



DESIGN, ACCESS & PLANNING STATEMENT

CLIENT : Mrs Nicky Battye
PROJECT : Proposed remodelling of existing house. Removal and replacement of garage.
LOCATION : 42 Bath Road, Emsworth PO10 7ER
DATE : July 2022
PWP ref: 5817

42 Bath Road, Emsworth, PO10 7ER

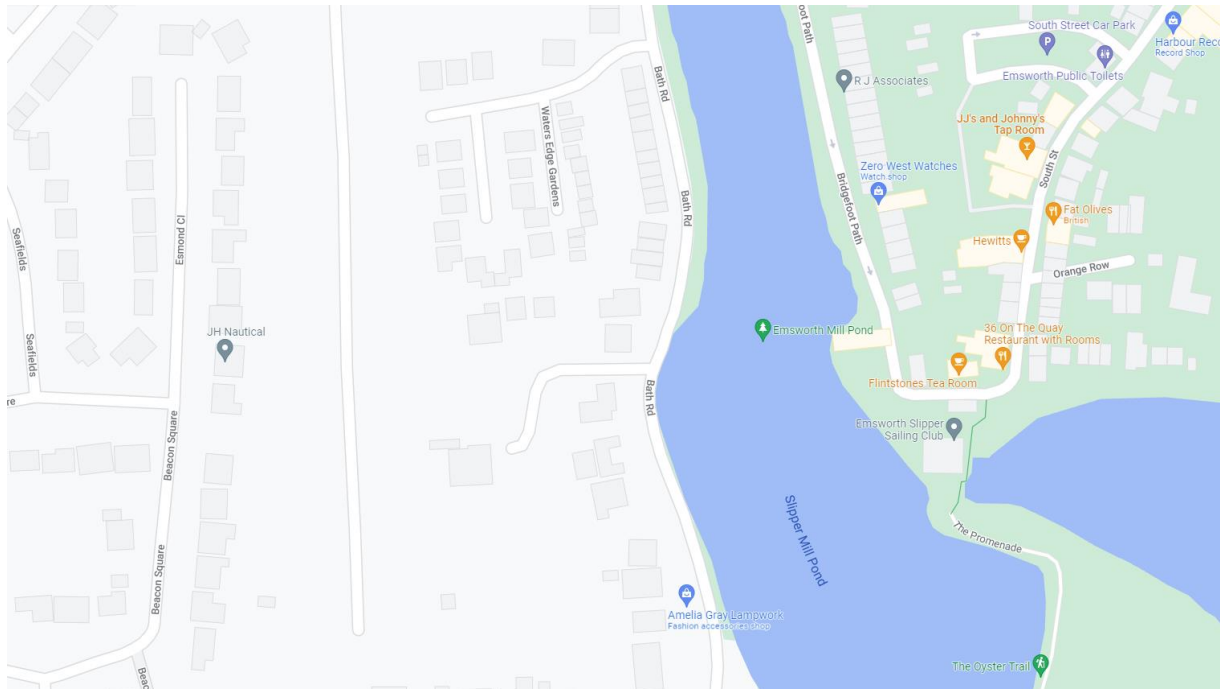
1. Introduction

- 1.1 This design, access and planning statement has been prepared by PWP Architects in support of a householder planning application for the proposed extension to an existing 4-bedroom house.
- 1.2 This statement will: describe the character and appearance of the site; explain the design principles behind the scheme and identify the relevant planning policies. This document should be read in conjunction with the submitted that has been referenced.
- 1.3 42 Bath Road is currently a 4 bed house in Emsworth.

2. Site and Area Analysis

- 2.1 The site is located on Bath Road. The house has 4 bedrooms and is in a residential area. It is a two-story brick building with a two-story two car garage to the northeast.
- 2.2 The house was built around 1964, in a traditional style but with a strange orientation in that the front door is accessible only by entering the private south garden.
- 2.3 The building has 2 stories with the living spaces on the ground floor and the bedrooms on the first floor. The existing garage is not connected to the house.
- 2.4 The building has a hipped tile roof and the windows have glazing bars. The roof includes a catslide on the south elevation. At the rear of the house, the breakfast room has a flat roof. There is one dormer window in the roof on the south elevation. The Ground floor lounge includes a large protruding bay to the south elevation, On the first floor a balcony from the master bedroom spills onto the roof of the bay. The door to the garden, sits within a two-story hallway that is almost fully glazed to the south.
- 2.5 At the south of the site, there is a spacious garden.

- 2.6 The garden includes a large yew tree southeast of the main house which is to be retained.
- 2.7 The existing roof is coming to the end of its life and needs replacing.
- 2.8 Access to the site is off Bath Road up a shared driveway, which also provides the main vehicular access and refuse is also collected here.



