

62 Havant Road

Proposal to demolish a single storey rear extension and 2 storey flat roof side extension, and replace with new flat roof single storey rear extension, and new 2 storey side extension. Join the existing gable habitable roof area together with flat roof loft conversion:

**62 Havant Road,
Emsworth,
PO10 7JG**

Client: Mr and Mrs Garvey
Planning

February 2024

0460-02-001

Schedule:

The following drawings are included with the document:

0460-02-001 - Location plan @1:1250/1:500

0460-02-002 - Existing plans @1:100

0460-02-003 - Existing plans @1:100

0460-02-004 - Existing elevations @1:100

0460-02-005 - Existing elevations @1:100

0460-02-006 - Proposed site plan @1:500

0460-02-007 - Proposed plans @1:100

0460-02-008 - Proposed elevations @1:100

0460-02-009 - Proposed elevations @1:100

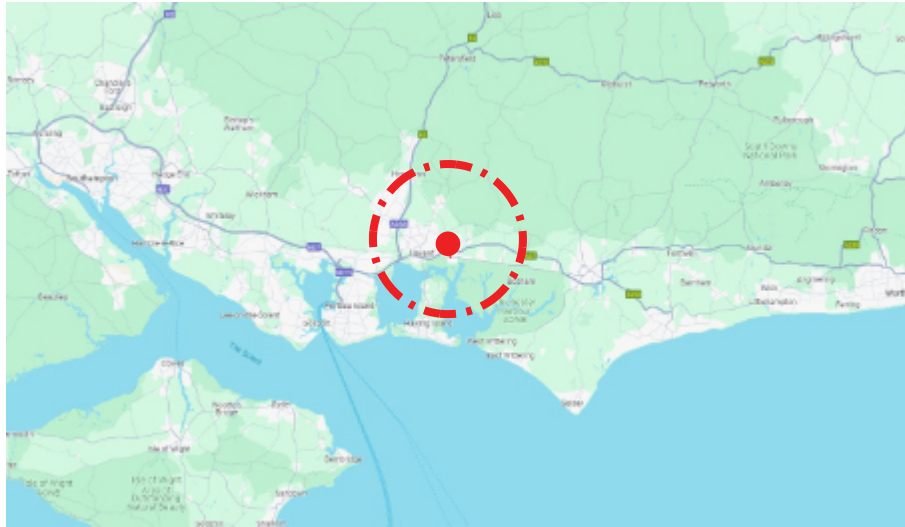
0460-02-010 - Proposed sections @1:100

Design team:

Architects - Birch Architects

1.0 Introduction

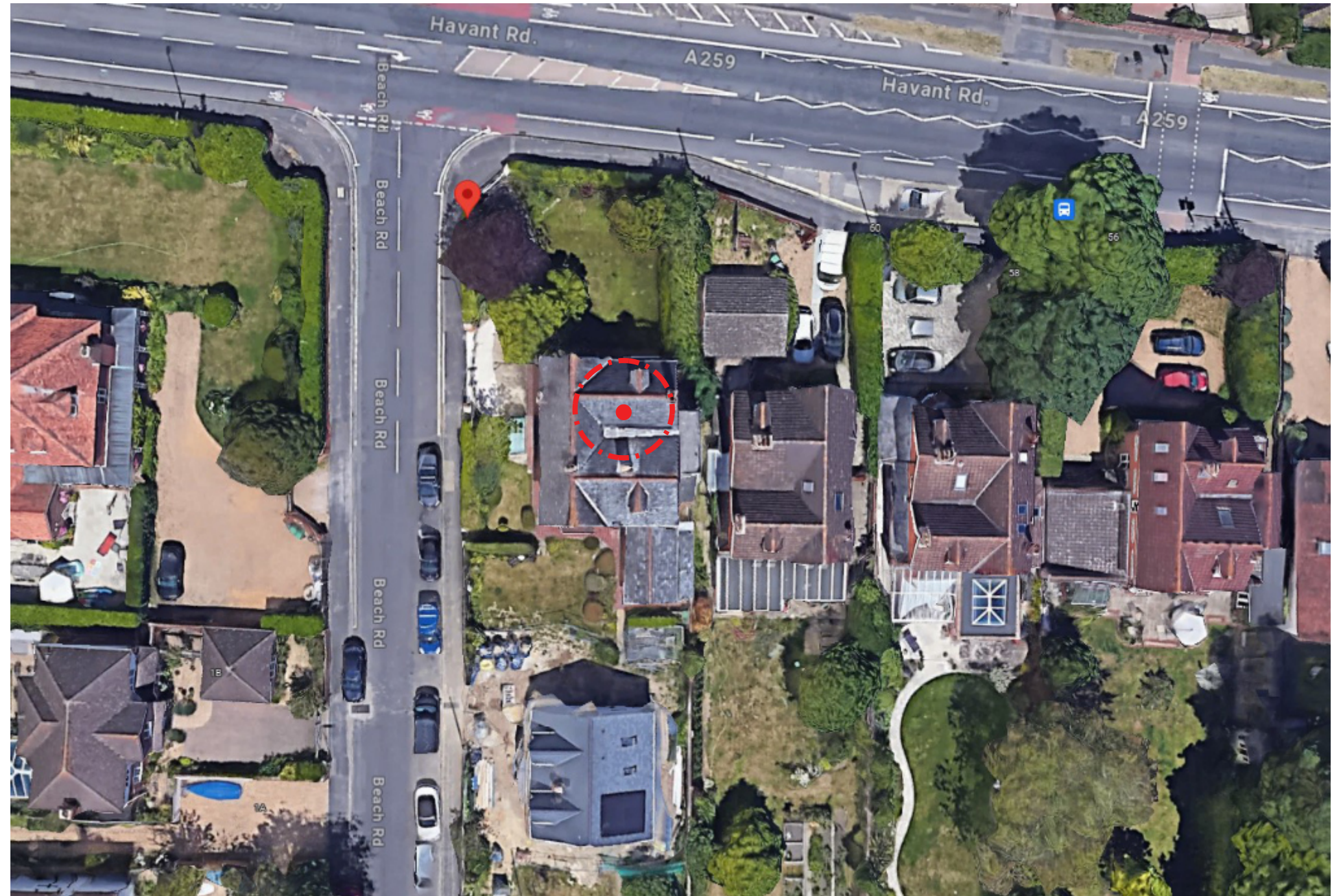
1.1 Site Location



SITE LOCATION:

62 Havant Road is in Emsworth near the coast and has good access to the A27 linking to Portsmouth and Chichester. It is in a residential area of mainly detached homes dating back to early 20th Century.

This document supports a planning application for a new single storey rear extension, a two storey side extension and a roof conversion.



