

DESIGN + ACCESS STATEMENT

Single Storey Rear Extension + External Alterations
At 50 Woodlands Avenue, Emsworth, PO10 7QE

CONTENTS

Section	Title	Page
01	Site Location	3
02	Woodlands Avenue	4
03	Site Context	5
04	Existing Site	6
05	Existing House	7
06	Brief	8
07	Key Policies	9
08	Opportunities to Improve the Existing Property	10
09	Concept Diagrams	11-12
10	High Quality Design	13
11	Layout + Access	14-15
12	Size + Mass	16
13	The Appropriate Choice of Materials	17
14	Visualisations	18-23
15	Conclusion	24

01

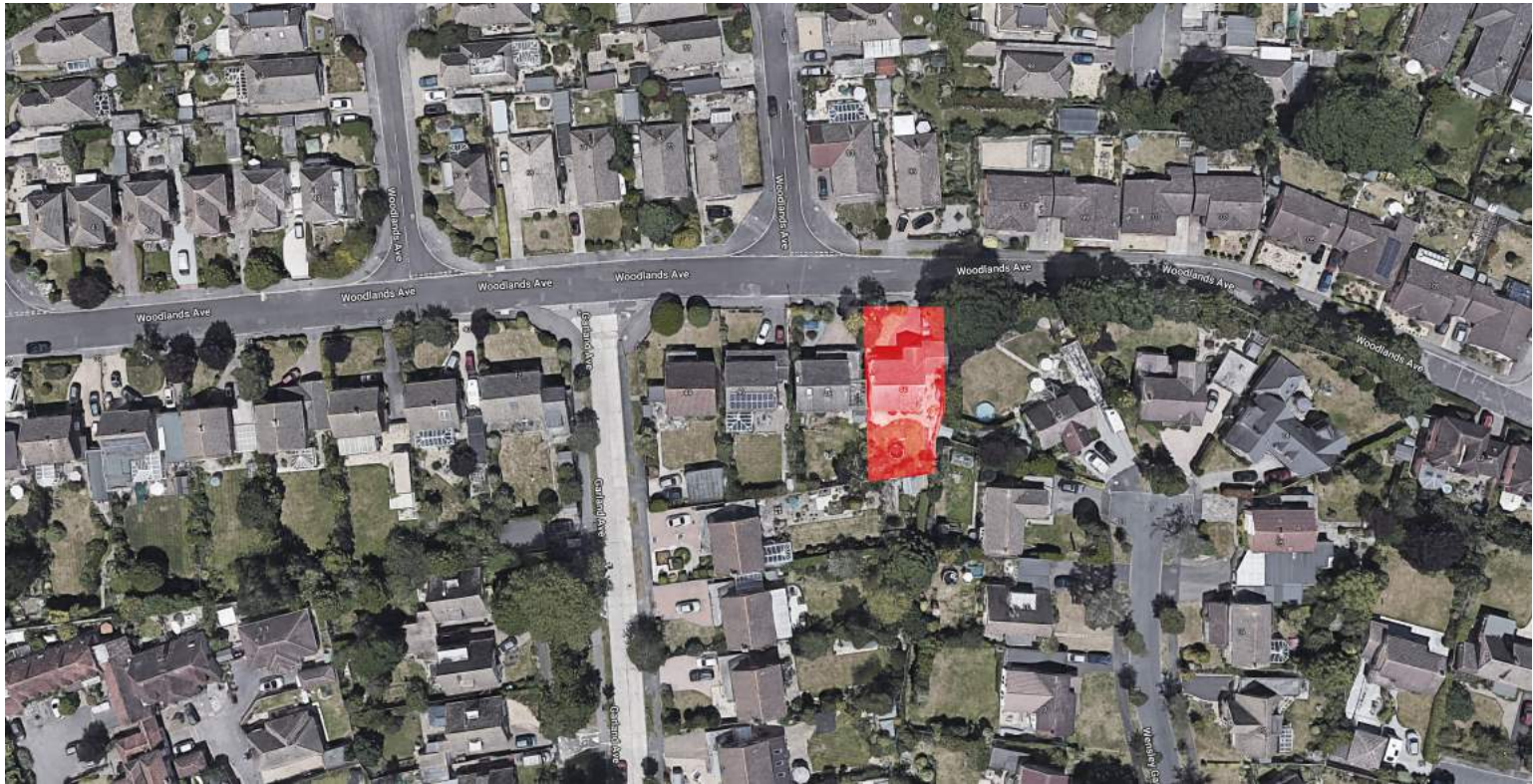
SITE LOCATION

This document supports a proposal for a high quality contemporary extension and minor additional external alterations to the property at:

50 Woodlands Avenue, Emsworth, PO10 7QE

The site is located in Emsworth, within the borough of Havant. It is situated in the residential area of New Brighton formed at the divergence of Hordean Road and New Brighton Road, north of the A27 and Emsworth centre.

The site is on the southern side of Woodlands Avenue which is principally accessed by Hordean Road. The site is not located in a Conservation Area, AONB, nor has any ecological constraints.



Above / No. 50 highlighted red, on the southern side of Woodlands Avenue.



Above / Extract of no. 50 from the Location Plan. Not to scale.