Map 1: Map showing site position. Source: Google maps



Image 1: Aerial photo showing site position. Source: Google maps

3 Development Proposal

3.1 This proposal is for a whole house remodelling and an extension on the west side of the house, more habitable space and a large kitchen diner will be added along with a larger master bedroom. A small single-story extension to the east of the property creating a back door for access to a new utility and boot room. A new rebuilt garage to the north of the property along with a carport. The whole house rendered in 'historic white' render apart from a section to the south in exposed beige brick. A new set of windows and external doors all in 'French Grey'. The patio will be extended to the west to accommodate the new extension.

3.2 Layout

The new east side extension will create a private entrance to the house and a boot room that links to the kitchen. The existing two car garage will be replaced by a garage for one car and a separate carport. The proposal will also create a snug on the ground floor along with a pantry space for the kitchen. The hallway will be enlarged, and the staircase changed. Also on the first floor, the cramped master bedroom will become a guest bedroom while bedrooms 2 and 3 will be combined into one. The new west extension will provide the space for the new spacious master bedroom along with ensuite and dressing area. A new balcony will be created above the new hallway for Bedroom 4. An additional balcony will also be made along with the west extension providing a spacious outside area for the master bedroom.

3.3 Form, Scale and Massing

Form

The west extension is pulled back from the south elevation and is also stepped back on the northern side of the house giving the house more usable space. The existing house will go through a remodelling that will add a contemporary farmhouse style elevation to replace the existing bay and balcony that is to be demolished. The old back door and the glazing in the hallway will be removed and moved forward to create a full two story contemporary glazed feature into the hallway. In the rear of the property the breakfast room is to be removed and replaced with a carport and garage. A lean-to single-story extension to the kitchen will provide light into the north facing part of the house through skylights. The single-story extension to the east side of the house has a hipped roof and is designed to add both visual interest and provide a secondary private entrance to the house.

The catslide to the south of the existing house will be removed to make room for a new first story balcony into bedroom 4.

Scale

The proposed west extension is two stories and has been designed to match the proposed house remodelling in style. The proposed fenestration is in keeping with the rest of the remodelling with 'French Grey' windows with glazing bars, and bifold doors also in 'French Grey' with glazing bars that will create an attractive effect coming together at the southwest corner of the extension.

The proposed East single-story extension also contains fenestration that is in keeping with the rest of the remodelling. The roof is in keeping with the incline of the existing roof and will be covered slate.

The proposed new garage and carport are similar in design to the remodelled house and have been designed to fade into the background, further back than the additional extension to the east and with a simple hipped roof. The garage is located where the to be removed breakfast room currently sits.

The proposed lean-to single-story extension to the rear of the kitchen is minimal and provides more light into the darker northern area of the house.

Massing

The west proposed extension to the existing house is at the side of the building. It will create a longer elevation but will even out the house as it currently feels lopsided. The height of the extension has been designed to create a hierarchy between the main house and the secondary areas in the extensions.

The east proposed extension is at the other side of the building and will also add to the elevation, this addition is minimal and will add visual interest to the eastern elevation.

3.4 Materials and boundary treatments

Materials

On Bath Road, brick is prevalent on some of the properties, but render is also represented. The proposed extension will use render. The new fenestration will match the style of the new remodelled existing house with glazing bars. The roof of the existing house will be re tiled with slate during the remodelling, therefore all extensions will also be tiled with the same new slate.

The garage is to be rendered the same as the rest of the house and the roof will be the same as the new slate on all the existing roofs.

The remodelling on the existing south elevation to replace the bay and the balcony will use exposed beige brick, the same brick being used for a new low patio wall around the south and the west of the property.

Boundary Treatments

The boundaries are defined by the confines of the site and garden walls. The proposed development does not aim to change the existing boundary treatments. Current boundary treatments will be adhered to.

3.5 Landscaping

The removal of the existing garage will call for the area revealed by the garage to be paved. An area of grass will be removed to make way for the new larger patio to the south and the west of the property.

A screening hedge will be planted at the eastern wall of the garden, 12 meters in length and 3 meters high, pleached/stilted hedge *Viburnum tinus* *Lucidum*. A total of 6 trees.

The mature yew tree in the garden is to be retained. No other changes to landscaping.

3.6 Accessibility and Parking

Pedestrian Access

Pedestrian access to the site will remain at present, from the east side – Bath Road.

Vehicular Access

Vehicular access to the site will remain at present, from the east side – Bath Road.

Parking and Cycle Provision

The proposals for car parking include a single car garage and a carport attached to the property.

Emergency Services

Vehicular access for firefighting will continue as existing.

4. Biodiversity

This development will take place entirely on the previously developed footprint of 42 Bath Road. Therefore, there will be no effect on the biodiversity of the site.

5. Conclusion

This application for Bath Road is to remodel and create several extensions to the existing house withholding a new private entrance to the building and an expanded floor area for the house. PWP Architects has developed a proposal that creates more habitable space but also responds to the constraints of the existing building with a measured approach.