

Helyer Davies Architects Ltd



17-089_13 BEECHWORTH ROAD



Design & Access Statement

Extension to rear of house on Beechworth Road
Beechworth Road
Havant
Hampshire
PO9 1AX

September 2017

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1.0

Introduction

Helyer Davies Architects have been appointed by a private client add an extension to the rear and side of the existing residence at 13 Beechworth road.

The clients wish to extend their house to the rear and side to provide a modern functioning home. The building is not listed historically but is a strong example of Edwardian housing. The building will be respected and enlivened by the proposed developments.

Planning will be required to allow the internal proposals to work for their desired function. Please view the proposed plan drawings to see the full developments and the proposed elevations to view any new windows and doors.

We propose to extend out the rear of the existing building and include a kitchen diner, a utility room and a sitting area that links to an outdoor sitting area.

The site and buildings have been fully surveyed by Helyer Davies Architects to establish the extents of the site and proximity to adjoining sites.

2.0

Site Context

Location: The locality of Havant is flat and suburban in context. Beechworth road is situated a short distance to the east of the town Centre where there is a shopping Centre and churches. The city of Portsmouth is approximately 5 miles to the west. The house is situated within a housing estate of the same typology. It is a short walk from Havant train station.

The property is an Edwardian terrace house that has not had any prior work done. The structure dates from the early 1900s and is set on approximately 213.89 m² of land, 45² of which the house is built on.

The present owner was on site at the time of inspection and it is understood purchased the property some 12 months ago.

The area does not reside in any flood zones, conservation area, national park or an area of outstanding natural beauty. 13 Beechworth road to our knowledge is not a Listed Building.

It is understood that Beechworth Road is an adopted highway and the responsibility for maintenance and repair rests with the Local Council.

Land: Paving will be added to the rear of the extension to provide an area for outdoor seating

3.0

Use

The clients wish to use the property for residential purposes.

4.0

Amount

Existing;

The total area of the ground floor of the existing structure = 48.7m².

The total area of the first floor of the existing structure = 46.4m².

Proposed;

The total area of the proposed ground floor added = 80.3m².

Total additions;

The total area of the extension = 31.6m².

There will be no additions to the first floor.



West Elevation



West elevation displaying side paving

West Elevation



East Elevation displaying front porch and sash windows

West Elevation displaying side paving



North elevation displaying sash windows in more detail.

5.0

Layout

The external layout will be reduced at the rear of the building to accommodate the extension and the paving area.

Internally, the dining room will be replaced by a utility room. The kitchen will be replaced by a dining area. In the extension will be a shower room and kitchen, adjacent to the dining and utility room, and the sitting area to the rear of the sitting room making up the remainder of the extension and providing access to the paving area.

There will be no alterations to the first floor.

6.0

Scale

The scale of the proposed roof pitch will align base of the first floor windows. This applies to both roof ridges.

The new windows and doors will relate to the existing scale of the current dwelling with timber casement windows.

7.0

Appearance

The appearance of the existing household will remain the same. The extension will have pitched roofs cladded in slate to match the existing building. The walls will be cladded in red brick with a strip of beige brick running through the width of the façade. These bricks will match the existing materials of the household.

8.0

Landscape

The landscaping mostly remains the same except for the paved area to the rear of the extension.

9.0

Access

Car access is to remain the same.

Internal access is to be re-worked in areas, (please see floor plans). All access will meet and exceed current building regulations.

Conclusion

The planning application is for an extension to the existing house. All of which we believe will benefit 13 Beechworth road. All the alterations are permitted householder development.