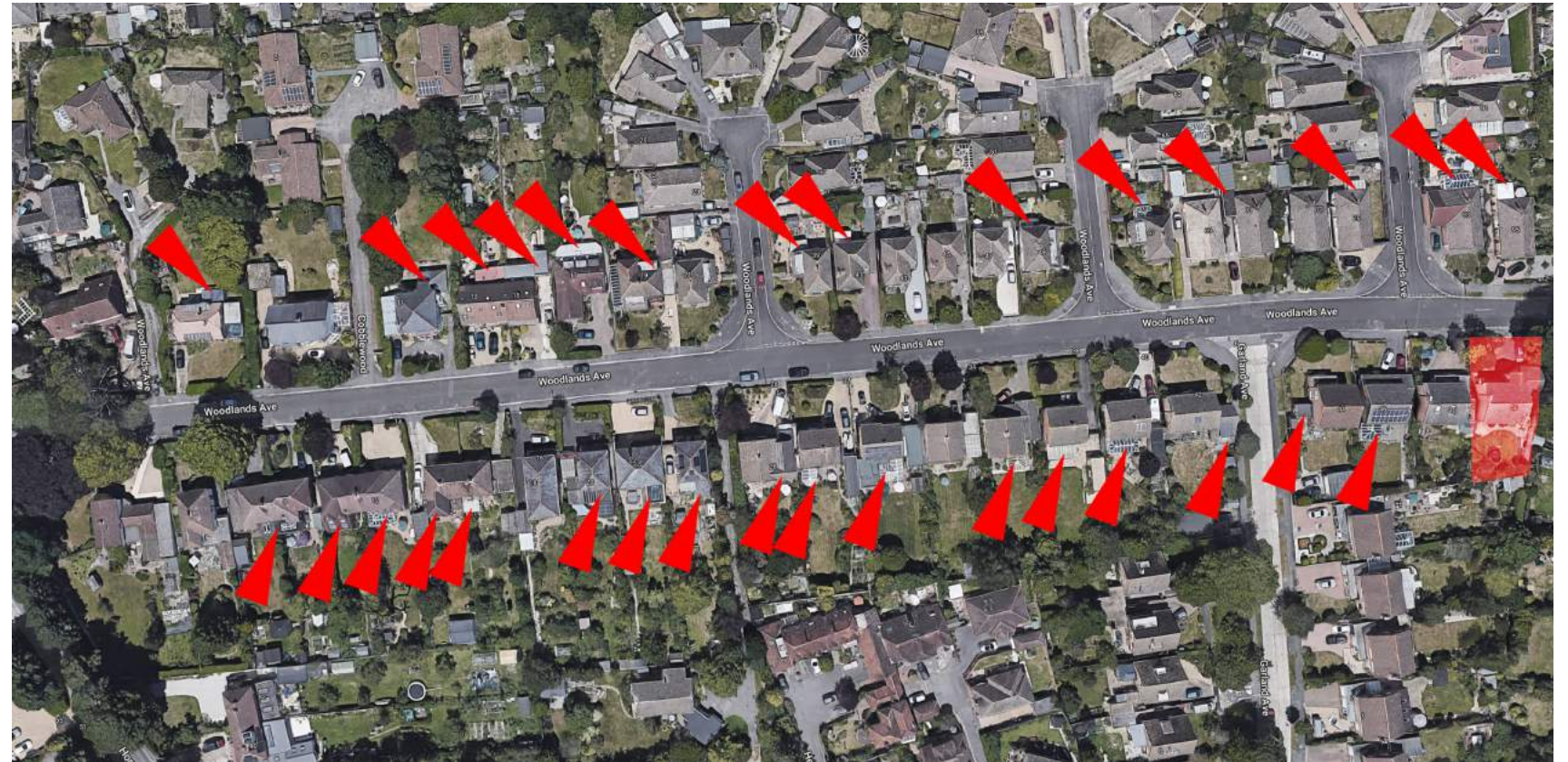
02 WOODLANDS AVENUE

Woodlands Avenue is a residential street within the wider residential surroundings of the New Brighton area.

The properties on Woodlands Avenue are predominantly good-sized two-storey detached and semi-detached properties on well proportioned plots with a similar building line distance from the street. Many of these have an associated single or double garage that are typically either attached at the side or detached at the rear of the properties.

Many of the properties on Woodlands Avenue have been extended at the side or rear, which is particularly evidenced from Google map aerial views.

Towards the end of the street there is a row of detached bungalows on the northern side. There are no street facing properties opposite these bungalows, as the space is occupied by the rear gardens of properties facing onto Wensley Gardens, which is perpendicular to Woodlands Avenue.



Above / Arrows indicating evidence of rear or side extension on the majority of properties on Woodlands Avenue. No. 50 highlighted in red on the right hand side.



Above / The section of Woodlands Avenue without street facing houses. The rear of the properties of Wensley Gardens back onto this area and there is substantial vegetation along this stretch so there are no views across the rear gardens.



Above / Properties facing Wensley Gardens highlighted in blue. This section is next to no. 50 which is highlighted in red.

03

SITE CONTEXT

There is no overall defining characteristic to the properties on Woodlands Avenue.

The properties range in form. Some are wide and double fronted with attached garages, some are more square in proportion, while some are narrow and extend deeper into their plot.

The properties typically have either dual pitched roofs or hipped roofs. On properties with dual pitched roofs there is evidence of both the eaves and gable end facing the street depending on the property. Roof materials tend to be either brown or grey tile.

Typically, properties are masonry construction, with wall materials in brick (either red, mixed, brown or painted) or render. Some properties have hanging tile or weatherboard to the upper storey.

Where houses are rendered or painted, this tends to be in a lighter shade than the surrounding brickwork e.g. white or off-white.

Windows are mostly white uPVC although there is some use of brown, grey and dark grey window frames. Window fenestration typology is different depending on the house, with different proportions and varying use of mullions/transoms to divide the openings.



Above / Properties on Woodlands Avenue have a variety of forms, materials and appearance.

04

EXISTING SITE

No. 50 is located approximately half way down Woodlands Avenue, just before reaching the stretch of the road where the rear of the properties on Wensley Gardens back onto the street scene.

The immediate neighbours are no. 48 Woodlands Avenue to the west and no.12 Wensley Gardens to the east.

The boundary between the site and no.12 Wensley Gardens is heavily planted with full height fencing. Due to the irregular relationship between the plots, the properties are a substantial distance apart from one another and there is no overlooking.

The boundary between no. 48 and no. 50 is a more traditional arrangement, with full height fencing and some boundary planting. There is no overlooking as the properties primarily face front to back and have good separation from one another across the boundary line.



Above / No. 50 shown in relation to its immediate neighbours.



Above / The boundary between no. 50 Woodlands Ave and no.12 Wensley Gardens is heavily planted so there is no overlooking. There is substantial distance between the two properties.

05

EXISTING HOUSE

No. 50 is a good-sized four bedroom detached property with a large double garage attached to the side. Its appearance is of a mixed light red, brown brick with brown concrete roof tiles and white uPVC windows.

There is a projected two-storey section to the front with gable-end facing the street. The attached garage has a tall dual pitched roof with eaves facing the street scene.

To the front, there is a recessed porch area with associated mono-pitch tiled roof which also covers the bay window.

At the rear, there is a good-sized garden with full height fencing/walls around the boundary.

Immediately behind the garage is an area of hardstanding that is underused, primarily due to its shaded nature beside the main house. In this area the house walls are rendered at single storey only.



Above / View of rear of no.50 Woodlands Avenue.



Above / Views of front of no.50 from Woodlands Avenue.



Above / View of area behind existing double garage showing full height fencing and dense planting at boundary.



Above / View from behind existing double garage.



Above / Views of front of no.50 from Woodlands Avenue.

06

BRIEF

There is no connection between the current interior spaces within the existing property and the rear garden. The kitchen/dining space is also small for a property of this size.

The applicant wishes to modestly extend the property at the rear to increase the size of the kitchen/dining space. As part of this, they wish to explore whether a better connection to the garden can be established.

The applicant would like the extension to be of a high quality contemporary design to complement the existing house aesthetic.

They also wish to explore options to improve the external appearance of the property as a whole, whilst staying respectful to its existing character and the wider surroundings.

Key points of the proposal are:

- Extend the property to increase size of kitchen/dining space.
- Include a utility room to help with day-to-day functionality of a young family.
- The extension is to be of a contemporary architectural design.
- Renovate the property to improve the relationship between the interior space and rear garden.
- Improve the exterior appearance of the existing dwelling through well considered alterations.

