

CLIENT : Mr & Mrs Hick

PROJECT : Residential Extension and Alterations

LOCATION : 47 North Shore Road, Hayling Island

DATE : 1st November 2013

1.0 Introduction

PWP Architects have been engaged by our clients to formulate a design proposal for the extension and modification to 47 North Shore Road. Our clients would like to modernise their property, whilst improving the energy efficiency and internal environment to be more in keeping with today's modern standards.



Image 1: View of the property from North Shore Road (courtesy of Google maps)

2.0 Context

North Shore Road is situated on the western side of Hayling Island, in a predominantly residential area. North Shore Road is a 'no through road' running north from Sinah Lane. The road has been developed over time by an assortment of one-off houses and bungalows, of varying size and style. The properties situated along the north side of the street principally address the sea of Langstone Harbour, and due to their extremely desirable location have, in many cases, attracted the development of large family houses (see image 2).



Image 2: Aerial photo, site outlined in red (courtesy of Google maps)

3.0 Proposed Alternations

The existing property is constructed of brown/red brick typical of the 1970/80's, and is of no particular architectural style (image 3). The 1.5 storey property is situated towards the back of the site, with a large double garage positioned further forward. There is a single storey wing to the west of the property, which currently houses the 5th bedroom and family sitting room.

Our clients have made a few adjustments to the property over the years, including the addition of a conservatory to the front and rear (image 4). However our clients are now in a position where they would like to rethink the 'style' of the property as a whole – rather than make further additions in an ad-hoc manner. The family have lived in the property for many years, and along with their 3 teenage children, intend to stay for many years to come.

The main driving factors behind the design are to:

- Improve the building fabric to increase thermal efficiency
- Modernise the overall appearance of the property
- Move the building away from the boundary to allow access for boats to the existing jetty
- Reposition the 5th bedroom from the ground floor to the first floor
- Replace the large rear conservatory with an extension to enable the family to use the space throughout the year.



Image 3: Photo of the existing front entrance, showing the full height window to the hall above



Image 4: Photo showing conservatory to the front of the property

4.0 Amount

Side extension – We propose to replace the existing single storey flat-roofed element, with a 1.5 storey extension with a pitched roof to match the existing. Although taller, the new element will be set back from the boundary with No.45 by over 3 meters to allow for occasional boat access.

Roof – As part of improving the overall energy performance, we propose to replace and insulate the existing roof, and insulate and render the existing brick walls. We also propose new aluminium double glazed windows throughout.

Front conservatory – The conservatory to the front of the property does not sit well within the residential setting, and makes the family kitchen a bit of a 'goldfish bowl' for all who enter, or even walk-past the site. The neighbours at No. 49 have recently gained permission to construct 2 large

balconies to the 1st and 2nd floor of their property, which further increases the feeling of being overlooked for our clients (*image 5*). We propose that the conservatory be removed and replaced with an Oak framed balcony projecting just 1.1m rather than 2.7m as the existing conservatory. This modest projection allows for a more architecturally considered approach to the glazing to the ground floor, it also creates a frame on which to project the roof to provide a sheltered balcony to bedrooms 2 and 3. It should be noted that bedrooms 2 and 3 already have full height glazing, and we have been careful to design the balconies to restrict the view straight ahead, rather than to the left or right.



Image 5: Photo showing balconies to rear of No.49

Circular hall – At present the front door is not visible from the front of the site, therefore when guests visit the site for the first time they are unclear as to where to go. This limits the area of private garden space available to our clients, especially as the house is already set further back from the street than their neighbours. To overcome this without moving the front entrance we have designed a circular 2-storey vestibule to 'announce' the entrance to the visitors. The circular hall also creates an area of interest on each storey of the property, with a balcony to provide interaction from the ground to the first floor. The existing property has full height windows to the hall on the first floor within the southwest elevation (*image 3*). The internal balcony we propose is situated in the same location as this window, to restrict the view available to that which is existing.