1.0 Introduction

1.2 Site Images



KEY PLAN



VIEW 01



VIEW 02



VIEW 05



VIEW 07



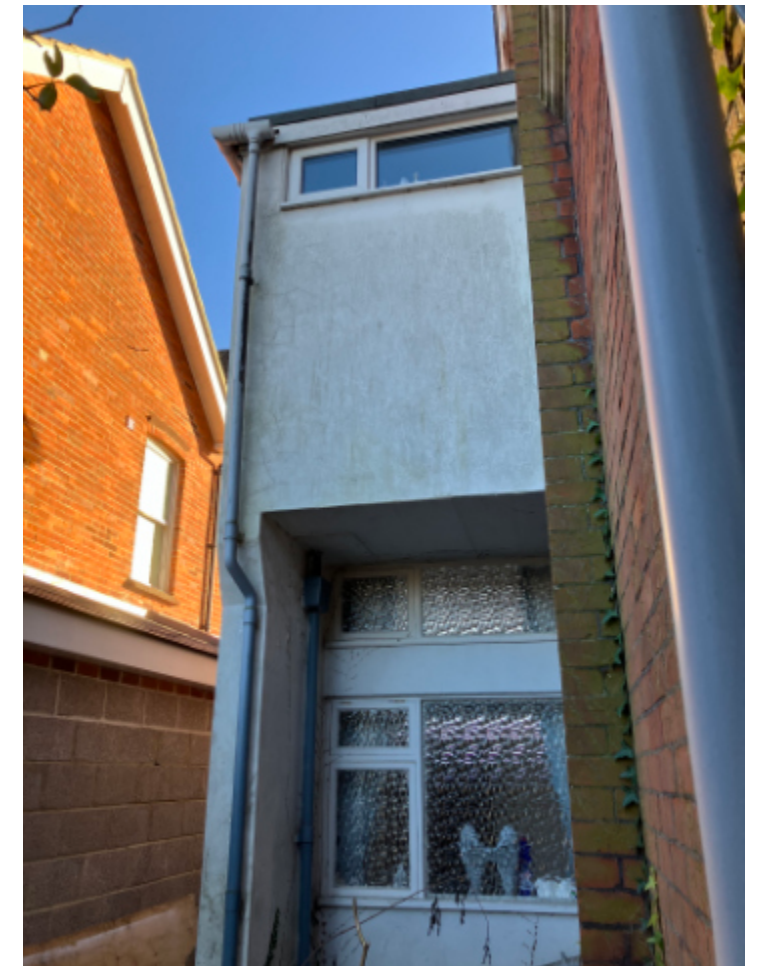
VIEW 03



VIEW 06



VIEW 04



VIEW 08

2.0 Design statement

2.1 Statement

PROPOSAL

This is a planning application for a new single storey flat roof extension to replace the existing rear single storey kitchen extension, and a new two storey side extension to replace the existing flat roof side extension, along with a flat roof linking loft conversion.

Introduction

62 Havant road sits on an established corner plot in Emsworth. There is a previous approval which split the garden to create a separate new dwelling with access off Beach Road (APP/20/01025).

The area is predominantly residential in nature. Properties in the road are mainly detached, two- and three-storey properties. The existing house is similar to others in the area; villas built around the early 1900s when there was significant development in this area. The houses have generous floor to ceiling heights (3m+), large sliding sash windows, red multibrick to the walls and slate or tiled roof. The local conservation area is around the older part of the waterside town and the site is in flood zone 1, with low probability of flooding.

Other than the new dwelling the actual house has had very little recent planning history, and whilst structurally sound is in need of updating to modern standards. It currently runs on gas and the level of thermal insulation to the building envelope is poor.

Mr and Mrs Garvey and their young family have recently acquired the home and are very excited and committed to upgrading and renovating this property to suit their needs and create a sustainable family home that is respectful of the existing house.

Design:

The proposal is to create a new high quality rear extension to form a large modern sociable family space. The extension will have a parapet flat roof and compliment the style of the existing house. There will be a series of arched patio doors to the rear and side which connect the inside with the garden. There will be a large roof lantern bringing in natural light. To the side will be a lower flat roof extension, more subservient in nature, which will contain the pantry area and utility.

To the Eastern side there will be a new two storey extension with a hip roof that will sit inside the profile of the existing gable and new loft conversion. This will only have widows to the front and rear and will be set back from the front elevation by 600mm.

At 2nd floor there will be a new flat roof linking the two existing bedrooms 5 and 6. This will form the new gable profile on the side elevation.

Internally in the rear extension, the space will match the generous floor to ceiling heights present on the existing ground floor. The space will open up the rear of the house to form a large kitchen/living dining area, with a pantry and utility.

The two storey extension will neatly contain all the service areas such as the cloakroom, ensuite, master dressing room, etc.

The loft conversion will have a small flat roof area connecting the two gable roof rooms and will form an ensuite each for bedroom 5 and 6.

There will be no overlooking of other properties, and the rear extension will not project out as far as the existing single storey kitchen.

The parking will remain at the front of the property and provide ample space for turning and leaving in a forward gear.

Materials:

The new extension to the rear and the side will have brickwork to match the existing walls. There will be slate to the hip roof. The new warm flat roof to the rear extension will be grey single ply membrane. The glazed lantern will be black aluminium double glazed. The windows to the rear extension will be high quality, black aluminium double glazed units. The patio doors will be black aluminium.

The windows to the side extension will match the existing sash windows in white.

Works required:

The existing single storey rear and two storey side extension will be removed. There will be some new structural openings and new foundations linking the existing building with the new extension.

Rainwater from all the new roofs is taken to downpipes running into the existing soakaway to the front and to the rear. New foul will connect into the existing SVP and run into the main sewer.

Conclusion:

The new proposals are very much in keeping with the existing house, and will create a more practical family space. The proposals are all within local planning policy and will improve this family home for the next generation.

We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that planning approval is issued.

3.0 Drawings

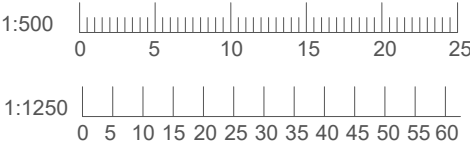


Existing Site plan 1:500

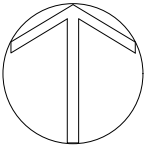
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Site Location plan 1:1250

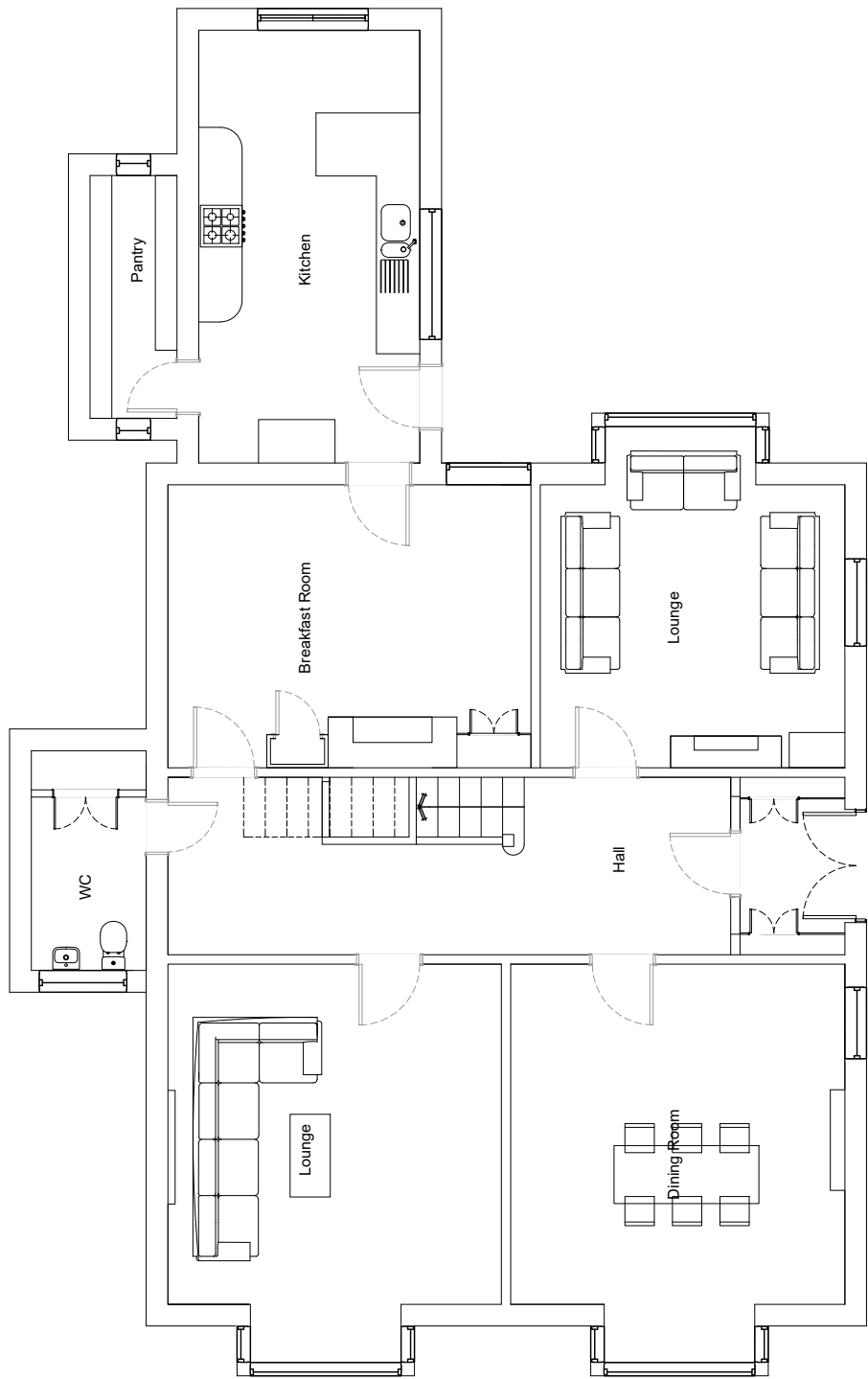


Rev			
Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-001	Revision: -
Title: Existing Site plan		Drawn: sb Check: NB	Scale: 1:500 & 1250 @a3
		First Issue: Feb. 2024	