07

KEY POLICIES

The key relevant policies from the Havant Local Plan and Havant Borough Design Guide are shown opposite.

As this is a small-scale householder proposal and the site is not located in a Conservation Area/AONB nor has any ecological considerations, the key policies are those related to ensuring a high standard of design that considers the site context and surroundings.

HAVANT LOCAL PLAN

(Pre-submission version extract)

Policy E1 / High Quality Design

Planning permission will be granted for development that:

- a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;
- b. Demonstrates that neighbourhood plans, local design statements, and the design elements of conservation area appraisals which identify local character and distinctiveness have been taken into account;
- c. Demonstrates that it:
 - i. Responds to, and draws inspiration from its local context and where appropriate, forges a new sense of place through design;
 - ii. Considers characteristics such as height, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;
 - iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development.

HAVANT BOROUGH DESIGN GUIDE

Paragraph 5.39

Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate.

Paragraph 5.40

It is important to retain gaps between buildings and a single storey extension should be in keeping with the local pattern of development, looking to the immediate neighbours first. Single storey extensions should be at least 1 metre from the boundary with adjacent properties.

Paragraph 5.41

Rear extensions should be sympathetic and subservient to the original design.

08 OPPORTUNITIES TO IMPROVE THE EXISTING PROPERTY

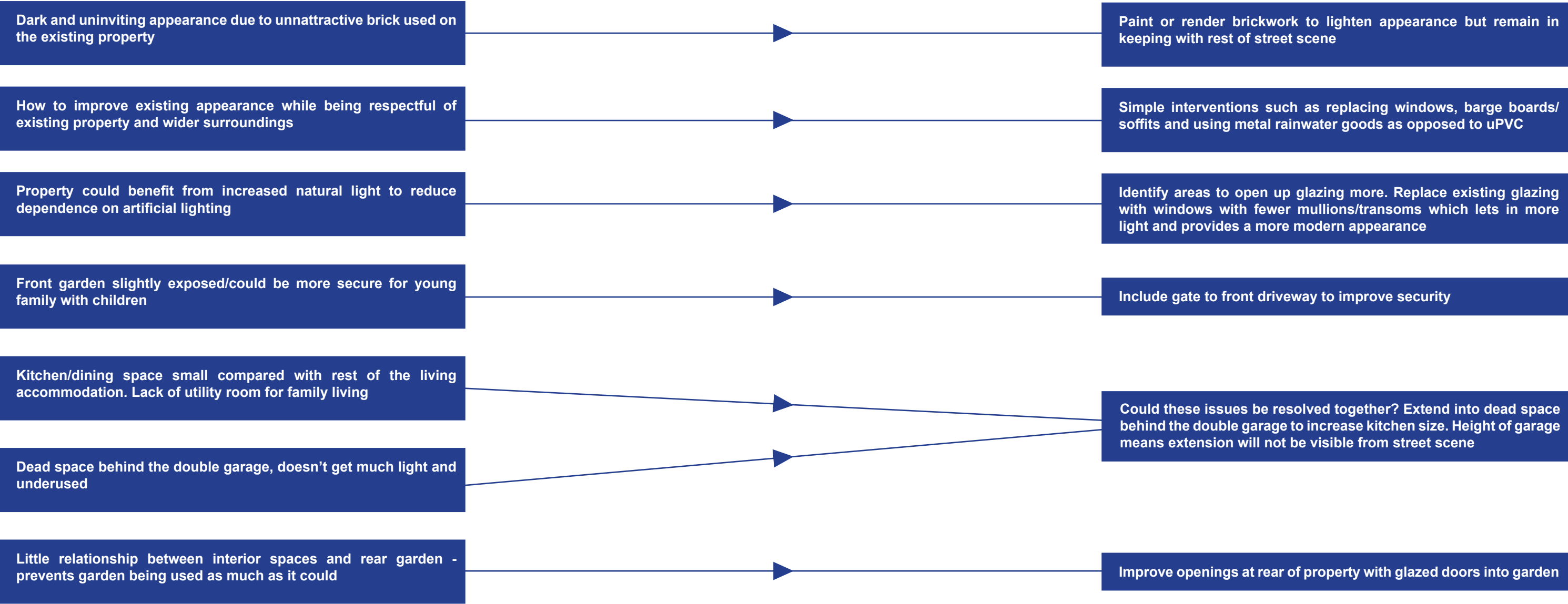
High quality design should not only respond to the existing property and wider surroundings, but seek to improve on these as well.

Where an existing property has no particularly strong architectural merit, such as is the case with no.50, a well considered contemporary architecture extension is often an ideal route for improving the appearance of the existing dwelling, due to its inherently different but complementary aesthetics.

The diagram below assesses how dealing with the constraints and features of the existing property at no. 50 can inform the proposed design:



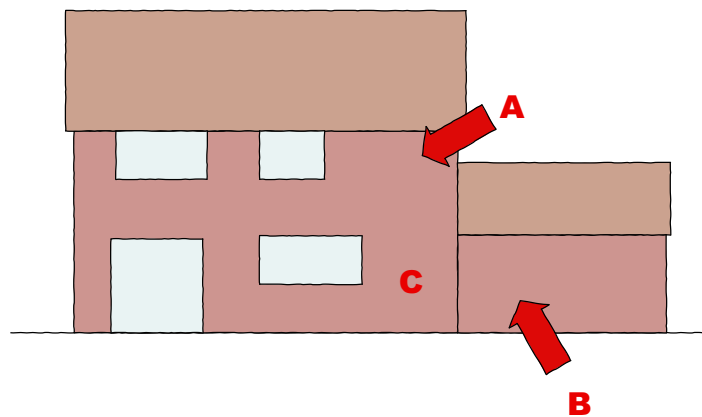
Above / 3D of the existing house from the rear. Area behind garage highlighted as underused space and possible location for an extension with no adverse impact on neighbours or surroundings.



09

CONCEPT DIAGRAMS

The parti diagrams below briefly explain the key design moves of the proposal.



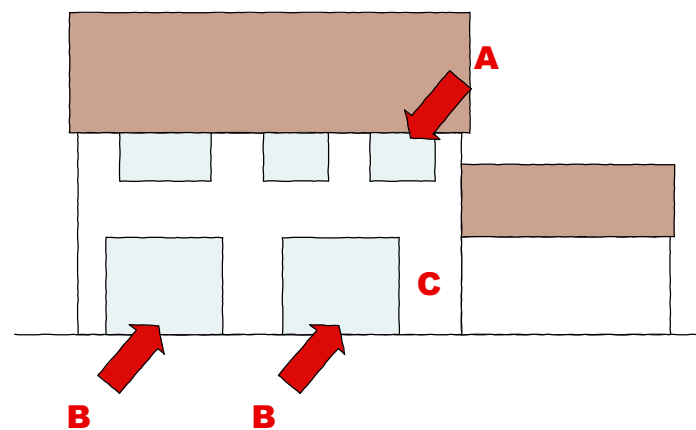
1.

