PORTSDOWN HILL ROAD

DESIGN & ACCESS STATEMENT

Site Address: 43 Portsdown Hill Road, Havant, Hampshire, PO9 3JU
Scheme: Extension

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INTRODUCTION

This Design and Access Statement refers to the rear extension to 49 Portsdown Hill Road.

CLIENT BRIEF

The client's brief is to replace the existing garden room extension and terrace with a larger, updated extension to accommodate a new living space. The existing structure is in poor condition and no longer fit for purpose, with inadequate thermal performance being uncomfortably cold in winter and excessively hot in summer due to a lack of solar control.

USE

This building is for residential purposes. Our design aims to meet our clients living requirements, both in the present and for the foreseeable future.

Extent of site, image courtesy of Google Maps

Site Boundary

CONTEXT

EXISTING SITE

The site is located on Portsdown Hill Road and occupies a sloping plot. Due to the topography, only a small portion of the first floor and roofscape of the north elevation is visible from the road. Existing fencing and mature trees provide additional screening from Portsdown Hill Road.

The property is also well screened from neighbouring properties to the east and west by fencing and vegetation. To the south, a steep slope and dense vegetation provide effective screening from Portsea View below.

DESIGNATIONS

The site is not within an AONB or SSSI.
The site is not within a conservation area, nor does it contain any listed buildings or scheduled monuments.
The site is within Flood Zone 1.

ARBORICULTURE

There are no TPOs on site and no trees are to be removed.

Site Boundary

Portsdown Hill Road

PROPOSAL

SCOPE & DESIGN

The proposal seeks to demolish and replace the existing ground floor extension and orientate its key views toward the south to better connect with the garden and surrounding landscape. The existing extension includes a first-floor terrace above, the new design aims to incorporate a new terrace above the extension as part of the proposal.

AMOUNT & SCALE

The existing extension has a GEA of 13.3 sqm. The proposed replacement will increase this to 40.6 sqm, resulting in a net increase of 27.3 sqm. This increase in size allows for the extension to accomodate more usable living space whilst remaining subservient to the existing house.

VISIBILITY

The proposed extension remains within the existing footprint of the house, not extending beyond the east or south walls. As a result, it will not be visible from the north or east elevations.

ACCESS & REFUSE

The existing access will not change. No obstructions to right of way are proposed. There is sufficient on-site parking on site.

