

Design and Heritage Statement

Proposal: Proposed ground floor rear extension
Location: 10a Portland Avenue, Exmouth, Devon, EX8 2BS
Date: November 2023
Reference: 479_DH_2023
Revision: A

Introduction

This Design and Heritage Statement has been prepared to accompany a householder planning application to East Devon District Council (EDDC) for a proposed ground floor rear extension to 10a Portland Avenue, Exmouth, Devon, EX8 2BS. This statement will assess the location and site and set out the design principles in accordance with CABE guidance.

Location

10a Portland Avenue is a semi detached house that was formed by previously dividing a larger dwelling in two. The original house is Edwardian, with a section of newer build to the front elevation of 10a Portland Avenue that has been built in a traditional way to be sympathetic to the original house. 10a Portland Avenue is located within “The Avenues” Conservation Area of Exmouth.

Conservation Area

The Avenues area of Exmouth can be characterised as a residential area comprising mature trees and substantial nineteenth century villas on generous plots. The EDDC Exmouth Conservation Area Appraisal raises concerns that: *“Over recent decades several of the former nineteenth and early twentieth century villas have been demolished and replaced with large apartment blocks. These have tended to be on an increased footprint of the original dwelling and therefore extrude much larger and bulkier buildings. The cumulative impact upon prominent skylines and the more intimate streetscapes has had a significant impact in some areas. The loss of green space and front boundary treatments should be avoided.”*

Proposals

The proposals are to construct a single story garden room to the rear elevation and install cement fibre weatherboard cladding to the rear elevation. The purpose of the garden room is to increase the amount of living accommodation and create a strong connection with the garden. The introduction of the weatherboard cladding is to improve the thermal performance and weatherproofing of the rear elevation.

Use

The proposals will not affect the existing residential (C3) use.

Amount

The proposed garden room will have a floor area of 14.6 m².

Significance

The proposed garden room and the cladding will be limited to the rear of the house. The proposals will therefore not affect the existing street scene of the conservation area.

Vehicular Access

The proposals will not affect the existing vehicular access to 10a Portland Avenue.

Accessibility

The proposals will not affect the existing accessibility of 10a Portland Avenue.

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