Rear Conservatory – The clients are keen to replace the existing conservatory with a more thermally efficient single-storey extension they can use it all year round. They would also like to provide space for a hydrospace with views out to the sea. We have proposed a single storey extension to the rear to project just 900mm further than the existing conservatory.

5.0 Scale

Although at first glance the property looks as though it has had a total overhaul, we have been careful to retain the existing house which is represented by the existing and proposed perspective drawings (dwg no. 5055/1600 & 1601). The main additions to the property are the replacement side extension and the replacement rear conservatory. Rather than purely add the extensions to the property, our clients and ourselves were keen to modernise the house as a whole and improve the building fabric. Our clients are keen to use good quality materials to modernise the house, which will withstand the

harsh coastal conditions and improve the look of the property. North Shore Road is home to a variety of different styles, and this approach to the architecture adds to the character and appeal of the area (see image 6 below).



*Image 6: Top – Replacement dwelling to 13 North Shore Road (PWP Architects).
Bottom – Replacement dwelling to 19 North Shore Road*

6.0 Materials

For precedents representing the palette of materials, refer to image 7.

Walls – In order to improve the building fabric of the house we propose that the existing external walls will be externally insulated and rendered, in a Portland stone chalky off-white colour. To provide a more solid element to help ‘anchor’ the building to the site, we intend to introduce natural stone walling to the corner elements (see image 8).

Roof – To bring the insulation of the roof in line with today’s standards, without replacing the structure, we propose to remove the existing concrete interlocking tiles and apply insulation externally to the top of the existing joists. We intend that the roof covering will be a lightweight standing-seam zinc, to provide a modern aesthetic in line with the design of the house as a whole. This material is no longer seen as an ‘industrial type’ of roofing material, and if used well, can enhance a domestic house. In this case we believe it works well to unify the form of the dwelling.

Windows – The glazed elements through-out the property will be replaced from the dated dark brown UPVC, to modern aluminium argon filled double glazing - in powder-coated dark grey. The main focus of the entrance to the property will be the circular hall, and our clients are keen to install curved

double glazed units to this area (*image 9*).



Image 7: Palette of materials (clockwise from top left); timber frame to balconies, curved glass to circular hall, standing seam zinc roof, natural stone walling, off-white render with grey windows, overhanging eaves.

7.0 Landscaping

Our clients are keen to retain the mature planted beds where possible, and will relocate shrubs and plants within the site if possible. To the front of the property our clients have asked for the entrance gates to be set further back from the property, to create a larger area of 'semi private' garden (*please refer to plans*). We therefore propose to remove the existing low level timber gates, and replace them with a modern vertical slatted timber fence (*see image 8*). The slatted timber will allow for views out of the property, and unless viewed straight-on, will provide a feeling of privacy to the front garden from passers-by. Relocating the gates not affect the area available for on-site parking within the boundary. All other site boundary treatments will remain as existing.



Image 8: Perspective view from front garden (existing & proposed)

8.0 Conclusion

We have worked closely with our clients to provide a scheme to realise their aspirations of turning their existing uninspiring brick built chalet bungalow, into a contemporary highly energy efficient house. The main bulk of the house will remain (*as represented by images 8 and 9 below*) with the existing single-storey element replaced with a 1.5-storey pitched roof extension more in keeping with the rest of the property. The two elements of the house will then be unified by the circular hall which announces the entrance to guests and visitors. The existing roof line will be extended to provide sheltered balconies to the front and rear of the property, with views restricted straight-ahead by the overhanging eaves. The side extension will be pulled back from the boundary wall by over 3 meters, providing occasional access for boats down to the jetty, whilst reducing the appearance of mass from the neighbouring property.

In conclusion we present a thoroughly thought-out scheme for the renewal of an uninspiring house situated on an outstanding coastal site on Hayling Island. The site deserves a well-designed modern house fit for modern family living.



Image 9: Perspective view of circular hall to main entrance (existing & proposed)