
19 Westbourne Avenue Design and Access Statement

Site Address: 19 Westbourne Avenue, Emsworth, PO10 7QT

Scheme: Replacement of ground floor rear extension, addition of rear dormer and new single storey garage.

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AR DESIGN STUDIO

RIBA Chartered Architects

AR Design Studio is an award winning Architectural practice that is committed to delivering high quality design solutions that are contemporary, sustainable and elegant in their form.

Established over 18 years ago by Director Andy Ramus, the Winchester based practice is now a 10 strong team of highly motivated and focused designers.

The practice has won a number of prestigious awards over the years, and has most recently won the 2018 RIBA South East Award for the renowned Black House, as well as being shortlisted for Grand Design's House of the Year 2018 and The Sunday Times British Home Award.

AR Design Studio have also been shortlisted for Architect of the Year Awards 2018.



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INTRODUCTION

This Design and Access Statement refers to the extension and refurbishment of 19 Westbourne Avenue, Emsworth, PO10 7QT. Currently the site consists of a two storey detached dwelling overlooking a well established private garden.

BRIEF

The client has requested the proposal to include the following additional spaces as part of the refurbishment and extension:

- Open plan kitchen/living/dining room.
- Boot room and pantry.
- Snug.
- Utility room.
- Covered outdoor space.
- Additional bedroom in unutilised loft space.
- Garage.

The proposal has been well considered, taking into account client brief requirements alongside the unique constraints and opportunities of the site.



Front elevation of house

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CONTEXT

19 Westbourne Avenue is a detached, Edwardian house located in Emsworth. The local area is predominantly residential, with a number of shops and services located within a five minute drive.

The house is not listed and does not lie within a Conservation Area. There are no TPOs on any of the surrounding trees, and the proposal will not significantly affect the RPAs of any mature or significant trees.

The existing rear extension currently provides an awkward internal layout and restricts views across the garden.

A two storey coach house sits next to the main dwelling, and is used as guest accommodation. This is retained as part of the proposal.

The garden has a number of ancillary buildings, comprising of three sheds and a greenhouse, these are unaffected by the proposal.

USE

The dwelling is intended for residential use only, and will remain so. The design aims to meet the clients' living requirements for a long term home, while remaining respectful to its setting and surrounding neighbours.



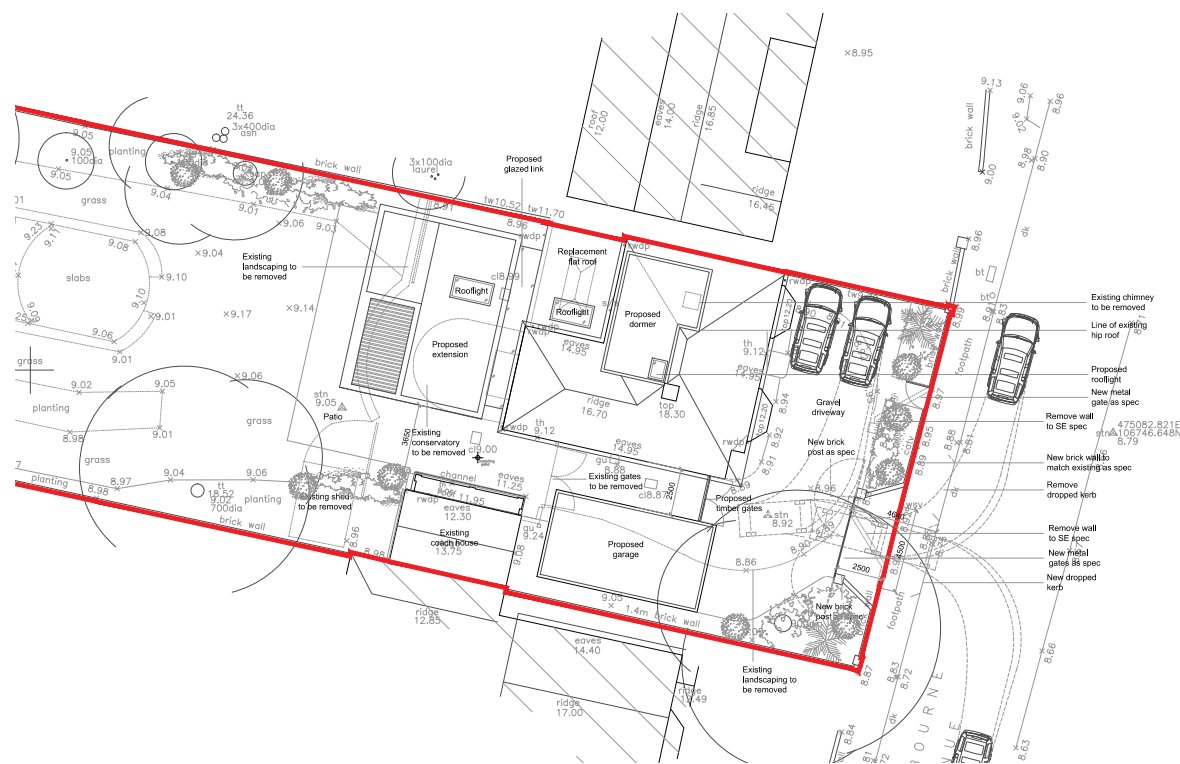
19 Westbourne Avenue - Site Location Highlighted

