PERMIT

Design & Access Statement:
11 Westbourne Avenue, Emsworth, PO10 7QT

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Introduction

11 Westbourne Avenue is a 1950's common brick cavity family house with a concrete tiled roof. Its facades have a variety of window and door types ranging from PVC, metal, to timber.

Its current and new owners aim to overhaul it to make it more amenable to current energy saving standards, improve and unify its appearance, and improve its space provision at ground floor to be more amenable to contemporary family living needs.

The proposals that form this application are piecemeal by nature and typical of working with an existing building that is largely sound but outdated.

The interventions are wholly designed to enhance the existing house and enhance its local presence in Emsworth.

Garden extension: Amount and Scale:

The garden extension has been designed to fit within permitted development size parameters, providing much needed play room space and a living space for the family providing additional floor space of 33 sq metres.

The new extension is subservient to the existing in mass and form – its mono ridge is to be not higher than 4 metres at its highpoint. It will tuck under existing windows to the upstairs bathrooms, which will need slightly raised cills to allow for proper weathering details here.

Its rear wall extends beyond the existing rear wall by 4 metres.

Thus the new extension will be similarly subservient to the neighbouring buildings beyond the site, and not have any effect on the skyline.

The facades of the new extension are designed so that it opens up to the garden fully and 'invites' the garden into the house.

Layout:

The new extension addresses the exterior by being centrally positioned for a balanced, formal appearance. There is a new paved patio beyond.

The new internal floor levels are to match the existing, the external garden levels similarly.

Landscaping:

Minor hard and soft landscaping interventions are proposed as part of this application:

- Widening the site entrance opening width to the north side formed by altering the brick wall here
- Removal of a small portion of front wall to the south side, replaced with extending the existing planting here.
- Widening the on-site driveway to the front of the house to accommodate an extra car parking space sized more appropriate for current vehicular size and manoeuvering on site.
- Any new landscaping will be maintained by the householder
- No alteration to the existing crossover is proposed

Appearance:

The proposed horizontal boarded cladding proposals are reference to the local maritime and agricultural vernacular buildings and which also allows the possibility to hide external insulation behind the boarding.

Painting the brickwork was considered but does not allow the possibility to externally insulate the building.

The existing concrete roof tiles were considered visually 'heavy' given the potential elegance of the facades hence the proposed replacement with slate.

The facing materials of the new extension aim to blend in with the new over-cladding of the existing walls so that the overall appearance is of a unified form that might have been built up at different times.

The metal roofing to the extension gives a clue to this and is designed to have as low a pitch as possible to keep overall heights down, and to have a similar grey tone to match the cladding, new windows, and new main roof material.

Sustainability:

New double-glazed windows and doors are to be installed throughout, replacing misfit and single glazed existing ones

Possible external insulation behind new external cladding

New energy efficient boiler/heating system and appliances

Porous surface to the extended parking area to the front

Accessibility

The proposals retain existing floor levels both internally and externally

The new car parking spaces enable two cars to be parked sided by side with one of a wheel chair user width.

There would and ideally be a possibility for a level threshold to the new extension/paving to the rear if a suitable ground drainage scheme/perimeter drainage scheme can be established but the site is (not within but) not far from the River Ems local floodplain thus there is some concern about making level thresholds here, thus assisted access would seem most appropriate on this application.

This matter would additionally need to be advised on by the local Building Control Department.

There is an existing entrance level WC to be maintained and generally throughout the ground floor, there are newly widened doorways and open plan, well-connected spaces allowing for ease of movement for all visitors whether a wheelchair user/visitor with child's buggy etc.