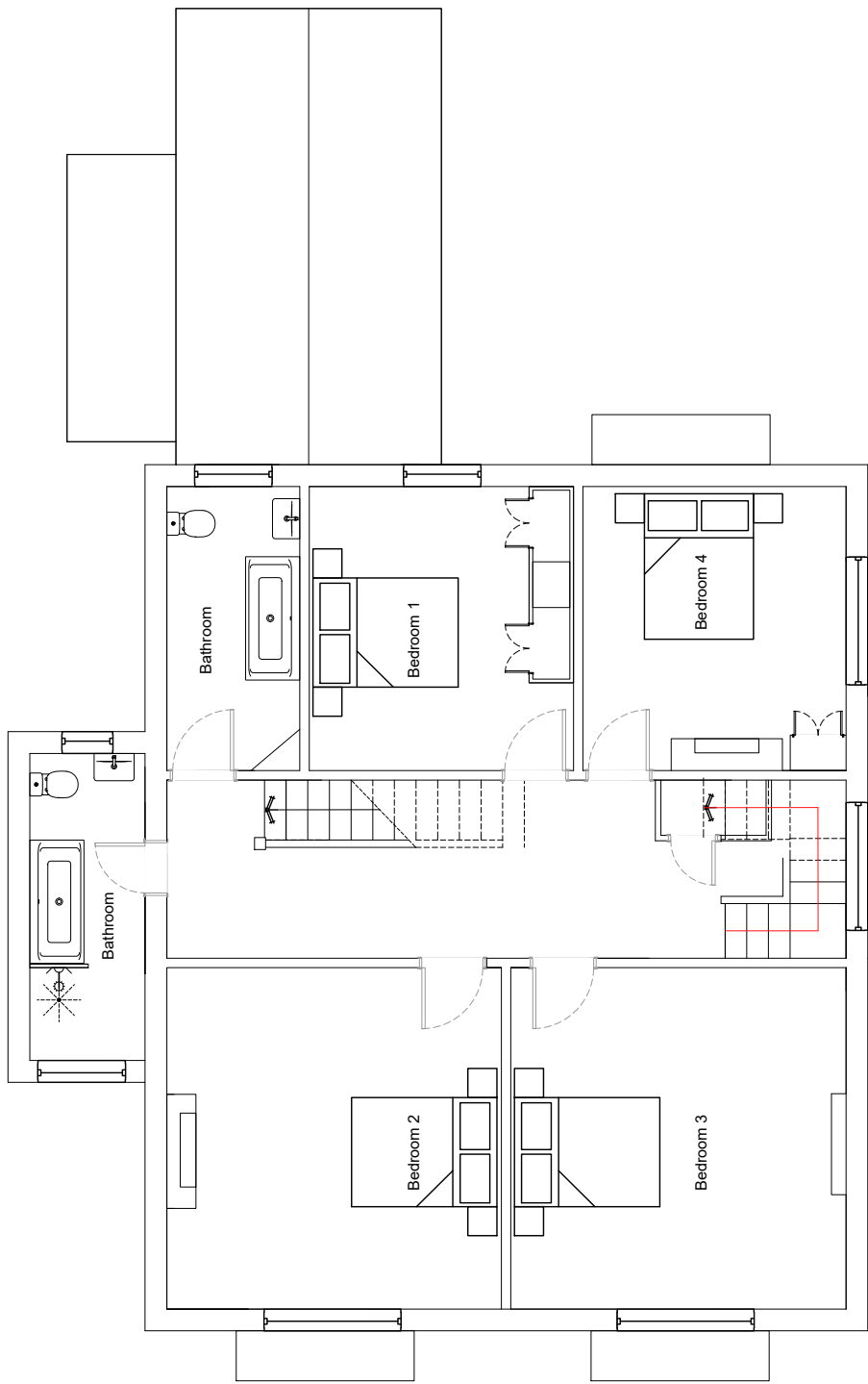


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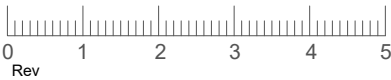
3.0 Drawings



Existing Ground floor plan 1:100

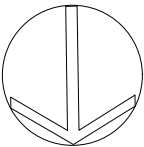


Existing First floor plan 1:100

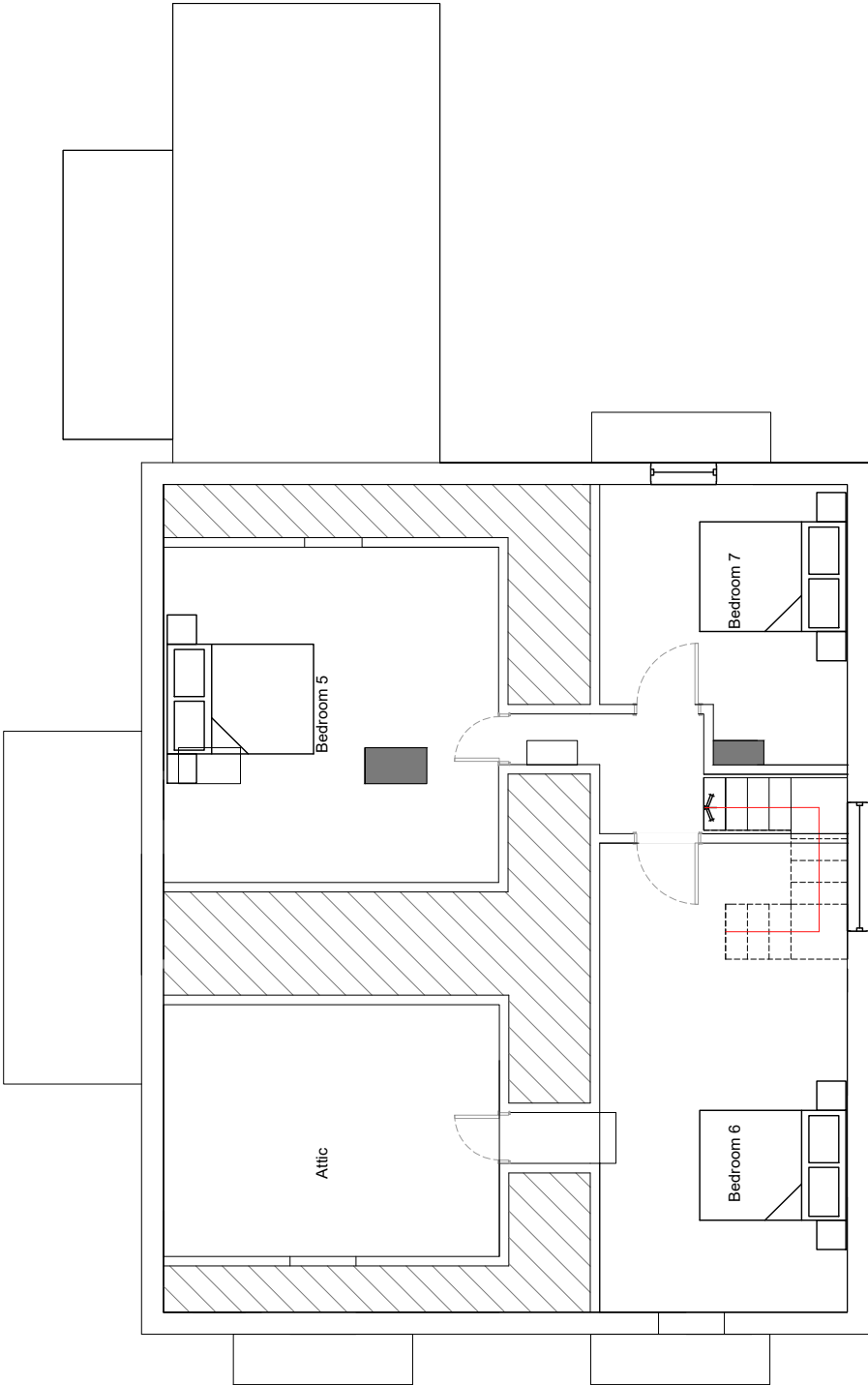


Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-002	Revision: -
Title: Existing floor plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