The existing extension does not provide the required connection with the garden and doesn't allow light into the deep parts of the building. It does not meet the living requirements of our client and will be demolished to allow for the new extension. The replacement is far more considered and is of a higher quality design, in reference to Policy CS16 of the '*Havant Borough Core Strategy*,' which aims to raise the standard of design across the Borough.

A glazed link will separate the proposed extension from the existing dwelling providing a sympathetic, light touch, junction between the two; it will also allow natural light into the deeper parts of the plan. The extension itself is limited to single storey and is clad in natural timber, all to reinforce its subservient relationship with the existing dwelling. (5.41 of Havant Borough Council Borough Design Guide Supplementary Planning Document)

The rear glazing line remains in approximately the same place as the current rear wall of the existing extension. Beyond the glazing is a covered terrace, when the glazing is open this allows for a much stronger connection between the garden and internal spaces.

In conjunction with the proposed extension, internal renovations of the existing house will provide more efficient circulation between spaces, as well as



Proposed Site Plan

meeting the additional requirements of the brief. This refurbishment will look to preserve and enhance the historic elements of the existing house, maintaining the distinction between old and new.

The addition of a dormer to the roof creates a fifth bedroom with an ensuite and walk-in-wardrobe as well as better access to storage in the loft space.

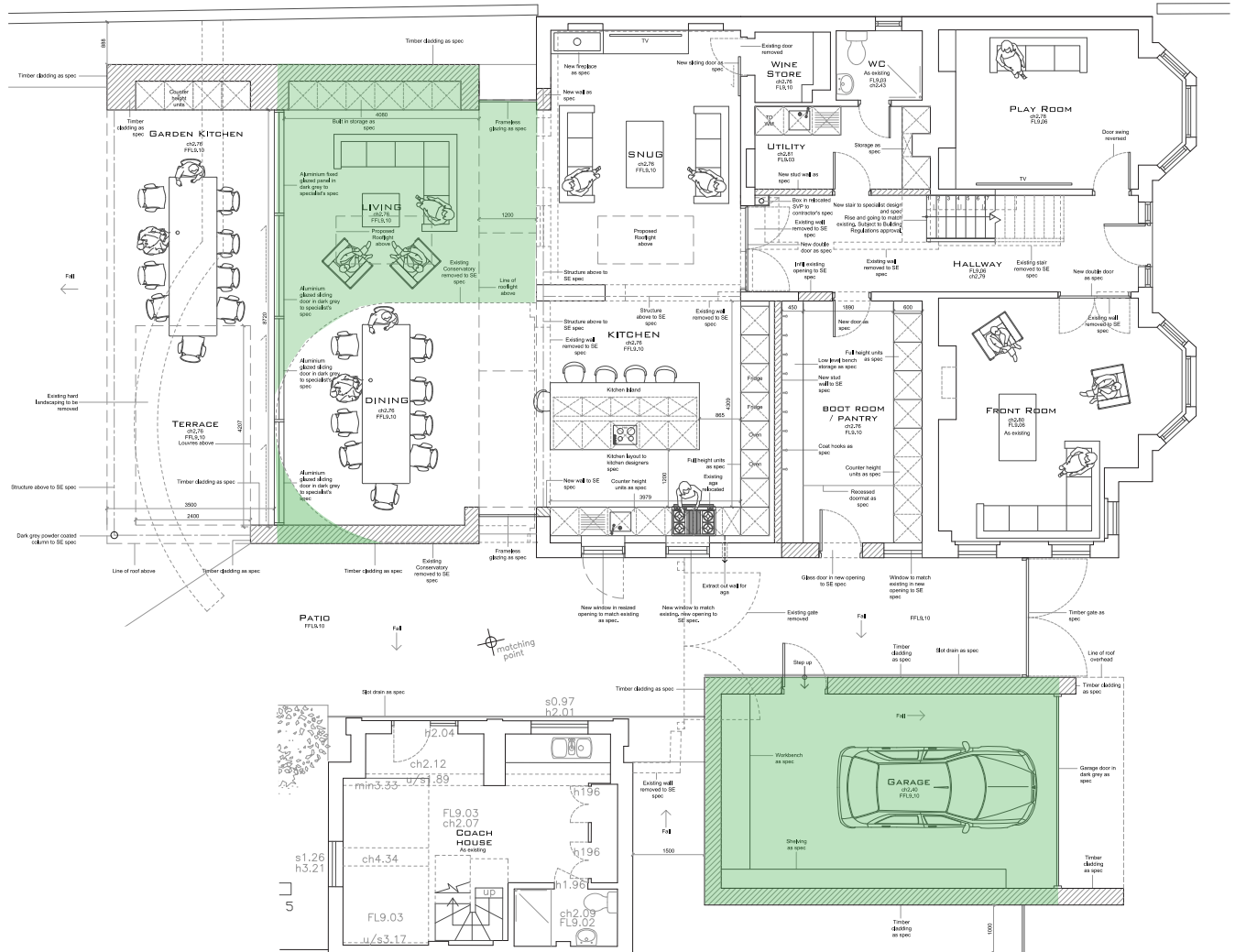
A single storey garage is also proposed. It will tie in architecturally with the extension in both form and materiality ensuring it differentiates itself from and is subservient to the main dwelling.