The diagram above shows a simplified graphical version of the rear elevation of the property.

(A) There is a large expanse of brickwork without fenestration at this point which looks odd. The natural expectation would be for there to be a window here.

(B) The space behind the double garage is a dead space and underused. It is an ideal location for the extension since the neighbour on this side is a long distance away and the boundary is full height with substantial vegetation.

(C) The brickwork of the main house is not special in character and is tired looking in appearance. Could this be improved to uplift the appearance of the property as a whole?

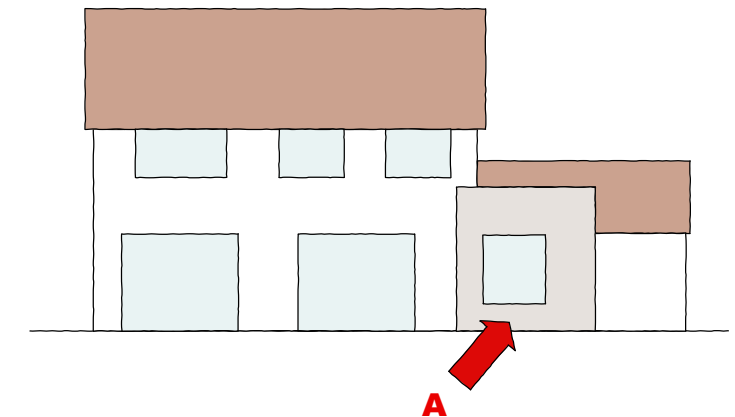


2.

(A) Add an additional window to the family bathroom to provide balance to the rear elevation. Block up existing bathroom window on side elevation.

(B) Improve the relationship to the garden by opening up the rear facing rooms with glazed doors. Keep these doors the same to provide balance and symmetry to the rear elevation.

(C) Uplift the existing masonry by painting the existing brickwork white. This will brighten the whole house and give it a lighter, more modern appearance whilst staying true to the character of the existing building.



3.

(A) New modest contemporary extension in dead space behind existing garage.

Use a contrasting but complementary material to the existing house, so difference between old and new can be observed.

Material choice should be visually subservient to the main house.

Flat roof means the extension is subservient to the main house and is below the ridgeline of the garage, therefore, cannot be seen from the street and minimises any impact on neighbours.

Maintain min. 1m distance from the boundary to maintain side access to the rear garden.