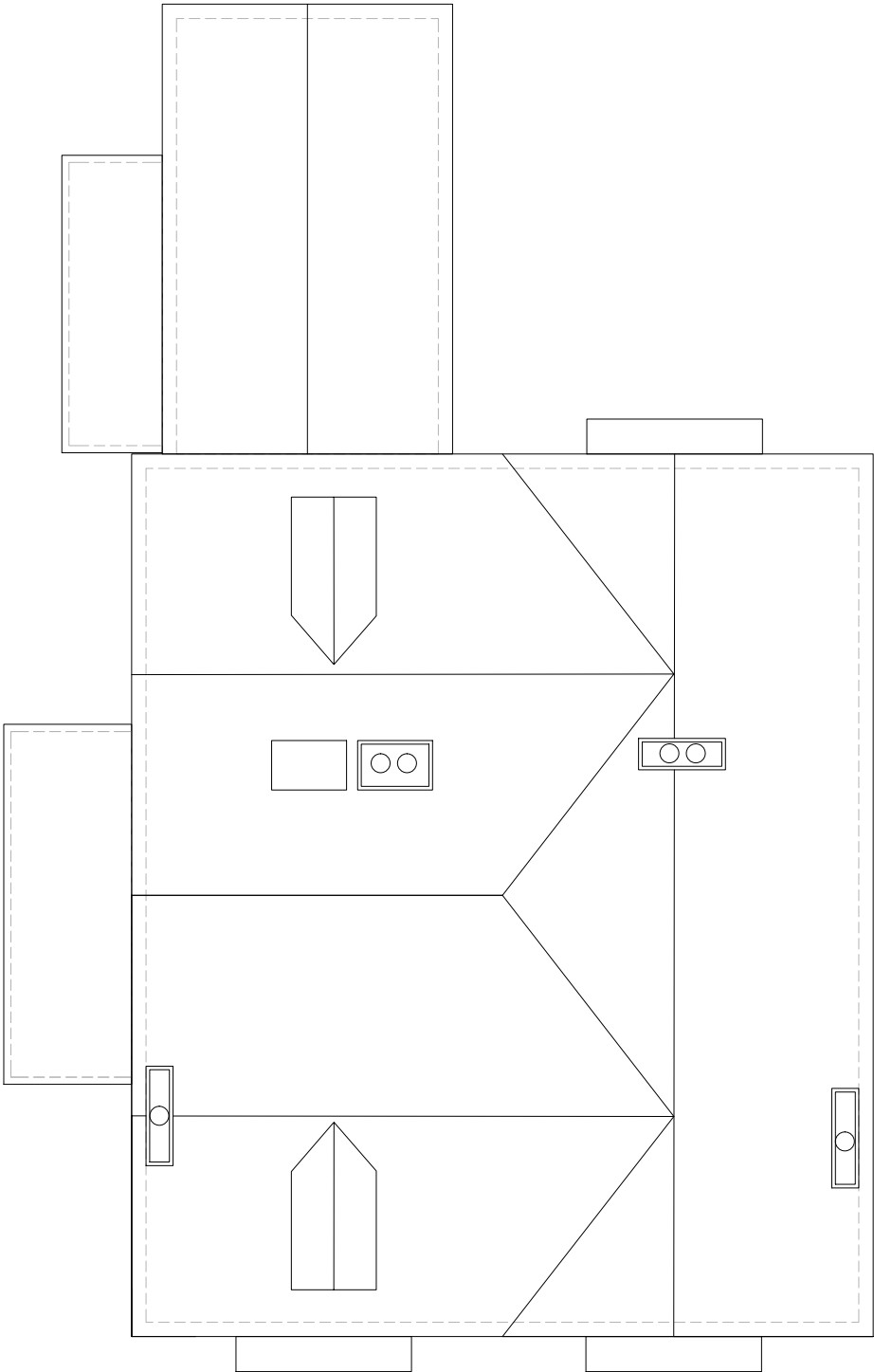
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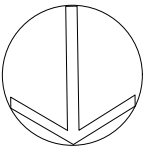
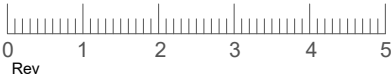
3.0 Drawings



Existing second floor plan 1:100



Existing roof plan 1:100



Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-003	Revision: -
Title: Existing floor plans		Drawn: sb Check: NB	Scale: 1:100 @a3 First Issue: Feb. 2024
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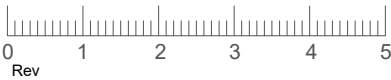
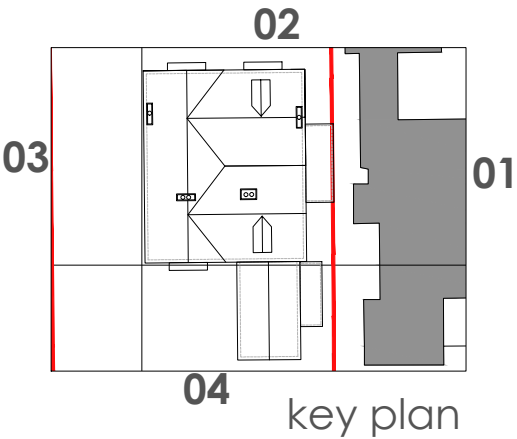
3.0 Drawings



Existing side elevation 03 1:100



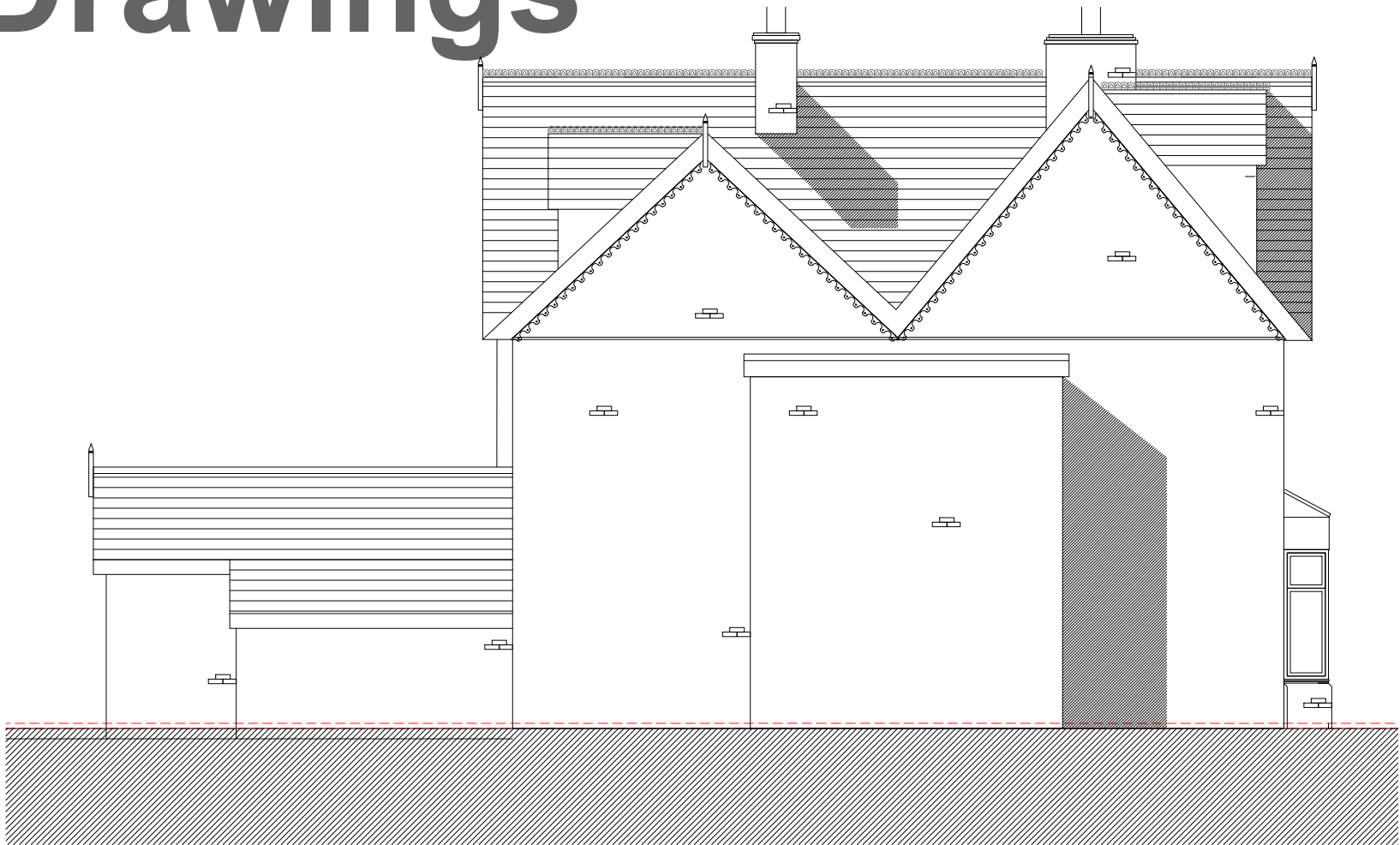
Existing rear elevation 04 1:100



Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-01-005	Revision: -
Title: Existing elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

