

13-161_No4 WESTBOURNE AVENUE



Design & Access Statement

Orangery extension to number 4 Westbourne Avenue
Emsworth
Havant
Hampshire
PO10 7QU

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1.0

Introduction

Helyer Davies Architects have been appointed by a private client to extend the residential detached house with an orangery. The application is a householder planning application under number PP-03025726 through Havant Borough Council.

The clients wish to add to the existing house to provide a modern functioning orangery to function as a garden room. It will include a built in bbq unit and hot tub spa. The building will be respected and enlivened by the proposed developments.

2.0

Site Context

Location: The locality of Emsworth is a historic town with an extensive conservation area. The client's site is not within the historic conservation area. The location is a mix of designs of residential homes comprising of mainly detached houses of a traditional vernacular style.

3.0

Use

The clients wish to use the extension for residential purposes. The extension will form a link between garden and house.

4.0

Amount

Existing house:

120.8 square metres ground floor

98.6 square metres first floor

Total 219.4 square metres

Proposed Extension: 36 square metres



5.0

Layout

The layout to the rear will extend out from the existing lounge and kitchen doors to the proposed orangery. These ground floor doors will now become internal openings to the orangery. The bbq will be placed in a masonry built corner of the extension so that the flue will be of safe distance from opening windows to the first floor.

6.0

Scale

The orangery will be to the ground floor only and is of a moderate scale.

The new windows and doors will relate to the existing scale of the current dwelling with style of windows and doors to match existing.

7.0

Appearance

The orangery will be of brick plinth wall up to 600mm high with timber frame structure holding bi-fold doors and glazing. This area will open up to become a 'garden room'. The bbq will be built into the structure and appear only as a modern metal flue.

The flat roof is recessed behind a parapet eaves. The roof contains a large sky light and small opening roof light for ventilation of the proposed hot tub. The opening vent roof light position is of a suitable distance from the bbq flue.

The overall design is of a simplified traditional style.

8.0

Landscape

The rear garden patio will be extended out around the orangery.

9.0

Access

There is no and will be no rear vehicle access.

Internal access is to meet and exceed current building regulations.

Conclusion

The planning application is for a ground floor extension to the rear of the existing house. The extension is of small scale and will not impact on any neighbors. We therefore ask that Havant Borough Council look upon this application favorably.