

60 HAVANT ROAD - EMSWORTH

DESIGN & ACCESS

CONTEXT – LOCATION



Site Plan - Context [Google]

Introduction

Helyer Davies Architects have been appointed by a private client to re-design and extend 60 Havant Road – Emsworth.

This document outlines the proposed works to include:

- Removal of Existing Garage
- Replacement Rear Extension
- Replacement Side Extension
- Roof Infill to create more room on the second floor
- Internal Renovation
- Home Office in the southern part of the garden.

The proposals are shown on drawing: 22170 – 01 and 02

SITE PHOTOS



Front Elevation – View From Havant Road

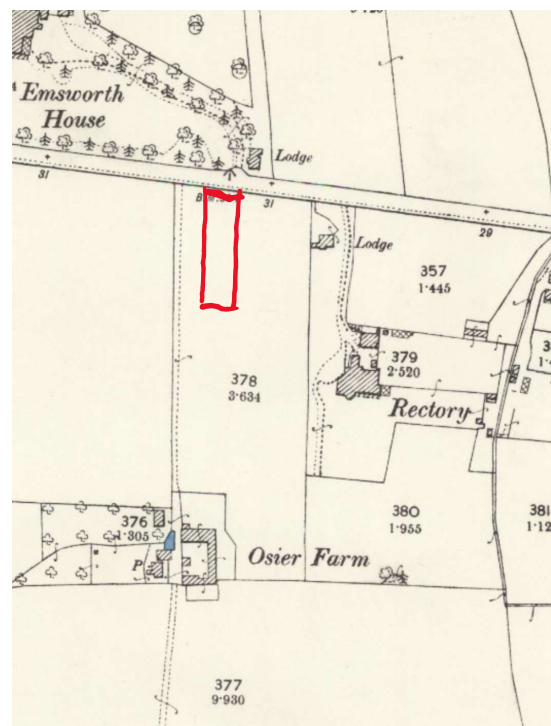


Rear Elevation

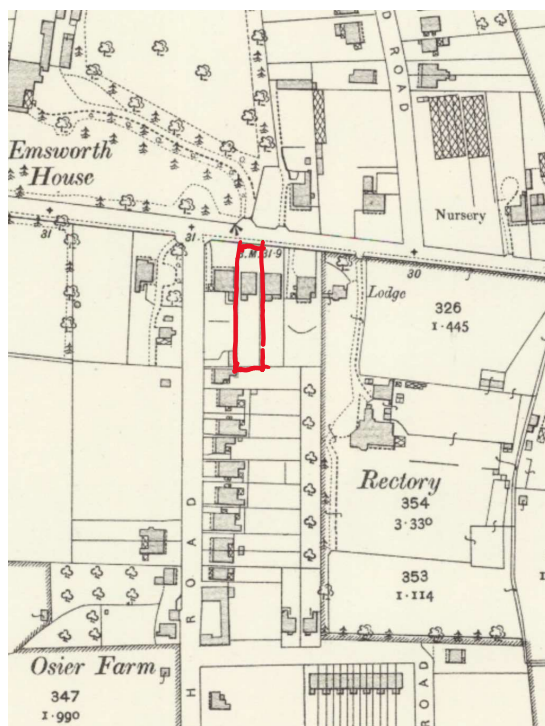
SITE CONTXT

Emsworth is a small coastal town on the border of Hampshire and Sussex which is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

SITE HISTORY



1896 [Estimated Location]



1908 [House Constructed Along with Properties on Beech Road]



1930 [Little difference between 1908 and 1930]

PLANNING HISTORY

There is little planning history for the site. In 1988 approval was given for 'Single storey extension at front to form new double garage (as amended by plans received 2.2.88)'

The surrounding buildings are detached brick building Victorian villas built in the early nineteen hundreds where west Emsworth had significant development.

FLOOD RISK

The map below shows that the site at 60 Havant Road is not near the boundary for flood from rivers/sea. As such, risk is considered extremely low. Therefore, this application will not require a flood risk assessment.



Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 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).

DESIGN

- Removal of Existing Garage
- Replacement Rear Extension
- Replacement Side Extension
- Roof Infill to create more room on the second floor
- Internal Renovation
- Home Office in the southern part of the garden.

USE

The use of the building at 60 Havant Road will remain as a residential dwelling.

AMOUNT

The proposals are of a modest scale and have been designed to remain in keeping with the existing property.

Existing Internal Floor Areas:

Ground Floor:	1742m ²
First Floor:	95m ²
Second Floor:	78m ²
Total:	347m²

Proposed Internal Floor Areas:

Ground Floor:	160m ²
First Floor:	95m ²
Second Floor:	82m ²
Total:	337m²

Total Decrease:	10m²
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Office

Ground Floor:	32m ²
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The design would result in an overall increase of just 22m², this is mainly to do with the removed of the garage and the introduction of the office.

APPEARANCE

The appearance of the side and rear extension have been designed to match the materials and form of the existing house.

The rear extension will have a flat roof, bricks to match the existing house and crittall effect black doors. The outbuilding will have a similar palette, with the addition of the slate roof as they face each other down the garden.

The side extension matches the brick to the existing house. To the front we have introduced oak posts.

LANDSCAPE

The surrounding landscape is to remain as existing, and all will be made good around the proposed extension, once the works are complete. For the office, one small fruit tree will be removed which is noted on the plans.

ACCESS

The vehicular and pedestrian access to the dwelling from Havant Road is to remain as existing.

PARKING

It is proposed that the garage is removed. This will allow more space to the north of the site and more car parking. It will also allow the cars to turn on site and leave in a forward gear.