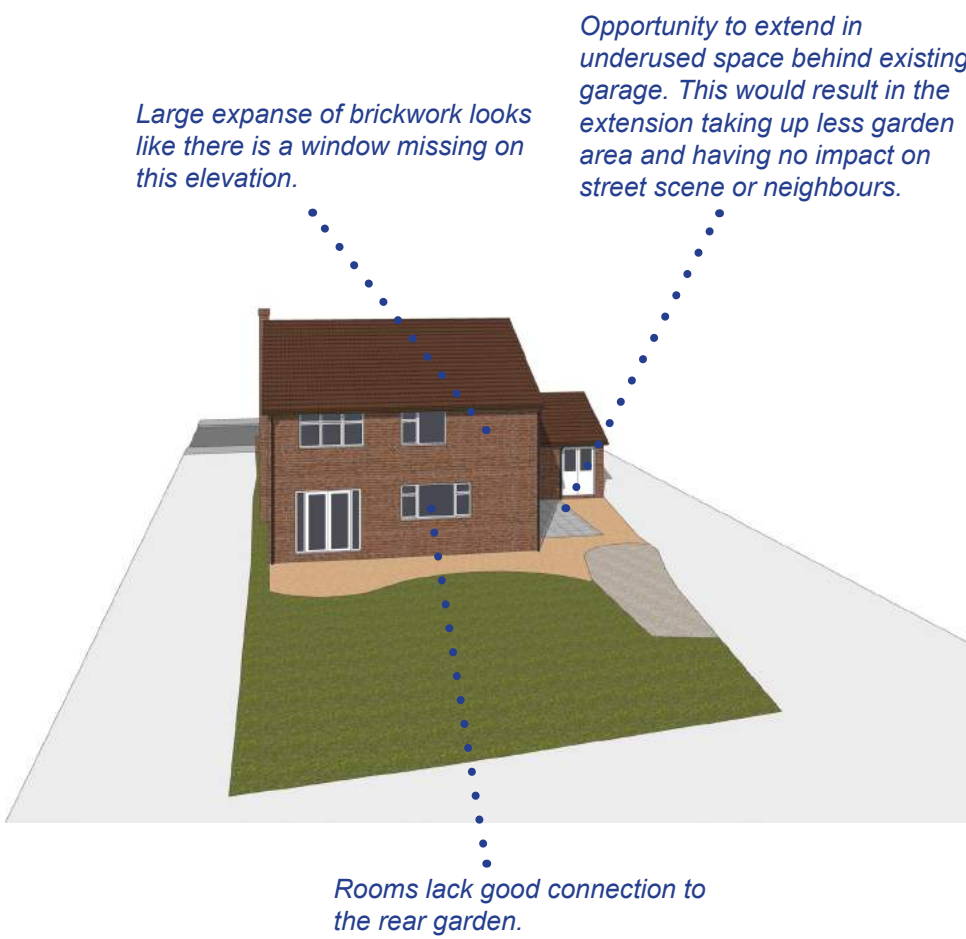
09

CONCEPT DIAGRAMS

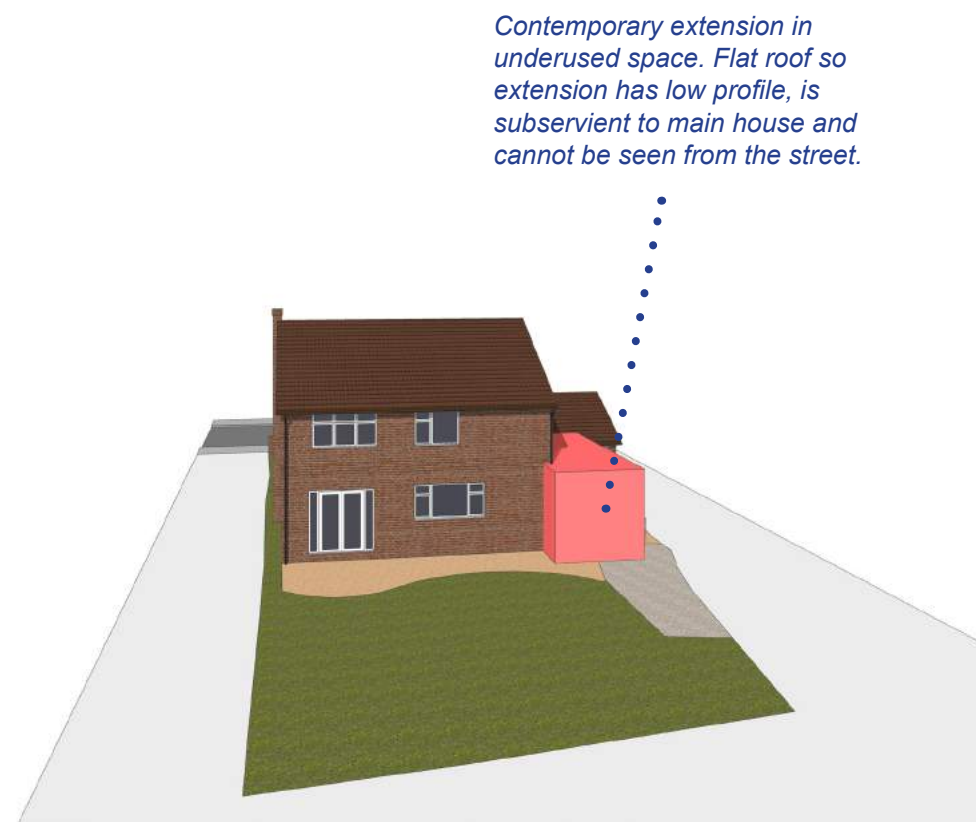
CONT.

The graphics below explore the key design moves set out previously and how these relate to the 3D model of the existing house.

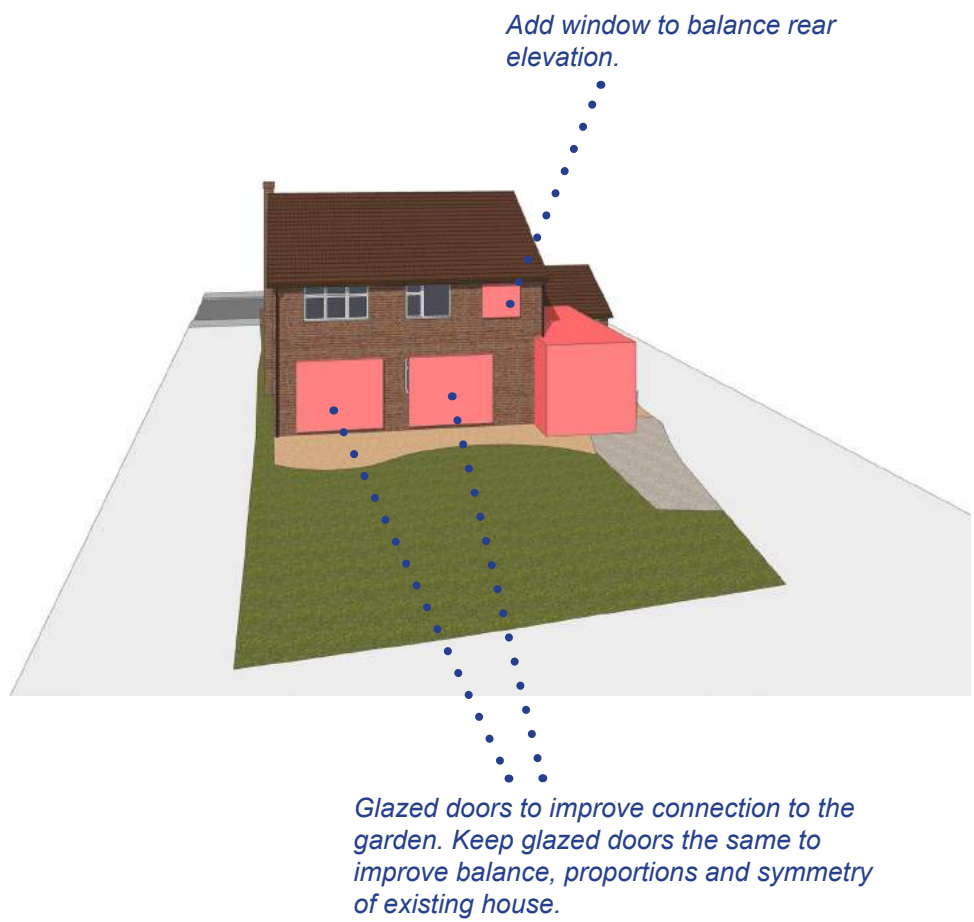
1.



2.



3.



10 HIGH QUALITY DESIGN

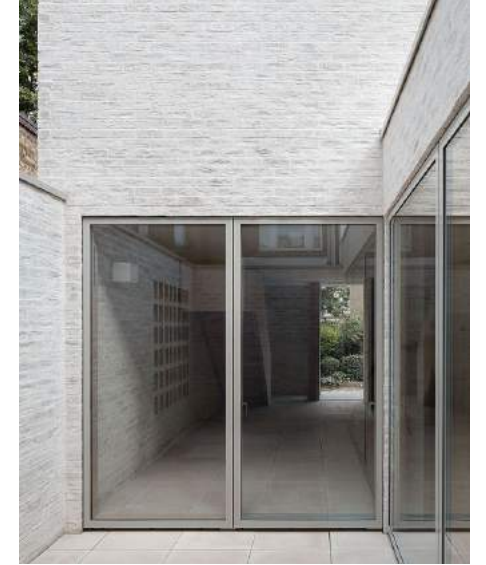
The design of the proposal is informed by the character of the site and minimising any impact on the surrounding area, whilst also working with the character of this existing building to improve its appearance and relationship to its site.

Well considered, contemporary designs can complement and enhance existing traditional buildings.

Some examples of such architecture can be seen opposite and have been used as precedents for the proposal.



Above / White painted brickwork is an effective way to enhance the appearance of traditional architecture and existing buildings with less attractive brick types. It also provides the ideal backdrop for complementary contemporary architecture or extensions.



Above / Timber cladding works well on architecture and extensions aiming to be subservient to or harmonious with their surroundings. It is a natural material, visually softer than brickwork and weathers naturally over time. It is suited to the aesthetics of contemporary architecture, but does not have a harsh appearance due to its longstanding traditional use within the built environment. The texture and materiality of timber cladding work well against masonry and brick buildings.



Above / Even modest contemporary architecture extensions can uplift and enhance existing dwellings.



Above / Glazing and views can be used in a considered way to create different kinds of connections to the outside.



