



GREYROSE
DEVELOPMENTS LTD

DESIGN, ACCESS & HERITAGE STATEMENT

Issue Date:

Saturday 30th September 2023

Client:

Keeley & Kevin

Address:

13 Westbourne Road, Southport

Works:

03 Basement level and Groud floor level rear extension with internal modification

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1. Location

13 Westbourne Road is situated in the West Birkdale Conservation Area of Birkdale, Southport. The proposed extension to the property is located to the south easterly facing rear elevation.

2. Existing

Built around the end of the 19th Century 13 Westbourne Road is slightly younger than other properties on the same road to the north, east and south.

The property is a double fronted Victorian era dwelling and comprises of four floors. The basement at lower ground floor level. The ground floor at an upper ground floor level and two further floors above. The top floor being built predominantly in the roof space.

The front of the property is double fronted with asymmetric pitched gables. Red facing stock brick wraps around all elevations including the rear.

All doors and windows the the rear elevation are UPVC. Windows and doors are set at varying levels with contrasting widths and heights. The existing brick bay is tied to a intricate cast iron staircase leading down to a raised patio area of pressed concrete flags. See Fig 1 & Fig 2.



Fig 1.



Fig 2.

Externally the rear of the property is dominated at lower ground/basement level by an expansive pressed concrete flagged patio, which leads down to an extensive turfed garden with mature borders and trees. See Fig 3.



Fig 3.

3. Proposed



The aim of our design is to provide more generous dining, utility and living spaces, while increasing the amount of natural light into these areas.

To service the property a smaller basement level extension has been added. This has one side door for access facing No. 11, but would be obscured by the existing garage. There is also a side window facing No. 15, but this would be obscured by No. 15's garage.

The ground floor level extension cantilevers over the basement level to provide visual distinction between floor levels and functions. There are no side windows proposed at this level.

The existing cast iron balcony will be retained but set two steps lower than its existing height, so that although the extension brings it further into the garden and it being offset from centre, we would be reducing its overlooking aspect. Two additional cast iron steps will be fabricated and joined to the proposed structure to allow this. The construction date of the staircase is unknown but we felt it appropriate to integrate it with the new component as a nod to the buildings history.

We also propose to lower the external ground level of the existing patio by around 600mm. This will further reduce the impact of any overlooking and loss of amenity for neighbouring properties, even though this is limited by the volume of mature trees and hedges flanking both party garden walls.

The scale of the extension has been limited so that the side walls are inset from the existing property and the overall depth from the existing rear wall does not pass the rear wall of the existing garage.

The basement level walls will incorporate facing brick as per the existing house. The composite cladding to the projecting ground floor section above is a modern take on black painted timber cladding to neighbouring properties balconies.

All windows and doors to the rear elevation will be black powder coated aluminium, to replace the white UPVC that currently exists.

We also propose to create an improved element of symmetry to the rear as per the front elevation by adjusting existing window openings.

Internally we are retaining all original coving, skirtings, architraves and mouldings. An existing stained glass window will be re-purposed into the new layout.