

PLANNING STATEMENT

4 Orange Row, Emsworth, PO10 7EL



1. INTRODUCTION

No. 4 Orange Row is a semi-detached 3 storey town house constructed in approximately 1982 on a small mews estate which you access off of South Street.

The town house is situated in a Conservation area of Emsworth Town.

For further photographs please see drawing 09-19-A-DR-A102

At present the house is owned by my client who has lived there for just over a year.

The house has had little updating and we think has its original bathroom and kitchen.

2. PROPOSALS

The proposals are:

- To construct a balcony with access through new bi-folding doors from the first floor living room.

- To increase the window size of the existing dormer windows so that the cill height is approx. 150mm above finish floor level to the master bedroom to allow for views across the water.

Demolition

No demolition

Alterations

- To increase the size of the existing opening horizontally from the window to allow for bi-folding doors.
- To increase the size of the existing openings vertically to allow for a longer window (in height)

3. DESIGN CONSIDERATIONS

The balcony

The balcony is to be supported off of a/columns, the party wall and the rear elevation. The design of the balcony is to have glass balustrades and marine steel fixings and timber sub-structure.

The design of the balcony will include glass balustrades which will allow for the structure to have a low impact on the elevation.

The details and structural specification will be designed by a specialist sub-contractor.

The dormers

The windows are to be increased in height so that there is an uninterrupted view, the new windows are to open inwards for easy cleaning and glass balustrade is to be fitted externally to prevent falls from height.

The cheeks of the roof slope are to be insulated and made water tight with lead and all horizontal surfaces are to be laid to a fall towards the existing gutters.

The design of the alterations to the dormers we believe is minimum and in keeping with the original overall design of the mews.