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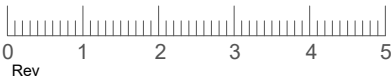
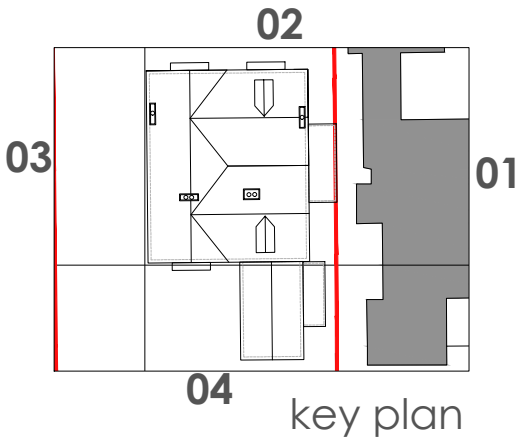
3.0 Drawings



Existing side elevation 01 1:100



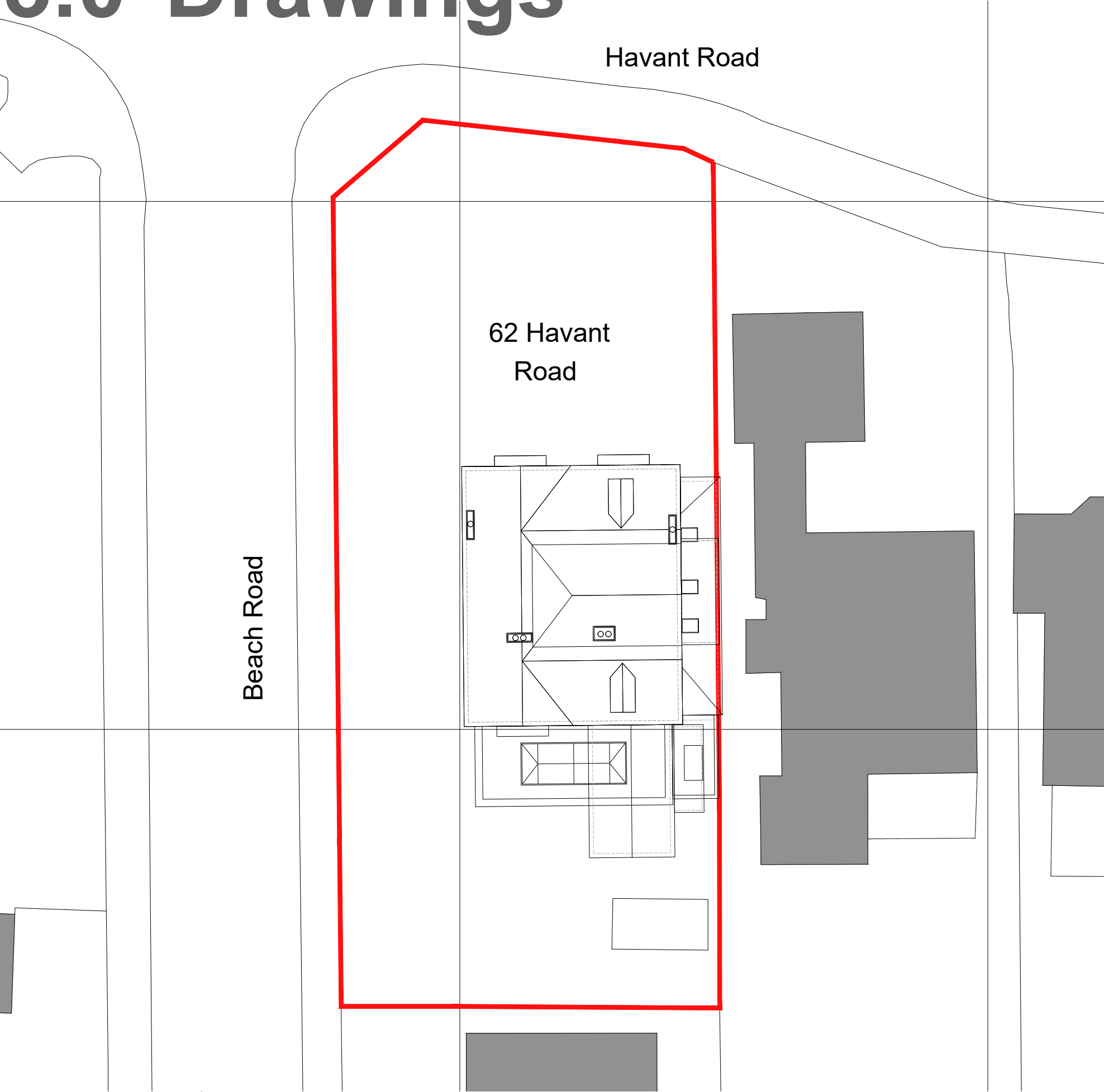
Existing front elevation 02 1:100



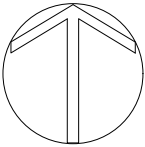
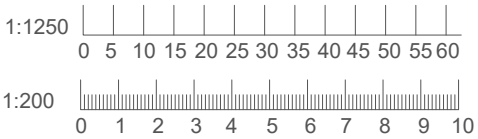
Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-005	Revision: -
Title: Existing elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

