

## **Design and access statement**

### **46 Westbourne Avenue, Emsworth**

## **Proposed Single storey rear extension, storm porch and alterations**

### **Features on the existing site**

46 Westbourne Avenue is a detached two storey Victorian dwelling. The external elevations are in brick works and rendering, front elevation is in brickwork to ground floor and rendered first floor with gable end in vertical strips of timber at 600mm centres and rendering in between with front entrance porch leading to hard standing parking area leading to Westbourne Avenue. The rear of the property is in brickworks and include small conservatory and small out building with lean to roof. The lean to and conservatory are to be removed. The Garden at rear is large which can be accessed from the south side drive leading to the garage.

### **The proposed use**

46 Westbourne Avenue is used as single dwelling. The proposed extensions and alterations is to upgrade the property in better and more comfortable use .The new extension is to be used as lounge and enjoy the east view facing the garden. The new kitchen will be very light and give access to both lounge and dining. The storm porch is to be used for keeping gardening wear and scape from bad weather. The new utility will provide a ground floor WC inside main building which can be very useful as we get older.

### **The Layout**

Westbourne Avenue comprises of two raw of detached houses mostly fairly large houses with large gardens at rear. Westbourne Avenue is in a quiet and pleasant area . The houses are in brick work and rendered externally constructed in an open space area. The houses have good size front parking area with very large gardens at rear. The houses are well built and not overlooking.

### **Scale**

The proposed extensions will be constructed to match existing materials. The new windows to proposed extension will be UPVC to match existing windows. The new Lantern roof lights will be in UPVC with self- cleaning glass. The new Bi-fold doors will be in aluminium framing with double glazed seal units all to comply with current BR approved documents.

### **Landscaping**

The entrance to the property is to front elevation facing west, opening to Westbourne Avenue. The entrance to the rear is from existing conservatory or existing utility. The existing garage is situated to the south/ east side of the property and can be accessed

from south side drive leading to Westbourne Avenue.

**Appearance**

The existing property is detached. External walls are brickwork and rendering. The proposed extension to rear elevation will be in brick works to match existing brickwork to rear of the property. The new flat roof to new extension will be warm roof with two new lantern roof lights. The new extension give a better look to the rear elevation as the existing conservatory and lean to outdoor building are not in good shape.