

Extension and Alterations

To

31 Westbourne Avenue, Emsworth, PO10 7QT



Figure 1: View of property from Westbourne Avenue

June 2021

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

CONTENTS

1.0 Introduction

- 1.1 Site Survey
- 1.2 Relevant Planning History

2.0 Site Location

- 2.1 Surrounding Context
- 2.2 Site Photos
- 2.3 Flood Risk Assessment

3.0 Design

- 3.1 The Proposal
- 3.2 Use
- 3.3 Amount
- 3.4 Scale
- 3.5 Appearance

4.0 Access

- 4.1 Access to Site
- 4.2 Parking Plan

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and alterations to 31 Westbourne Avenue in Emsworth. Prior to the submission of this application, the client is going to let the neighbours know about the proposals and the submission of a planning application.

This document outlines the proposed works to include:

- Rear extension with hip to gable roof
- Internal alterations including conversion of roof space to become habitable space.

The following documents will accompany the Application:

- Application Form
- Drawing series 21074
- Design and Access Statement

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in May 2021. The OS extracts are to show the site location and block plan only.

1.2 Relevant Planning History

There are no planning applications registered on the Havant Borough Council Website for the application site.

Planning permission has previously been granted to nearby dwellings for similar proposals, including a rear two storey extension replacing a conservatory. The relevant planning applications are listed below.

Ref. No: APP/21/00057 – Approval for two storey rear extension to replace existing conservatory –
Application Granted Consent 19 February 2021

Ref. No: APP/21/00382 – Approval for single storey rear extension with hip to gable roof –
Application Granted Consent 19 May 2021

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

2.0 SITE LOCATION

2.1 Surrounding Context

The property is a detached single storey dwelling located on Westbourne Avenue in Emsworth. The property sits outside the Emsworth Conservation Area and the Chichester Harbour AONB.



Figure 2: Aerial Maps (from Google Maps)

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The surrounding buildings are a combination of dwellings and commercial units with residential accommodation at first floor.

Number 31 and neighbouring dwellings along Westbourne Avenue are primarily detached properties that have driveways acting as a buffer to the street edge. Surrounding dwellings vary in their scale and appearance, with number 29 to the south being a two storey property whilst no 33 to the north is single storey. Number 31 has a red brick façade with areas of white weatherboard cladding and a clay tile roof. The surrounding material palette amongst neighbouring properties is vast, including white render, hanging tile as well as both timber and weatherboard cladding. Many properties have been extended and altered, especially within the roof space where new dormers and rooflights have been added throughout the avenue.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

2.2 Site Photos



Figure 3: Rear Elevation of dwelling



Figure 4: Side elevations of existing garage and shelter



Figure 5: Front Elevation of dwelling

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

2.3 Flood Risk Assessment

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

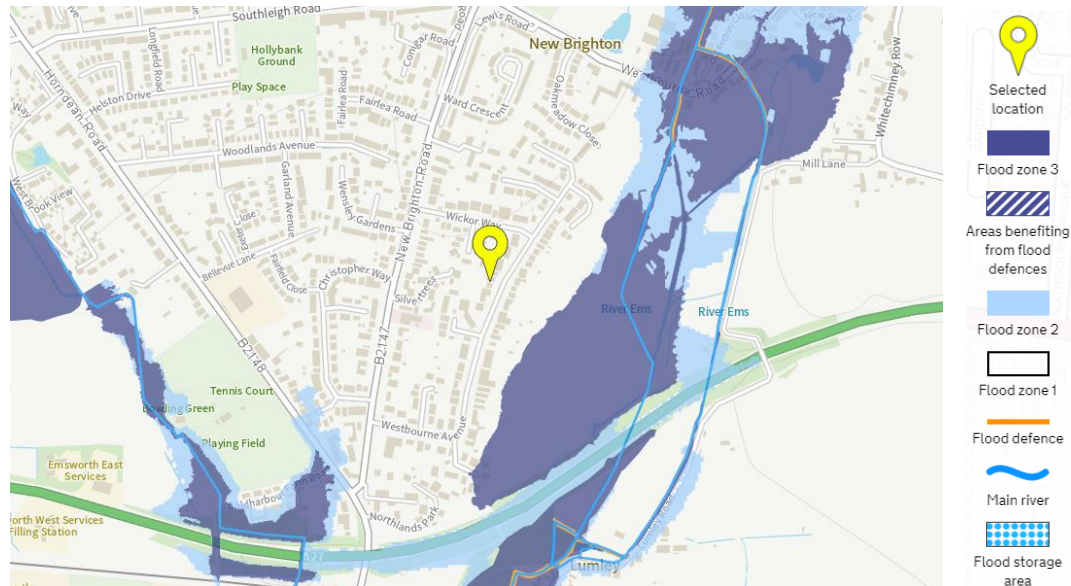


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
 mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

