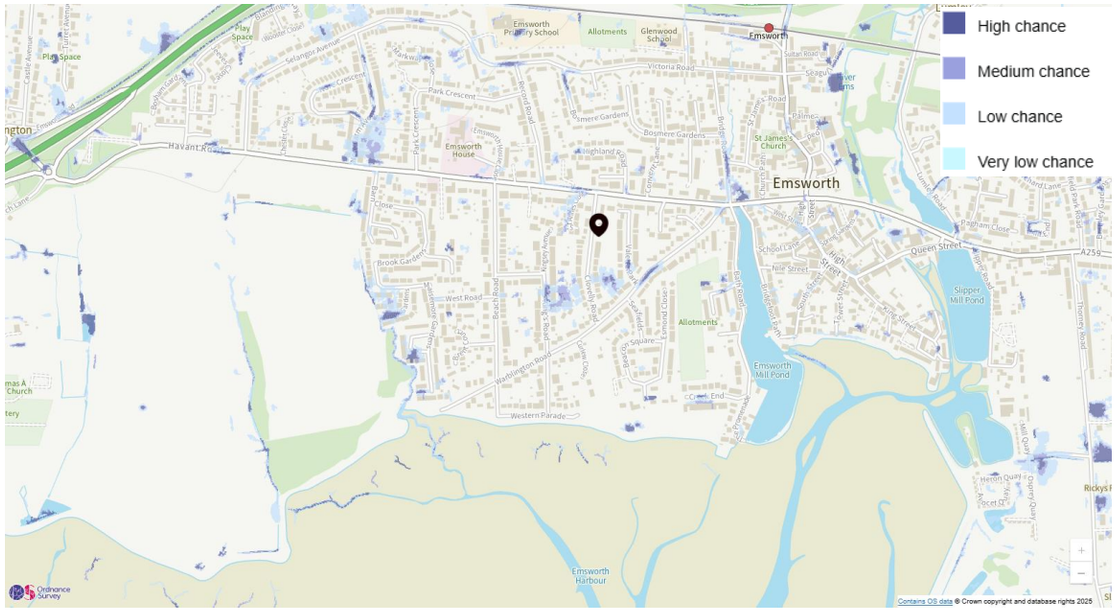

Figure 5: Extent of Flooding from Surface water.

Flood Risk Maps - *retrieved from - https://check-long-term-flood-risk.service.gov.uk/.*

3.0 Site Photographs

Figure 6: Exterior front and rear views of the property.

4.0 Design & Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. Addressing; Use, Amount, Layout, Scale, Appearance and Access.

4.1 Use & Layout

The property will remain a single unit of dwelling.

The scheme allows for a more comfortable family home, with increased storage capability and improved functional use of the existing carport.

4.2 Scale & Amount

The existing gross internal area of the property is 155.7 m^2

The proposal increases this by 40 m^2 (26%), giving a total proposed gross internal area of 195.7 m^2.

13.4 m^2 of this total is at first floor level.

4.3 Appearance

The proposed scheme is in-keeping with the existing style, materials and height.

Windows / Doors Proposed windows to be uPVC to match existing. Proposed doors Aluminium.

Roof The roof is proposed as tile to match existing. Aluminium detailing to porch and garage overhang.

Walls Brick to match existing. Aluminium detailing to porch.

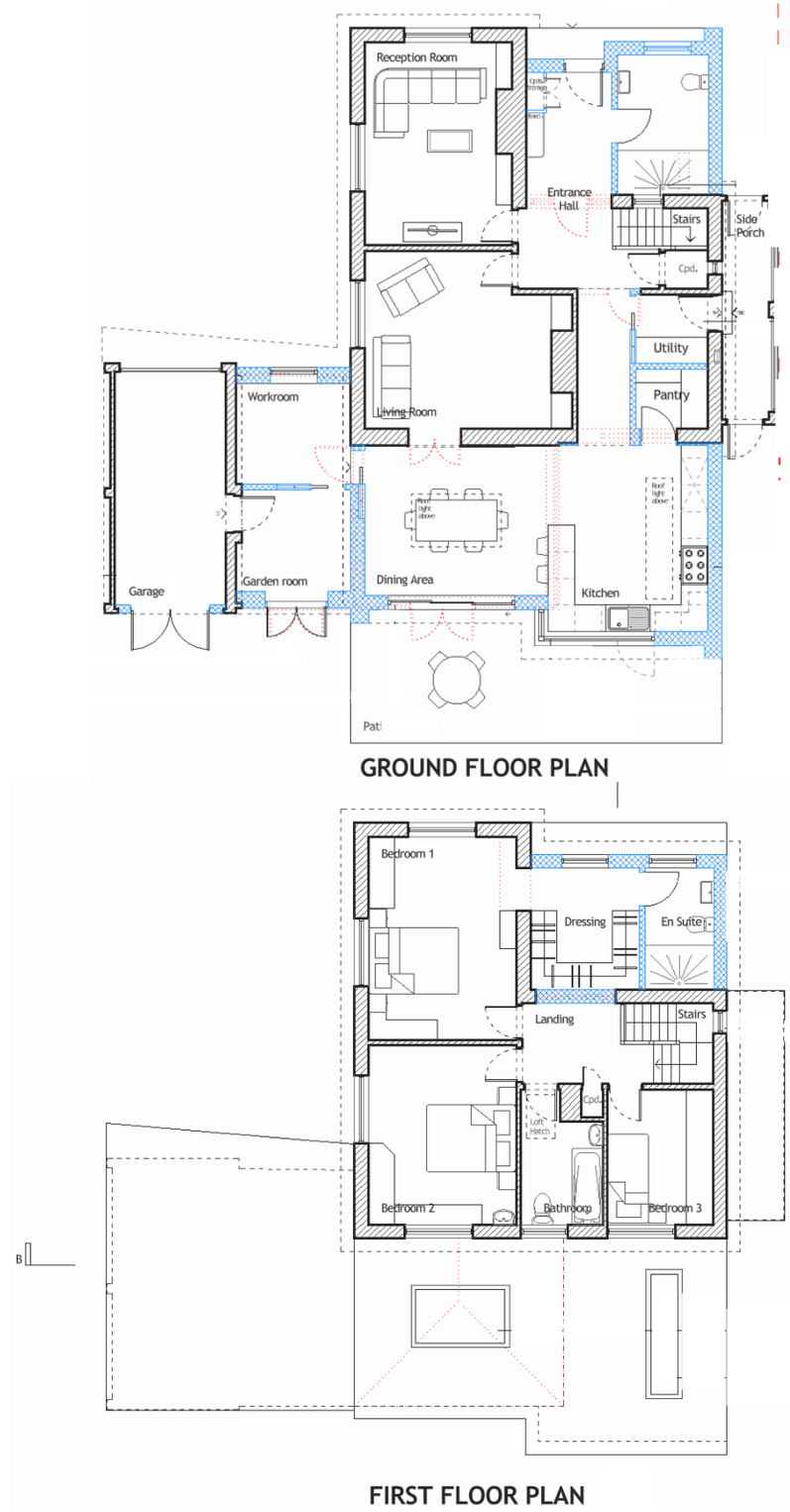

Figure 7: Plans illustrating the demolished / removed elements in red dash line

For visual reference only. To no particular scale. Please refer to relevant drawings for location and or block plans

4.4 Access & Parking

The main access point to the property is unaltered.

The property benefits from a sizable driveway and even with the loss of the carport and the addition of the front porch extension, there is still ample parking provision for both the occupants and guest parking.

4.5 Ecology

Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process.

4.6 Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport.

The chosen materials are also designed to be durable, low maintenance and ethically sourced.