

DESIGN & ACCESS STATEMENT

Single Storey and First Floor Rear Extension to 36 Grove Road, Havant. PO9 1AR

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the St Faiths Conservation area at the eastern end of Grove Road, built circa. 1915. The property is an Edwardian four bedroom detached property with stone bay to the front facade. The property was recently refurbished and extended in 2016 with a single storey rear extension to the rear and has had a more recent driveway revision and extended garage at the rear in 2017/18.



Fig 1 – Existing rear elevation.

The existing rear extension has been built unsympathetically with the existing property with the new brickwork not matching in size, being metric, rather than imperial, and therefore does not link coherently with the existing property. The existing accommodation although providing 4 bedrooms, is slightly unbalanced with only one bathroom.

2 THE PROPOSAL, DESIGN PRINCIPLES, MAS, SCALE & MATERIALS.

Single Storey Rear Extension:

The proposal is to extend on the ground floor across the full width of the property providing an open plan arrangement to the kitchen linking in with the current rear reception room. Internally the layout is revised to provide a more suitably sized utility in proportion to the accommodation with side door access to the garden.

The proposed depth of the extension is to extend back at a distance of 4m from the rear wall of the existing property, and running across the full width of the dwelling incorporating the existing extension providing a canopy overhang above the rear kitchen doors and wrapping around the western wall of the existing extension. This provides a unity to the rear façade and single storey structure, expressed as a modern form, linked to the existing Edwardian dwelling.

The infilled area to the east of the existing extension is currently overlooked by the neighbouring properties windows, which is currently screened with trellis above the brickwork boundary wall to provide privacy to both properties. The depth of the extension of 4m in length, has been carefully considered to be within the parameters of permitted development rights attributed to the property and therefore considered to be neighbourly. The roofline will be of a similar flat roof to the existing extension, minimising any mass and bulk to the roofline, but consideration to the design has allowed for the new extension eaves height to be reduced lower than the existing extension parapet extension height, by approx. 300mm.

The design of the single storey façade treatment allows for a modern approach, Two large door openings are provided looking directly towards the rear garden, to the south elevation and are balanced in proportion to the internal open plan layout. These doors are to be aluminium and light grey/bronze in colour. No windows are proposed to the side/east elevation, removing the current condition of the existing kitchen window which currently overlooks directly towards the neighbouring property.

The façade is to be clad with carefully selected timber cladding which will become a warm muted grey/silver natural finish. The proposed timber choice is Siberian Larch, with durable properties and displaying attractive figuring. The grey/silver finish will assist in reflecting daylight off the surface, more than a brick façade. The cladding is to extend around the existing single storey extension to the west elevation, covering the existing mis-matched brickwork along the western façade.



Fig 2 – Siberian Larch cladding.



Fig 3 – Siberian Larch

First Floor Rear Extension:

On the first floor the existing rear extension footprint is extended above to provide revised accommodation allowing for a master bedroom with en-suite and dressing area. The roof has been carefully designed to minimise both mass and bulk with the introduction of a dual pitched roof, minimising the roof height but proportioned and balanced with the existing property. To further reduce any mass and bulk, both roof pitches are hipped on the southern façade rather than provided with gables. Carefully proportioned traditional style white sash windows are positioned below each roof pitch, providing views directly over the rear garden to the south elevation.

The bathroom location is revised to be located within the existing smaller room to the western side of the property with a new sash window to this elevation. Although this window is directly facing the flank brickwork wall of the neighbouring property and not overlooking any garden or room, the lower sash of this window is to be obscure glazed below 1.7m in height above floor level to prevent any possible overlooking to the neighbouring property to the west.

The first floor elevation is to be built in a matching sized imperial brick in a colour/style to match the existing, such as Ibstock - Commercial Red or Imperial Bricks - Reclamation Weathered Soft Red, which both provide excellent match. The brickwork faced is to include a stock red brick to provide detailing to quoins and arches to match the existing property, such as Imperial bricks - Reclamation Orange Wirecut. The horizontal mortar lines and pointing style and colour are to line through and match with the existing.



Fig 4– Imperial Bricks – Victorian Farmhouse



Fig 5 – Ibstock – Commercial red

The roof is to be laid with grey slates to match with red clay hip and ridge tiles.

3 CONCLUSION

The front elevation and street façade is unchanged.

The design, mass and scale have been carefully considered to minimise and reduce any impact to the neighbouring properties.

The contemporary style of the single storey extension incorporating the existing mismatched brickwork of the single storey extension provides a coherent bond with the existing structure which is extended sympathetically to balance comfortably with the Edwardian dwelling style.

It is therefore considered that the proposals do not adversely affect the character, appearance or overall setting of the Conservation Area and that the scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.