Proposed Site Plan

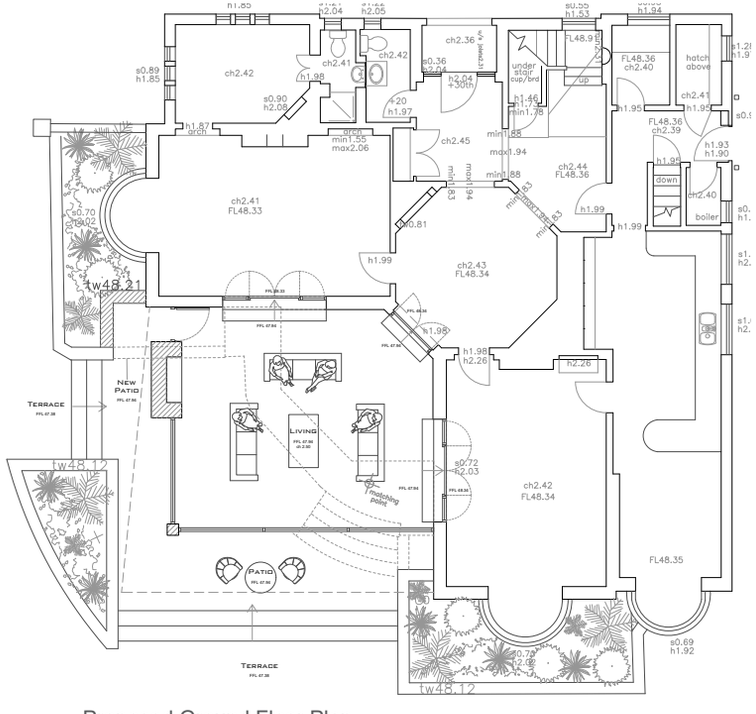
PROPOSAL

DESIGN & LAYOUT

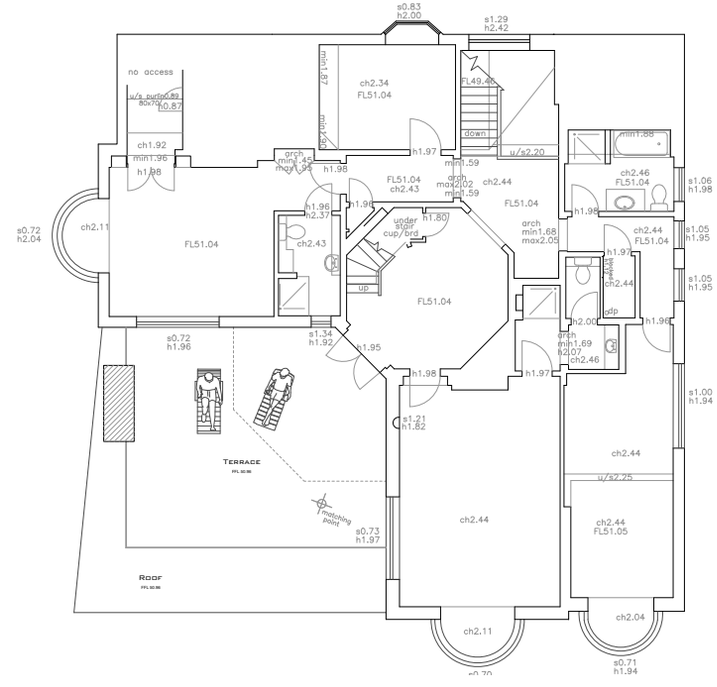
The design responds to both the environmental conditions and the surrounding context. The existing south-facing extension suffered from overheating in summer and poor heat retention in winter. The proposed flat roof and its overhang address this by providing solar shading in summer while allowing low winter sun to warm the interior.

To the west, a neighbouring development currently under construction. To provide screening from this and ensure greater privacy, an accent stone wall is proposed on the west elevation, referencing the existing chimneys. This wall accommodates an electric fireplace whilst providing visual screening at both ground and first-floor levels. The wall will be stone clad in order to tie in with the existing garden walls and thus anchoring the extension into the garden.

The proposed extension will replace the existing conservatory and connect to the main house through the current access point. Additionally, two existing windows will be converted into double glass doors, enhancing circulation between the existing house and the new extension while also allowing more natural light to enter the internal spaces.



Proposed Ground Floor Plan



Proposed First Floor Plan

HEIGHT

The existing property is a two-storey dwelling with a prominent roofscape and a ridge height of 56.69m. The proposed extension will have a ridge height of 51.04m, standing 90mm taller than the existing rear extension. This modest increase allows for maximum head room internally whilst retaining access to the roof terrace from the first floor.

The design maintains a clear architectural hierarchy, ensuring the extension remains visually subservient to the main house and respects the character and proportions of the existing building.

44.0m DATUM
SOUTH ELEVATION

44.0m DATUM
WEST ELEVATION

PROPOSAL

LEVELS

To ensure the extension maximises the available headheight, the ground floor of the proposed extension has been designed with a level change, stepping down from the existing house. This approach allows for sufficient and usable head height within the extension while simultaneosuly increasing connectivity to the garden.

As a result, the existing patio will be reconfigured to accommodate this change in level and ensure a cohesive relationship between the internal and external spaces.

Section through extension and Terrace

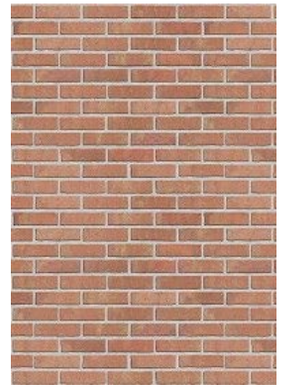
MATERIALS

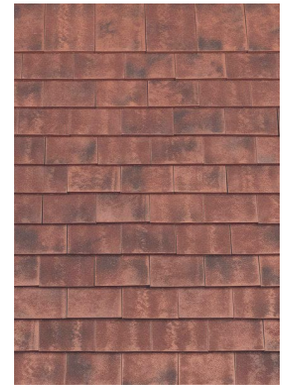
The existing property is finished in red brick, red hung tile, a red tiled roof, and white-framed windows.

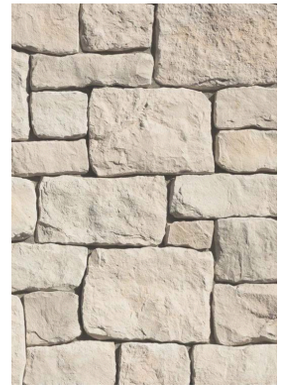
The proposed extension will primarily use glass, with a feature stone wall providing screening from the new development to the west. The roof will have a metal profile, with timber clad soffit. The terrace will be finished in tile.

A new planter is proposed in stone to match the materiality of the garden walls. This choice is informed by the existing stone elements and planters found throughout the garden, including boundary and retaining walls. The continuation of stone within the new landscaping and extension ensures a cohesive and unified material palette between the proposed extension and the existing house and garden setting.