AMOUNT & SCALE

The existing house currently has a GEA of 291sqm. The proposed extension is a increase of 29.6sqm to 320sqm GIA, a 10% increase. This modest increase allows for a better proportioned kitchen/living/dining area that meets the requirements of the client and is more suitable for a house of this size.

The roof alterations and addition of a rear dormer creates 27.8sqm of useful space from currently underutilised loft space. This brings the total GEA of the proposal to 355.9sqm, a 19.7% increase.

The single storey garage will be 36sqm in area, it will sit separately from the main house.



Proposed Ground Floor Plan (NTS)

 Proposed additions



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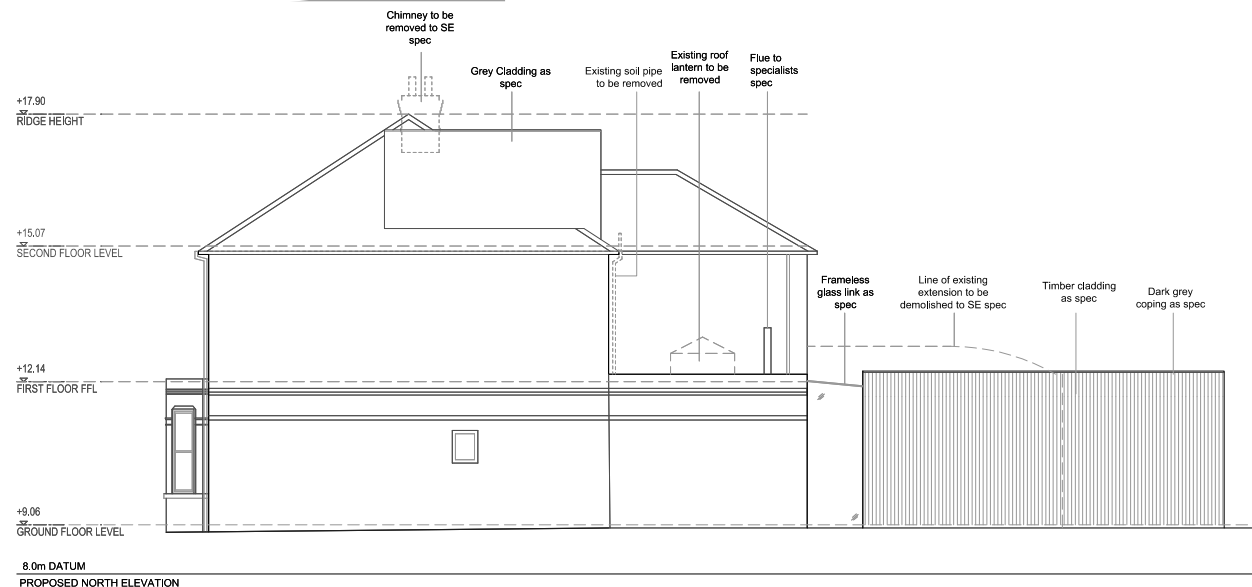
The amount and scale of the extension has been carefully considered in relation to the existing house, neighbouring developments and the streetscene.

The proposed extension is limited to single storey and set back from the boundary to ensure it is not overbearing in nature and maintains privacy between neighbours. We have taken care to ensure we are compliant with paragraph 5.41 of *Havant Borough Council Borough Design Guide Supplementary Planning Document*.

