

Design & Access Statement



Two-Storey Side Extension & Conversion Of Garage To Games Room

At

22 Westbourne Avenue, Emsworth, PO10 7QU



Figure 1: Front Street Elevation

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1.0 INTRODUCTION

22 Westbourne Avenue is located to the North part of Emsworth town and train station. The dwelling is a two-storey detached Edwardian 4 bedroom house built in red brick with mostly pitched clay tile roofs. To the front elevation the doors, windows and eaves details are painted timber and to the side and rear elevations the windows are sash style. The house was originally built between 1910-1929 and has since had a single-storey rear extension, 1st floor rear extension and replacement garage built in approximately 2012.

Helyer Davies Architects have been appointed by a private client to gain planning permission to build a two-storey side extension with unheated store, convert the garage building to a games room and add a larger entrance porch.

The following drawings accompany the application:

22067-01A Existing
22067-03B Proposed
22067 Design and Access Statement
22067 CIL Form

1.1 Site Survey

The existing base information has been sourced from survey information supplied by the client to establish the extent of the existing property. The OS extracts are to show the site location and block plan only.

1.2 Planning History

Ref: APP/11/01747

Description: Single storey rear extension; first floor rear extension; new front porch and replacement detached garage following demolition of existing.

Decision: Approved

Date: 16th December 2011

2.0 CONTEXT



Figure 2: 22 Westbourne Avenue in Google Maps Ariel Image of Emsworth town and harbour. Red dot shows site address.



Figure 3: 22 Westbourne Avenue in Google Maps Ariel Image. Red dot shows site address.

2.1 Location

22 Westbourne Avenue is located on the East side of Westbourne Avenue to the North of Emsworth town and train station. The property is not listed and is not within a conservation area. There are no TPOs within the site.

3.0 DESIGN

3.1 Proposals

The proposals seek to:

- build an entrance porch to the front door larger than that previously approved
- build a two-storey side extension
- convert the garage building into a games room to the rear garden

Front Porch:

Planning was previously granted in 2011 under Application Number APP/11/01747 for a new entrance porch to the front door as part of other extension work. The work to the extensions was completed but the entrance porch never built. The proposals in this application look to build a slightly larger simple entrance porch to the front door in a style and materials in keeping with the existing elevation and that approved previously.

Two-Storey Side Extension:

The main proposal is to build a new two-storey side extension which is set back from the front elevation and set back from the boundary to maintain side access directly to the rear garden. At ground floor the extension will provide an unheated garage style store to the front and additional dining space linked to a courtyard garden at the rear. At first floor the works will provide two double bedrooms and a shared bathroom. The materials and style of this extension are to match the existing house with window detailing to match those on the main house. On the front elevation the existing timber covered veranda will be extended to run along the façade of the new side extension.

Converting Existing Garage Building:

The proposals look to convert the existing garage building to the rear of the property into a games room accessed from both the main garden and new courtyard garden by bi-folding doors.

None of the proposals create any overlooking issues to the neighboring properties.

3.2 Use

22 Westbourne Avenue will remain a single residential home.

3.3 Amount

The current approved floor area is = 180m²
Garage - 14m²

The proposed floor area is = 238m²
Store –11m²

3.4 Scale

The scale of the proposals have been designed to be in keeping with the existing building. The side extension is set back from the main façade and has a lower roof than the main building to make it subservient to the main house. The ridge line of the side extension matches that of the out rigger to the rear of the property.

3.5 Appearance

The materials and style of the proposals are to match the existing house with window detailing to match those on the main house. For all materials and detailing please see Planning Application Forms and Drawing 22067-03B.

3.6 Site Photographs



Figure 4: Front elevation photograph.



Figure 5: Existing garage building set back in garden space down a side access route.

4.0 ACCESS

4.1 Access to the Site

Access to 22 Westbourne Avenue will remain the same both for pedestrians and vehicles.

4.2 Parking

Off street parking will remain to the front of the house on the existing gravel driveway.