11

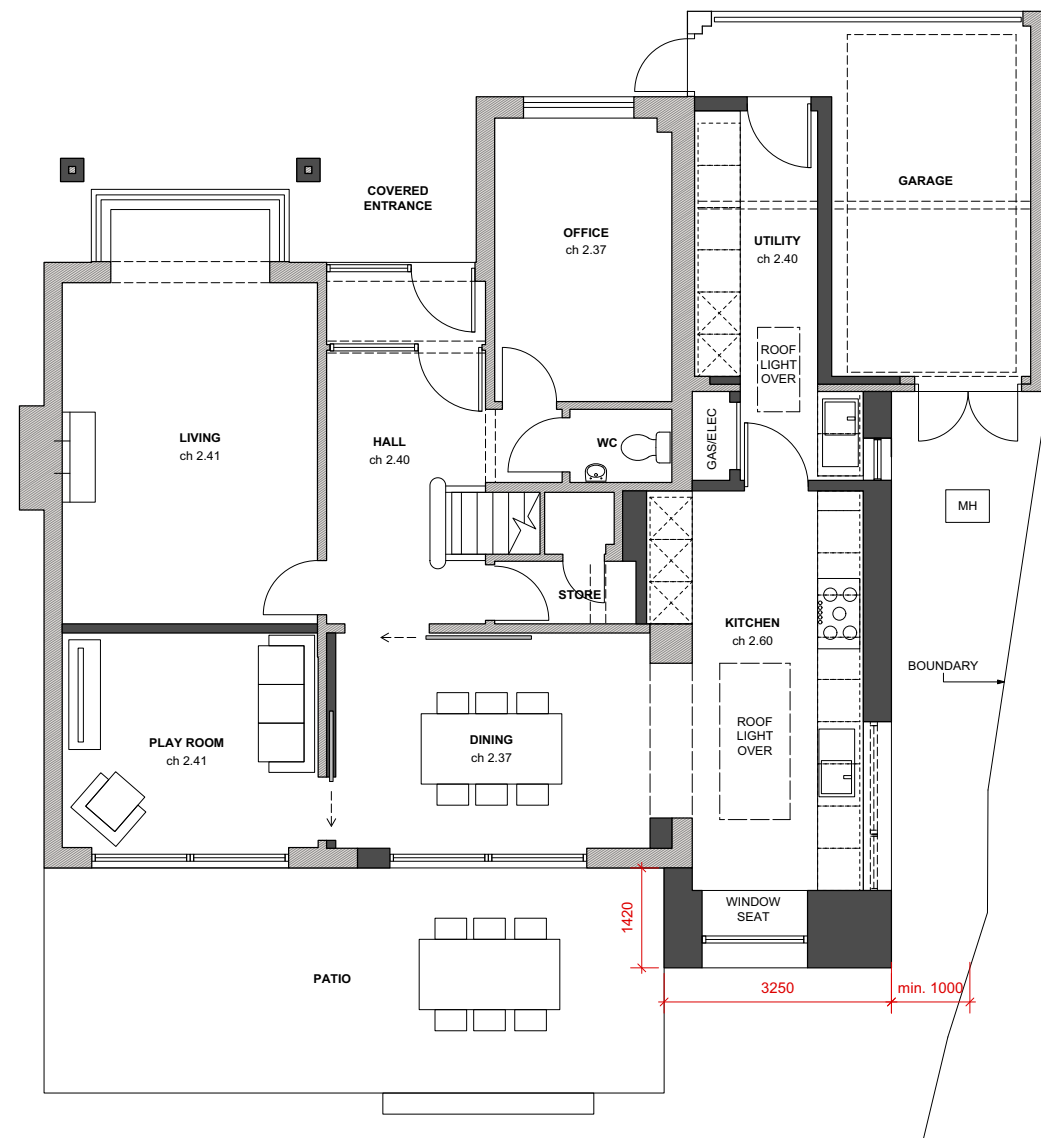
LAYOUT + ACCESS

Access to the site remains unchanged as part of the proposal.

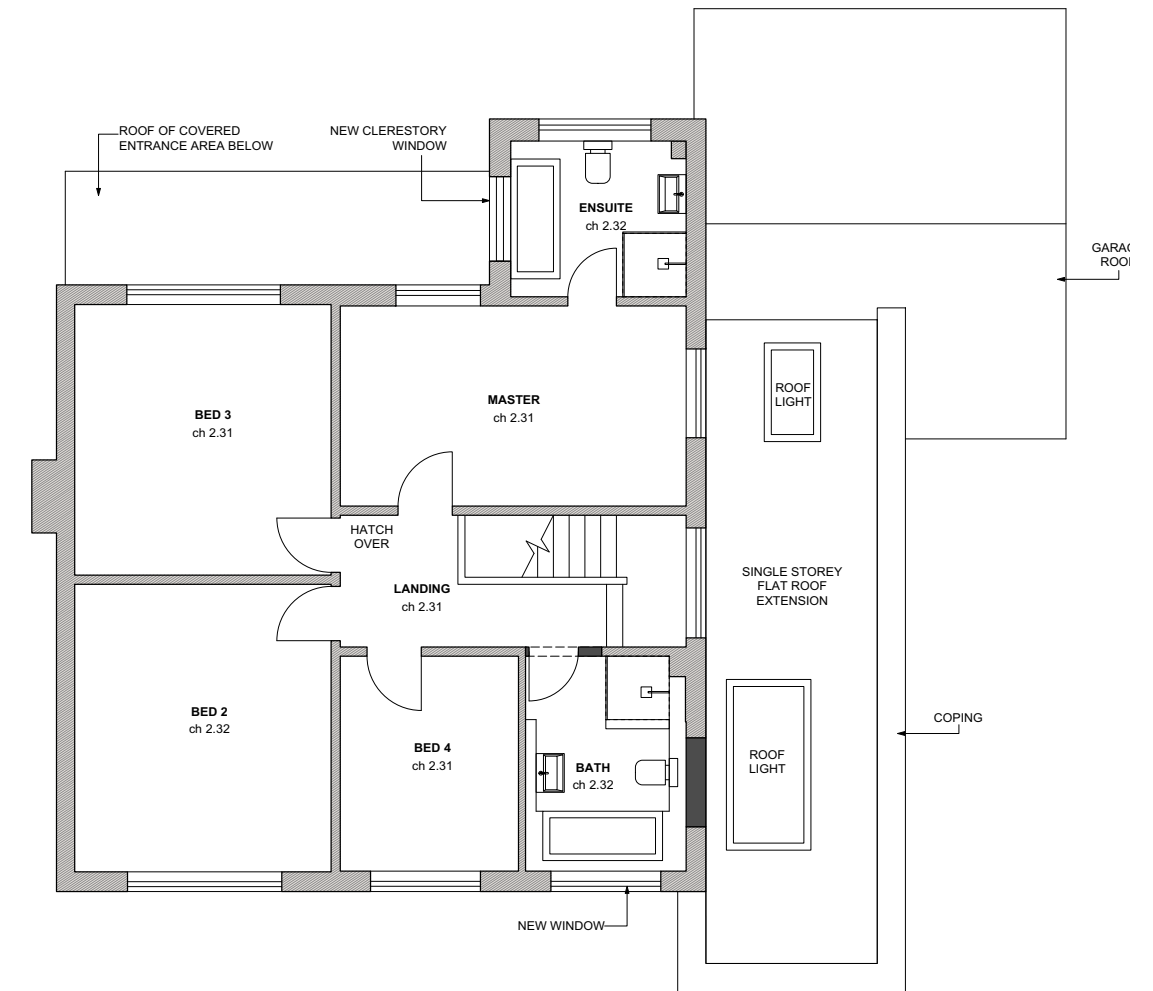
A new open rail timber gate is proposed to the existing opening in the low level front boundary wall.