EXISTING

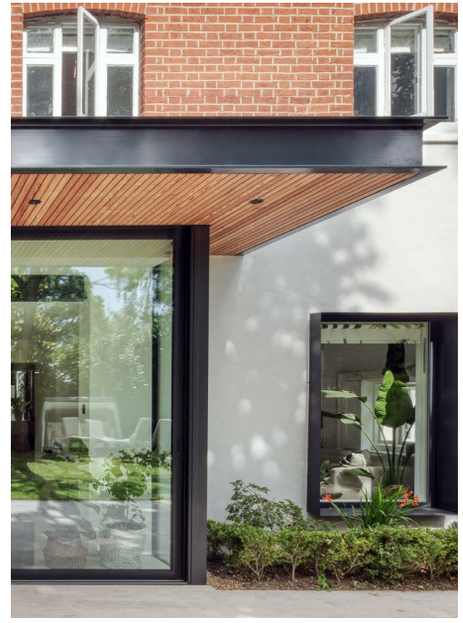

Red Brick


Hung Red Tile


Stone

Red Tile Roof

PROPOSED


Indicative proposed metal profile and timber clad soffit

indicative proposed stone

indicative proposed metal finish

SUSTAINABILITY

APPROACH

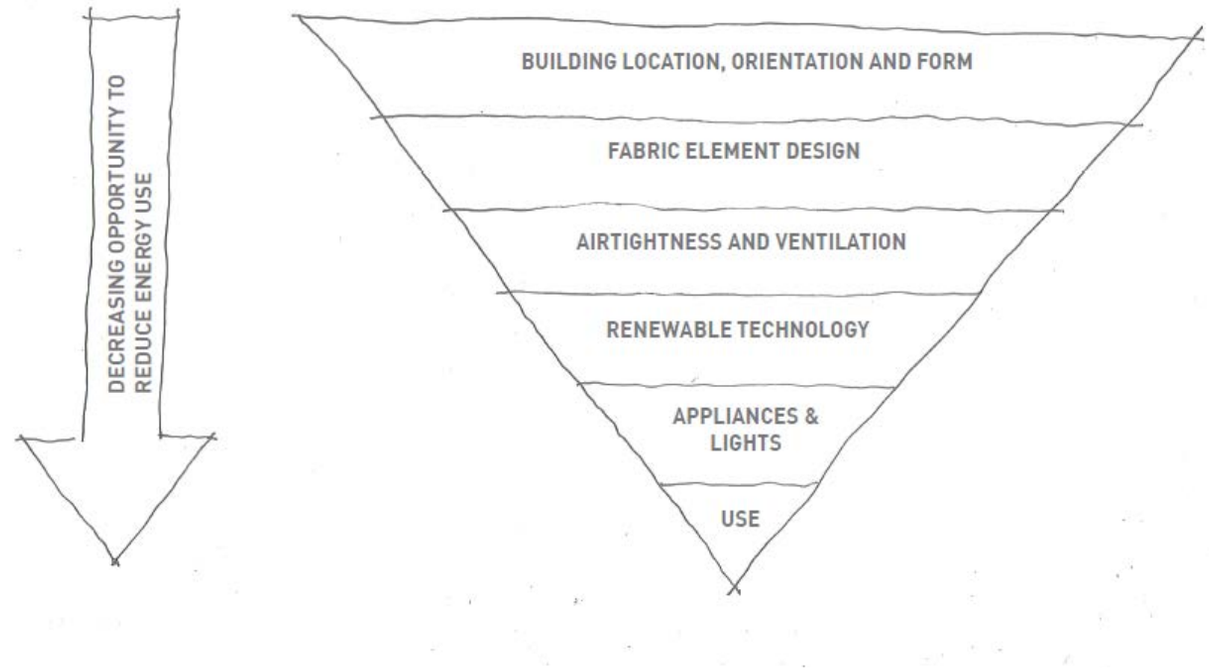
AR approach sustainability from a primarily designed approach, the building location, orientation and form being the most accessible and influential tool of a building's design.

PASSIVE DESIGN

Passive environmental devices have been implemented into the massing of the building. Given the southerly orientation of the extension an overhang is incorporated into the design to provide solar shading and avoid overheating in the summer. During winter where the sun is at lower levels, solar gain can surpass the overhangs and penetrate the glazing.

FABRIC FIRST

A fabric first approach aims to reduce the amount of energy the building loses through windows, doors, walls, floors and ceilings. Losses due to ventilation and draughts are a key part of the building's thermal design and have been targeted to ensure valuable heat from the building is not lost through joints and holes in the building. New more thermally efficient glazing will replace the existing windows, which will increase the performance of the existing house.



Sustainability Hierarchy and Devices

CONCLUSION

The proposal seeks to replace the existing garden room, which is in poor condition and no longer fit for purpose. Its inadequate thermal performance limits its year-round usability, making it an inefficient and impractical space for the homeowners.

Furthermore, the current garden room is oriented to the south-west and is increasingly overlooked due to a neighbouring development under construction to the west, resulting in a loss of privacy.

The proposed extension directly addresses these issues by creating a high-quality, functional space that improves the home’s internal flow and connection to the garden. A key design feature is the use of a roof overhang to provide solar shading and improve the thermal performance of the space.

The extension is carefully designed to remain subservient to the existing house, both in scale and appearance, and includes measures to improve privacy from neighbouring views. In doing so, the proposal replaces a failing structure with a well-considered, sustainable addition that enhances the overall character, function, and performance of the property.

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