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3.0 Drawings

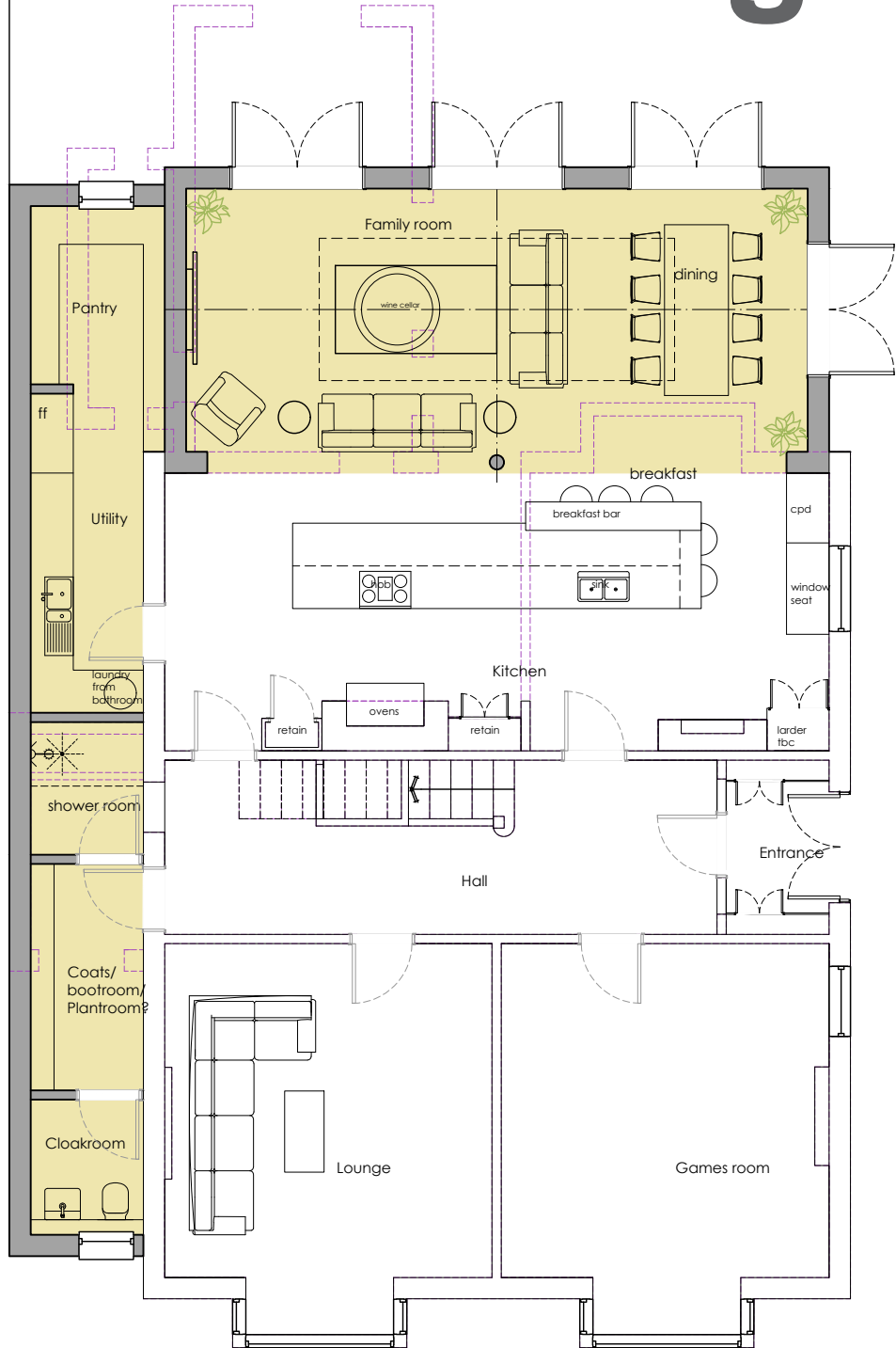


Proposed location plan 1:1250

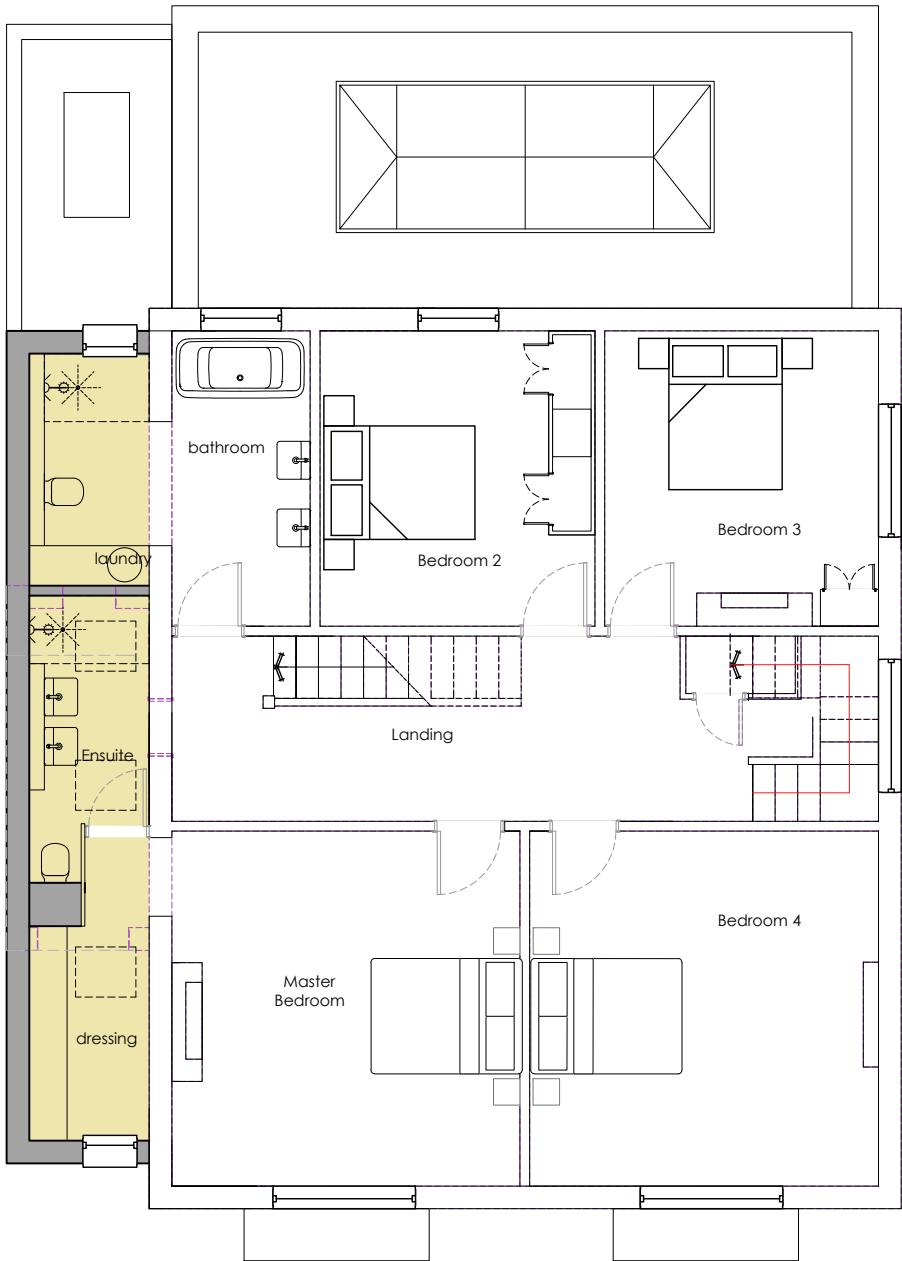


Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-006	Revision: /
Title: Proposed Site plan		Drawn: sb Check: NB	Scale: 1:200 @a3 First Issue: Feb. 2024
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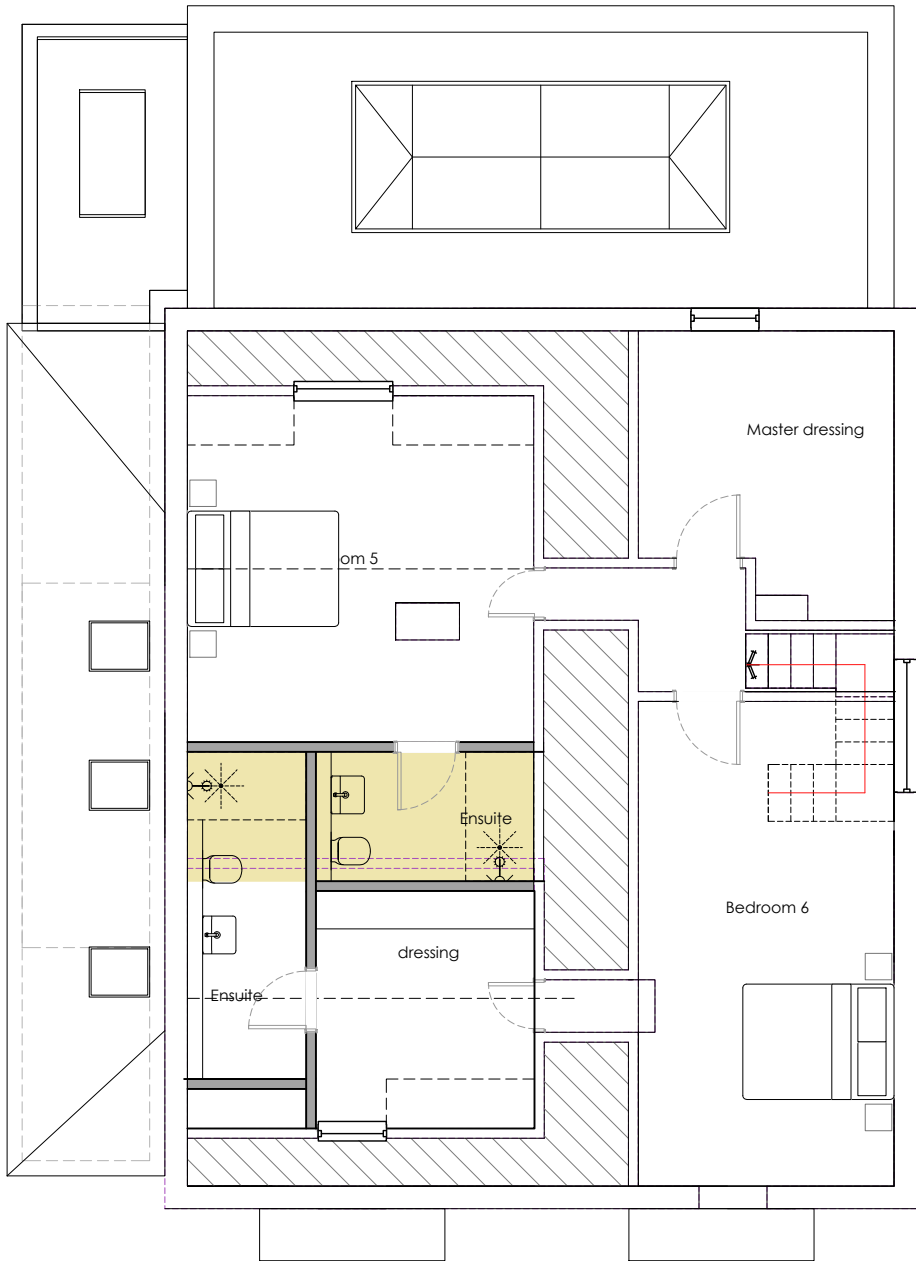
3.0 Drawings