Side access to the rear garden is maintained through the garage as existing, the proposed extension is set back from the boundary by a minimum of 1m.

Access throughout the property remains largely unchanged, the extension comprises of a kitchen space so the existing kitchen/diner can be used solely as a dining room. A section of the existing double garage is proposed to be converted internally to provide utility room space.



Above / Ground floor plan extract. Not to scale.



Above / First floor plan extract. Not to scale.

11

LAYOUT + ACCESS CONT.

As mentioned on the previous page, a new open rail timber gate is proposed to the existing driveway opening in order to make the driveway more secure for a young family.

Gated driveways are common along Woodlands Avenue, with many properties having open rail timber gates. Some examples of these can be seen in the images below.



Above / Examples of gated driveways along Woodlands Avenue.

12

SIZE + MASS

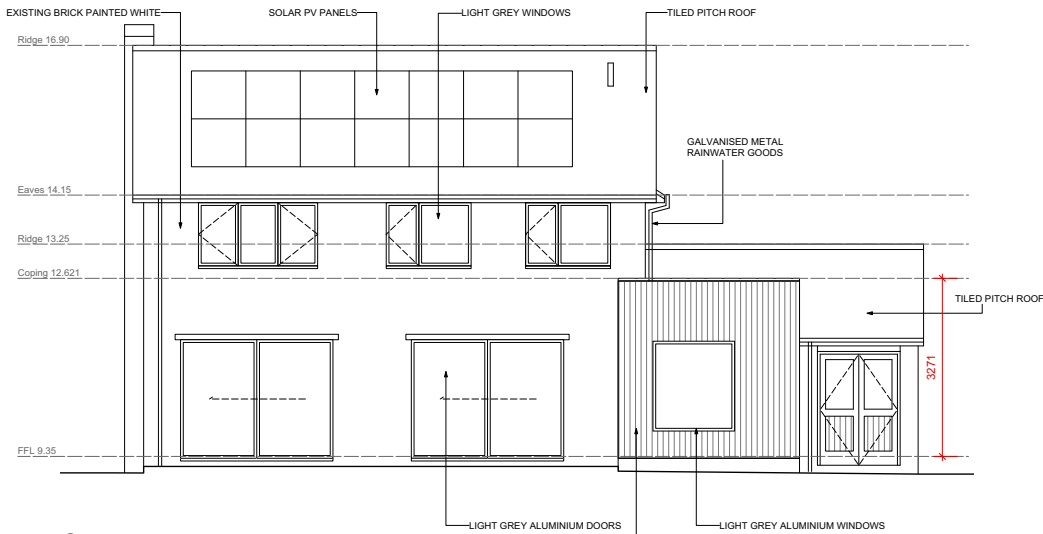
Several key design moves and parameters have informed the proposal in an effort to ensure there are no adverse affects on the surrounding neighbours, context or street scene.

The key aspects of this are:

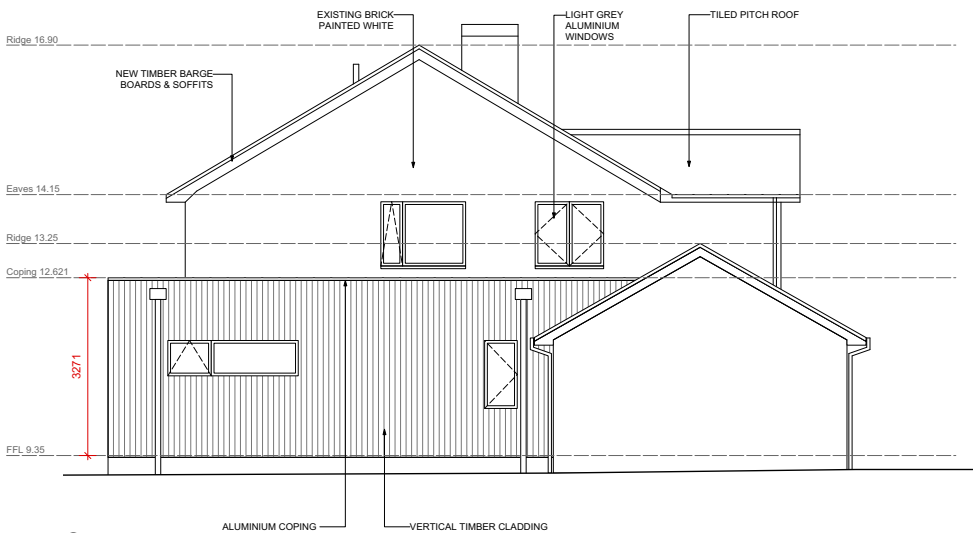
- The proposed extension footprint is small and located in the most discrete and suitable area of the rear garden.
- A flat roof ensures the extension cannot be seen from the street, due to the position of existing double garage.
- A flat roof also ensures that the extension height is below the ridge line of existing single storey double garage.
- The extension is subservient in size to the existing property.
- The use of timber cladding on the extension ensures the proposal is viewed as secondary and subservient to the main house.
- The position of the proposed extension means it cannot be viewed from either immediate neighbour.
- The proposal has been designed so that there is no overlooking to neighbours.
- The proposal is contemporary in appearance which ensures it is visually separate from the main house and therefore reduces visual mass and bulk, as the old and the new are easily identifiable.
- The proposal is set away from the neighbouring boundary.
- The elevation where the proposed extension appears the largest is not visible due to the full height fencing and substantial planting at the boundary. Therefore, it can only be viewed from its short elevation, where the extension appears very modest compared with the primary dwelling.



Above / Front elevation extract showing that the proposed extension is not visible from the street. Not to scale.



Above / Rear elevation extract showing that the proposed extension is subservient to the main house. Not to scale.



Above / Side elevation extract showing that the proposed extension is shorter in height than the existing single storey garage. Please note: this view cannot be gained in reality due to the full height fence and heavy planting at the boundary. Not to scale.

13

THE APPROPRIATE CHOICE OF MATERIALS

The proposed materials have been carefully selected as they are sensitive of and respectful to the character of the area and are deemed to complement and enhance their surroundings.



Extension Walls / Timber Cladding

- Natural material and therefore more sustainable.
- Visually subservient material compared with masonry brickwork of main house.
- Using a different complementary material to the main house reduces visual mass.
- A material that is intended to weather naturally over time which is ideal for environments near planting/vegetation.