The visual impact of the extension from the upper rear neighbouring windows is significantly reduced through the use of a green roof.

The proposed dormer has been set back from the south and west elevations and its roof sits below the existing ridge height. This is to reduce its mass and make sure it remains subservient to the existing building.

The Garage has been positioned away from the house and behind the building line as per 5.21 of *Havant Borough Council Borough Design Guide Supplementary Planning Document*.



Proposed South and West Elevations (NTS)

MATERIALS

The proposed extension will be finished with timber cladding. This will allow for a clear distinction between the existing property and the new additions. Timber has been deliberately chosen as a quiet, natural material which compliments the subservient nature of the proposed additions.

Mentioned previously, a green roof has been used to make the proposal appear as though it is an extension of the garden when viewed from the first floor and neighbouring properties. Thus reducing the visual impact.

The proposed dormer and garage will also be clad in timber to maintain a common language between additions and keep the distinction between existing house and new construction.

The dormer also uses a small amount of grey cladding to compliment the existing slate tile roof.



Timber cladding



Example of a glass link between existing and proposed

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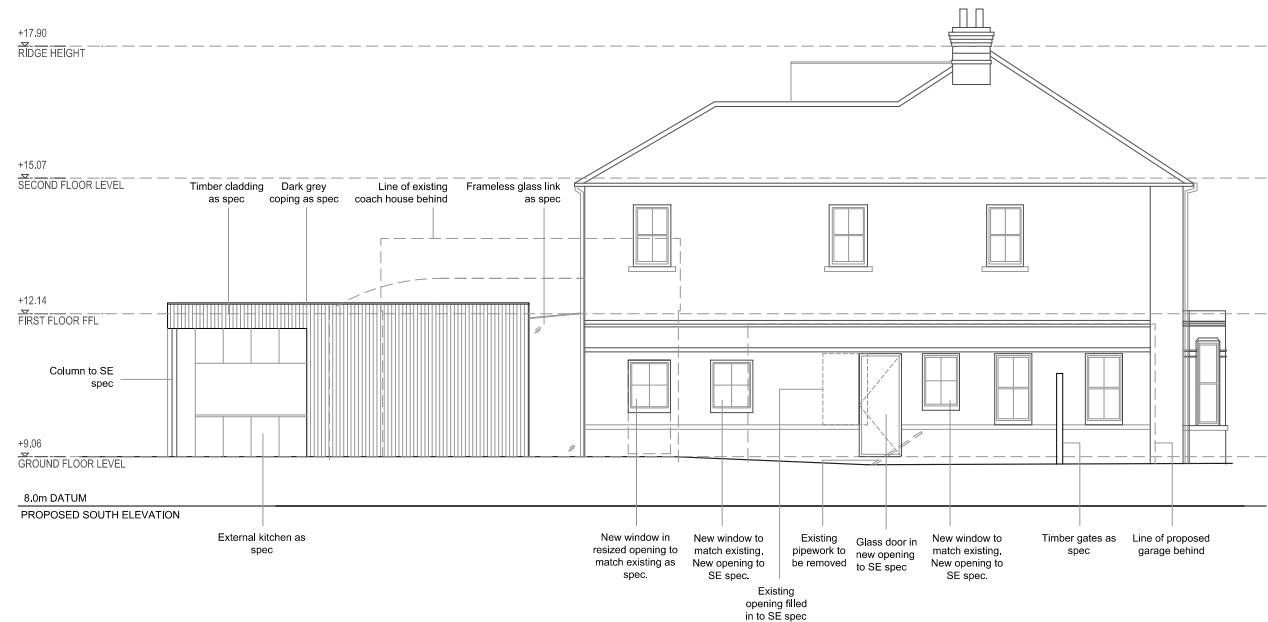
ACCESS

The vehicular access to the property has been altered. The principle of the single access point is the same but the point of access has been moved slightly south down Westbourne Avenue. This is to allow for easier access into the proposed garage.

It also allows for the addition of a smaller pedestrian gate for convenience when not accessing the site by car.

The loft is currently accessed by a ladder and hatch in the ceiling. This access is made much safer with the addition of the dormer, providing stairs to an access door.

Furthermore, the addition of the rear extension will allow for level access to the property.



CONCLUSION

To conclude the design has been carefully considered and responds to relevant planning policy/ guidance as well as the requirements of the client.

The proposed works would offer a marked improvement on the current extension. It seeks to sit sympathetically

within its context and provides a much improved internal layout /connection with the garden. It will bring the house up to modern standards of living ensuring it functions as a long term dwelling and home for the client.