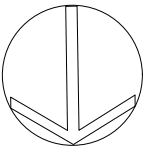
Proposed Ground floor plan 1:100



Proposed First floor plan 1:100



Proposed second floor plan 1:100



Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-007	Revision: /
Title: Proposed floor plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb.2024
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3.0 Drawings

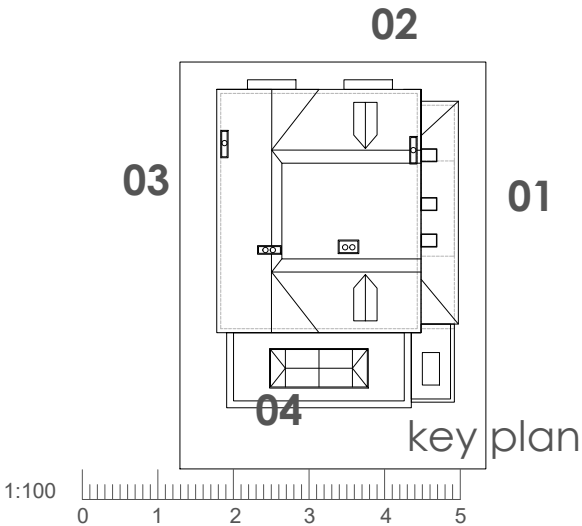


04 - Proposed rear elevation @ 1:100



03 - Proposed side elevation @ 1:100

- Material Key:**
- 1. Walls - brick to match existing.
 - 2. windows - UPVC Sliding sash double glazed.
 - 3. Patio door - Aluminium black.
 - 4. Roof slate to match existing.
 - 5. Conservation Rooflights.
 - 6. Fascias - grey painted timber.
 - 7. Downpipe and gutters - half round black UPVC.
 - 8. Falt roof - single ply membrane Grey.
 - 9. Flat roof lantern - black aluminium.

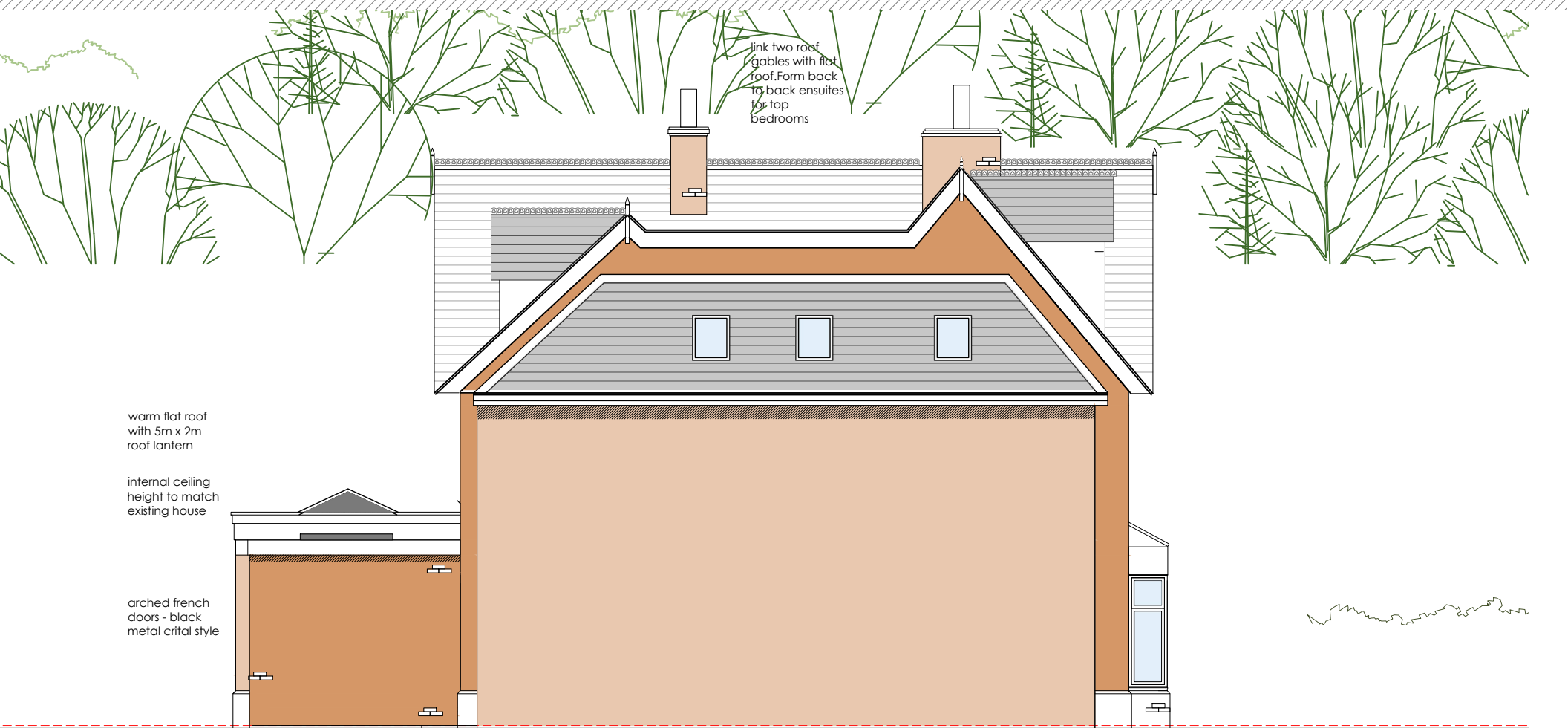


Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-008	Revision: /
Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