Main House Walls / White Mineral Painted Brickwork

- Brightens the appearance of the existing property.
- In keeping with materiality of existing property.
- Relates to other properties on the street and in the surrounding area.
- Masonry mineral paints are known for being environmentally friendly, durable, for their cleanliness and resistance to dirt build up, colour stability and breathability.



Glazing / Light Grey Frames

- Colour complements both traditional and contemporary aesthetics.
- Subtle colour, but elevated compared with white uPVC.
- Visible on other properties in the area, such as no. 12 Wensley Gardens.



Flat Roof Areas / Sedum Roof Covering / Single Ply Membrane

- Improves visual amenity.
- Beneficial for biodiversity and sustainability.



Pitched Roof Areas / Solar PV Panels

- Improves sustainability credentials and beneficial for the environment.



Smaller Details / Galvanised Rainwater Goods

- Improves on the appearance compared with uPVC.
- Complementary colour to the materials above.

14

VISUALISATIONS

The following 3D visualisations show before and after views of the existing property and proposal.

Existing / Front



14 VISUALISATIONS

Existing / Rear



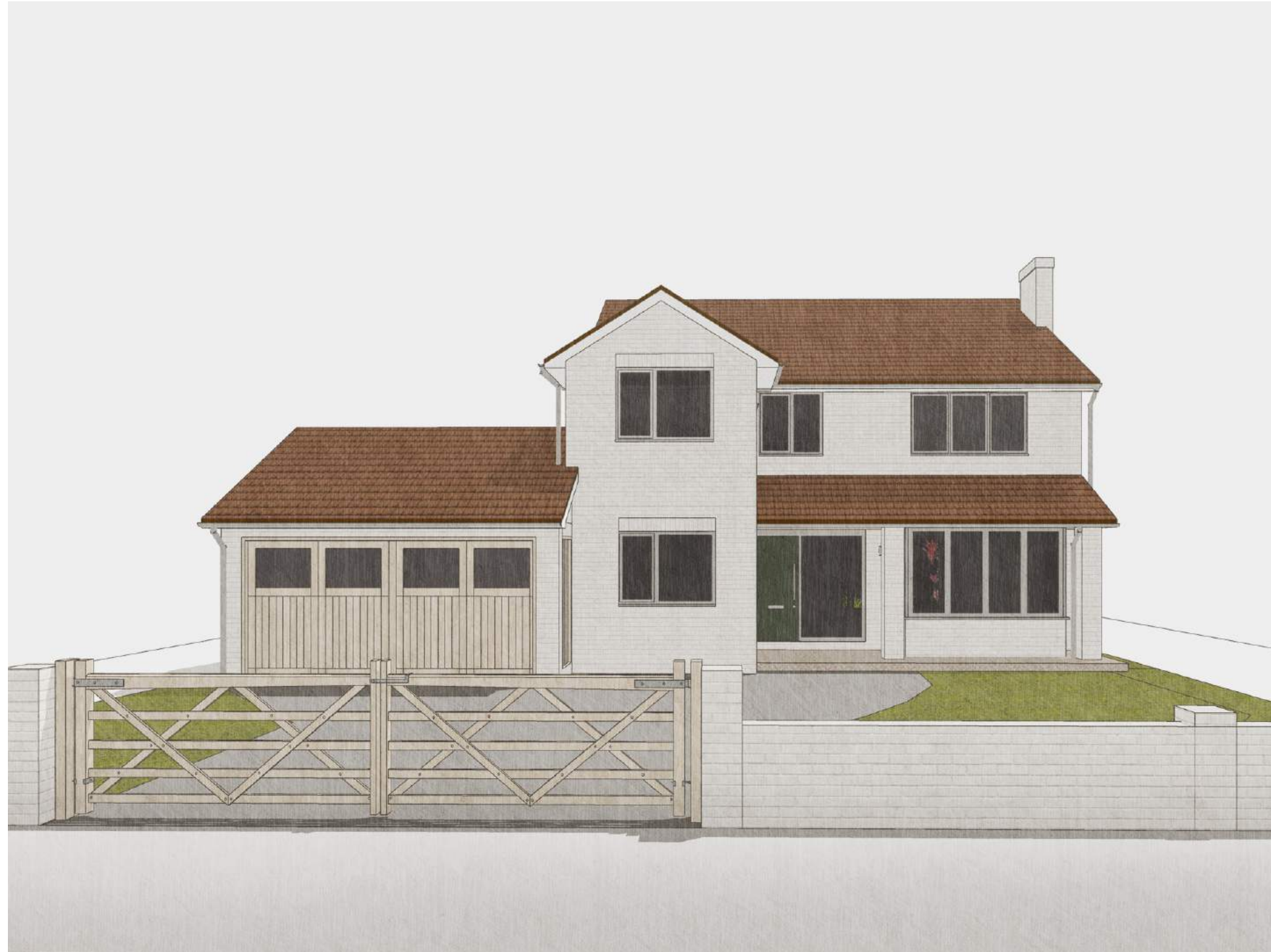
14 VISUALISATIONS

Existing / Rear



14 VISUALISATIONS

Proposed / Front



14 VISUALISATIONS

Proposed / Rear



14 VISUALISATIONS

Proposed / Rear



15

CONCLUSION

This document presents a proposal for a rear extension alongside external renovations to the property at 50 Woodlands Avenue.

The proposed design has been considered with regard to and to adhere with guidance set out in local policy documents.

In accordance with policy E1 of the Havant Local Plan, the proposal is designed to a high standard and creates a more desirable dwelling as part of the local housing stock. The proposal takes into account local character and distinctiveness, which have in turn influenced design decisions.

The proposal responds to, and draws inspiration from its local context, particularly with the choice of renovations to uplift the appearance of the existing property.

Characteristics such as height, massing, plot widths and depths have been considered in the design for the proposed extension.

The proposal positively responds to existing buildings in the vicinity, through ensuring its subservience to the main house, being designed so that it is not visible from the street scene and has no adverse impact on either of the two immediately neighbouring properties or their amenity.

In accordance with paragraphs 5.39 - 5.41 of the Havant Borough Design Guide, the proposal is modest in scale and subservient to the main house. It maintains existing side access to the garden and is set away from the boundary by a minimum of 1 metre at its closest point. The subservient contemporary design ensures the original house is easily identifiable in comparison with the newer addition.

Overall, careful consideration has been given to the design of the proposal to ensure there is no detrimental impact to the wider area nor existing property. The proposal is of a high standard of design and does not adversely impact the area in terms of scale, form, layout or materials. It does not cause significant adverse impact on the amenity of nearby residents or the street scene.

The proposal has been designed for this particular site and its constraints, and marks an improvement on the existing dwelling. The design proposals are respectful of and enhance the character of the existing property and suitably complement the wider character of the area.