31 Westbourne Avenue is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

3.0 DESIGN

3.1 The Proposal

This proposal seeks to extend the existing property to the rear whilst providing access to the roof space to introduce first floor provisions. The ground floor extension to the rear of the property aims to connect on to the existing kitchen to create an open plan kitchen diner that opens out into the garden. The existing rear elevation is occupied by a single storey extension and a glazed lean-to, both of which don't tie in with the property's current appearance. The proposed extension follows the form of the existing architecture and utilises a hip to gable conversion to create a more functional Master Bedroom on the first floor. Weatherboard cladding is to be applied to each elevation of the property in order to improve its appearance, whilst the introduction of black framed glazing and grey slate roof tiles tie in with the new aesthetic.

A new staircase provides access to the first floor which sits within the existing roof form. The ridge height has been slightly increased to accommodate the new ridge line running along the length of the property. New rooflights have been introduced to provide both natural light and ventilation whilst a Juliet balcony is allocated to the new master bedroom.

The main entrance is covered by a new flat roof porch that sits in between the two existing bay windows. All glazing is to be replaced with black framed units in order to create a unified appearance throughout. The existing garage is a red brick building that sits to the south of the main dwelling. White painted brickwork will modernise the garage's appearance, whilst two new doors provide altered access from the driveway and garden.

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount

Existing GIA

Ground Floor: 87.5 m²

Garage: 10.7 m²

Total: 98.2 m²

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

Proposed GIA

Ground Floor: 124 m²

First Floor: 68.6 m²

Total: 192.6 m²

Total Net Increase: 94.4m²

Footprint:

Existing building footprint (inc. garage & shelter): 118.4 m²

Proposed building footprint: 150.7 m²

Proposed Footprint Increase: 32.3m²

3.4 Scale

The proposed extension is to be situated to the rear of the dwelling, resulting in the main portion of the works being hidden out of public view from Westbourne Avenue. The extension is to project 3.5 meters from the rear line of the existing lean to conservatory. Although new habitable rooms have been added to the first floor, rooflights have been proposed on the side elevations in place of dormers in order to avoid any potential overlooking on to neighbouring properties. The Juliet balcony on the rear elevation have been positioned to provide an outlook on to the rear garden of number 31 only.

The front of the dwelling remains untouched in terms of its overall form and scale. The ridge height has been slightly increased, however new materials and the introduction of a porch are the only notable changes to the street facing elevation. The new dormer on the front elevation looks to tie in with the existing form and scale whilst providing more headroom internally. It is considered that the proposal will have minimal impact on the outlook from the public road given its position within an established residential area.

The garage is to remain in place, although a small corner has been notched out to make way for the extension. Updated materials, including painting the existing brickwork and new slate roof tiles, have been introduced in order to improve the appearance of the existing structure.

3.5 Appearance

The proposed extension has been designed to respectfully respond and complement the character of the existing dwelling through both design and use of materials.

Roof

The roof of the extension is pitched in order to provide continuity from the existing structure. The ridge height has only been increased to accommodate the new ridge line that runs the length of the building. Slate tiles have been proposed as part of a wider material palette, creating a unified aesthetic to improve the overall appearance.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

Walls

White weatherboarding has been proposed on all elevations, including the walls of the existing dwelling. The walls of the existing garage will remain as brickwork, however this will be painted in order to compliment the rest of the scheme.

Windows/Doors

The new extension incorporates crittall glazed doors that open outwards to the rear garden. These will sit alongside windows of a similar style, again creating a consistent aesthetic across the property.

4.0 ACCESS

4.1 Access to site

Access to the site is to remain as existing.

4.2 Parking Plan

There is no loss of parking as a result of the proposed works.

ADDITIONAL PHOTOS (EXTERNAL)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715



View from Westbourne Avenue, with no 29 being two storey (LHS).



Existing extension and glazed lean-to that are proposed for removal.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
 mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

VAT Registration No. 854252721

Registered in England. Company No. 4917983



Garage viewed from front of property.



Current side access between lean-to and garage.



Existing main entrance.



View to garden from rear of property.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
 mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

VAT Registration No. 854252721

Registered in England. Company No. 4917983

ADDITIONAL PHOTOS (INTERNAL)



Existing rear extension.



Existing kitchen to be renovated and extended.



Existing main entrance.



Doors between current lean-to and main dwelling.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

VAT Registration No. 854252721

Registered in England. Company No. 4917983