3.0 Drawings

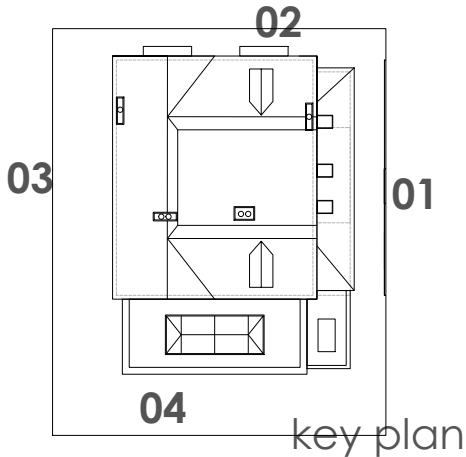


02 - Proposed Front elevation @ 1:100



01 - Proposed side elevation @ 1:100

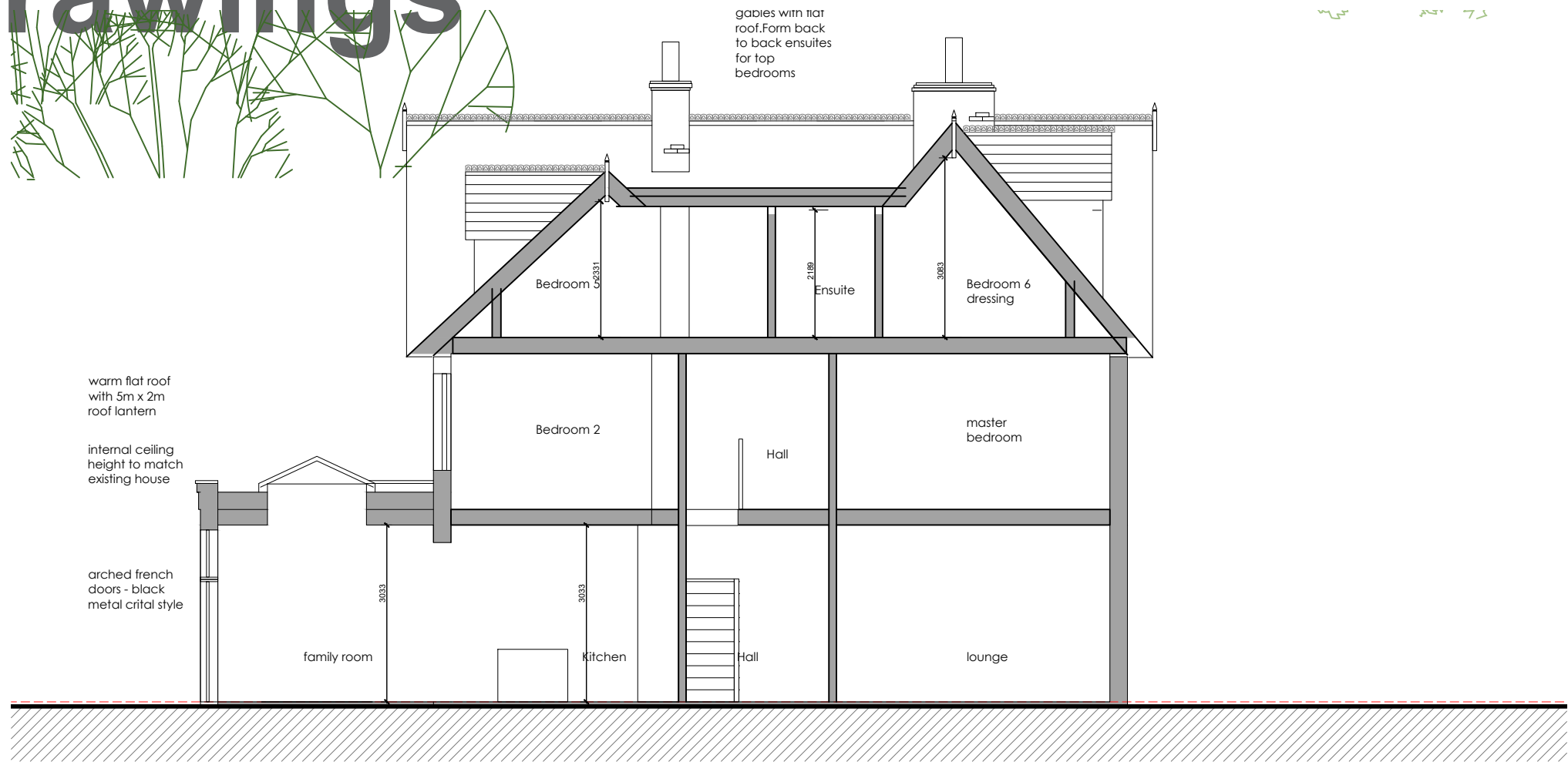
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- 1. Walls - brick to match existing.
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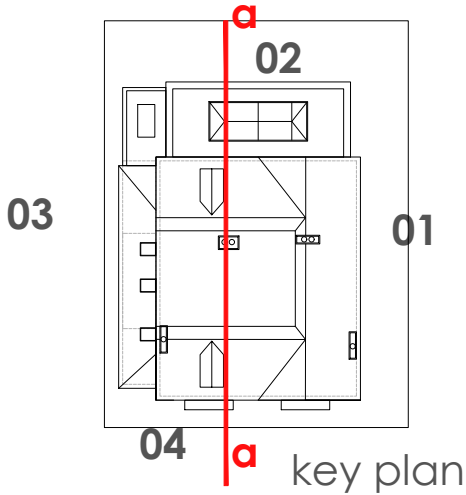
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Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

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3.0 Drawings



Proposed section A @ 1:100

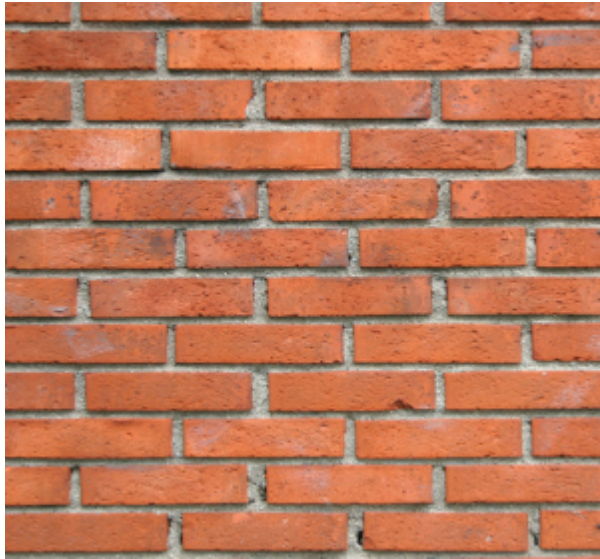


Client: Mr and Mrs Garvey		Planning	
Project: 62 Havant Road, Emsworth, PO10 7JG		Drawing No: 460-02-010	Revision: /
Title: Proposed sections	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2024

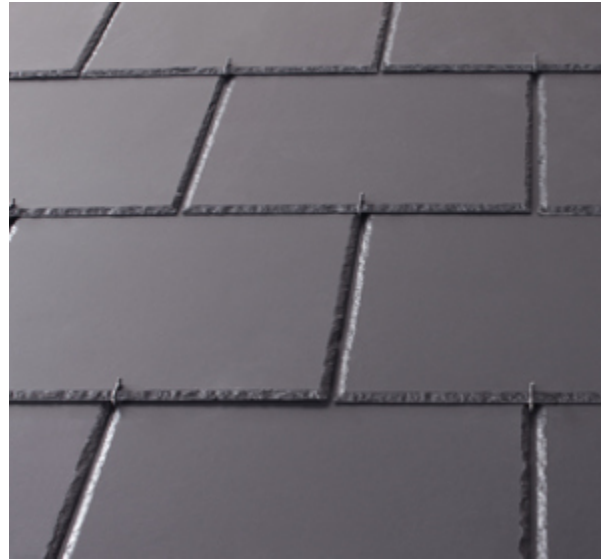
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4.0 Materials

4.1 Proposed



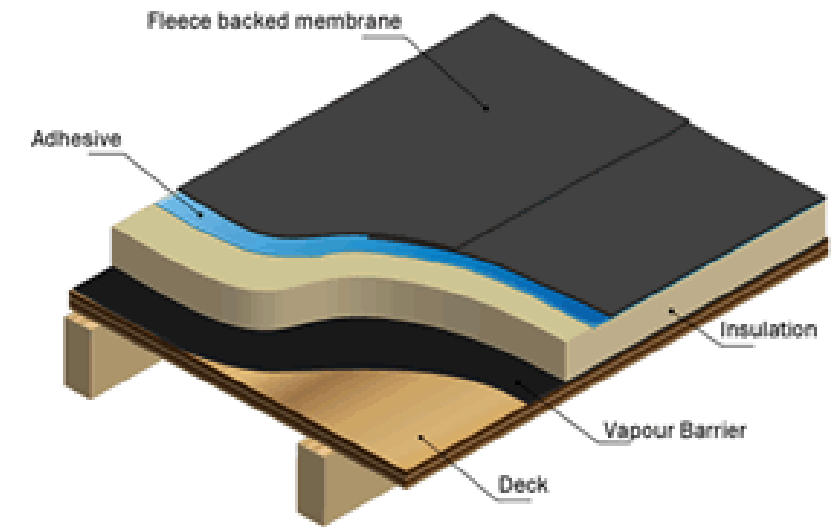
Brick to match existing



Slate roof to match existing



UPVC sliding sash windows - white



Single Ply Membrane - grey



Patio doors



Aluminium Roof lanterns



Conservation rooflights

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