

4 Beechworth Road, Havant, PO9 1AX
Design and Access and Heritage Statement



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March 2018

Site description and Heritage

The house sits within the conservation area of St Faith's in Beechworth Road which runs perpendicular to the main road of East Street. This particular conservation area of St Faith's has numerous qualities which contribute to its history and quality of space. The location of the St Faith's Church adds significant value and history to this part of Havant and is seen as a physical and spiritual focal point for the settlement. The numerous fine brick Georgian houses have been well maintained, as well as the high quality Victorian and Edwardian suburbs, such as Beechworth Road. The original architectural features, spacious gardens and mature trees form an integral part of the townscape and the area's character. The garden and view of the mature trees within our project is what we intend to enhance in our proposal. The sensitivity of our proposal will allow us to not disturb the original features of the Edwardian house, whilst also providing a better rear extension which addresses the garden more effectively.

Beechworth Road is a quiet residential area lined with detached and semi-detached 2 storey houses. The site has high hedges forming a boundary to the front and side of the property, with a gap between the hedges which forms an access opening to the street.

The house is an Edwardian design; majority of the surrounding buildings also date back to this period. The construction of the existing exterior walls is red brick. The windows are primarily white painted timber sash windows with a few casement windows. The front elevation has classic Edwardian decorative features, such as white painted mouldings above windows and built into the bay window walls. The roof is formed of intersecting gable roofs constructed from slate tiles and with ornamental ridge tiles. The gable roofed garage at the front of the property is also built from brickwork and has a pebbledash cream render on the front, facing the street.

There has been a previous small addition made to the property, to the rear of the house there is a single storey single pitch roof structure constructed from brick and clad in light blue stained timber boards. This space provides a kitchen and reading room. There is also a small flat roof extension featuring a skylight which enlarged the living room. We feel it is necessary to make an intervention to the existing kitchen / dining and reading room. This is because these spaces are too small and poorly laid out. We believe by providing a new extension to this part of the house, we can offer a better design with more space, light and quality. Our proposal will also engage more efficiently with the spacious garden by providing direct access to it and by framing the views of it via a large glazed corner bay.

Proposal

To provide a new single storey rear extension which offers more comfort and space for the kitchen and dining area, with a new larder to serve as storage for the kitchen and a new utility room.

Internally walls and openings will be altered so that once you enter the house, one will see directly down the corridor into the living room and garden through the proposed new windows.

The rear extension will feature a considered and well-designed corner bay window, positioned to frame views of the garden and provide direct access to the patio and garden via large French doors. The corner window structure is to project from the main form of the rear extension. Above this corner bay structure will be a curved wall face as opposed to a typical corner; this has been proposed to make a more distinctive and unique feel to the proposal. This is a visual composition, which we and the client feel will provide an ideal balance between a new feature and the existing house. This balance will be ensured by the small size of the additional floor space, as well as by proposing matching materials. Parapet roofs will be implemented to maintain the resemblance of the rear of the property. This will visually connect the new proposal to the existing flat roof extension completed years ago. The top of the parapets will convey a soldier course to match existing and help tie the new to the old.

Materials

For this project we are proposing a palette of materials which are simple and consistent with the surrounding context and existing house. For the exterior walls we suggest using red brick to match the existing, as the facing material. Soldier courses will be used above windows and external door openings to resemble the existing house. The existing timber frame French doors at the rear of the property will be replaced with grey aluminium frame French doors. All new external doors and windows of the new extension will be constructed from grey painted aluminium frames. The roof is to be a flat roof with a membrane covering, the height of the parapets will conceal any view of the roof finishing materials from ground floor level.

Landscaping

The garden currently has a mixture of soft and hard landscaping, there is a small courtyard with concrete patio slabs. The courtyard is lined with flower beds and a variety of planting. The addition of the proposed extension will re-arrange the layout of the courtyard and planting areas, new slabs will be laid and landscaping planted where necessary to form the altered outdoor amenity space. The mature garden landscaping will be retained.

Boundary and treatment

The site's north and south boundary is defined by brick walls. The brick walls are also used at the western boundary facing the street. The brick walls at the front on the western boundary are partially concealed by high hedges. The boundary line on the east and partly the south east side is formed of timber fencing hidden behind planting and trees. All boundary elements will be maintained and unaffected by the proposed developments.

Accessibility and parking

The site has a spacious front drive. Here one can comfortably fit three cars, in addition to this there is also a garage at the front of the house which is currently used as storage. The site provides satisfactory parking and access and will be unaffected by the addition of the extension to the rear of property.

Conclusion

Overall we and the client believe that we have designed a piece of architecture which is balanced and sensitive to its surroundings. We have spent much time and effort considering its impact on the context and have ensured that it provides something new, interesting and distinct, but is also harmonious with the existing house. With a moderate height of 3.4m to the top of the proposed parapet and a small increase in internal floor area of 25 m², we believe that our proposed extension is modest and of a high quality, which should satisfy planning obligations sufficiently.