



John Groom Chartered Architect
DESIGN, ACCESS AND HERITAGE STATEMENT

7 BATH ROAD, EMSWORTH, PO10 7EP

1 BACKGROUND INFORMATION

A: General principle of the proposed development: To demolish a substandard single garage constructed of concrete and steel panels, (perhaps in the 1950's) with an asbestos roof, and replace with a slightly larger single storey garage. To part demolish rear single storey extension and extend on a slightly larger footprint

B: Location: The house is located on the west side of Bath Road: there is a narrow access from Bath Road to the rear on the north side: this is to provide vehicular and pedestrian access for no 7, and access to the property to the north no 6.

2 CONSERVATION AREA

A: Emsworth Conservation Area: The property is situated within the Emsworth Conservation Area (but not Listed)

3 PURPOSE OF DEVELOPMENT

A: Basic client brief:

- i) The applicant has lived in the property for some years: he owns a car and a large motorcycle: the access to the garage is just over 2m wide at its narrowest point: the property was built in the 1930's (was demolished by a German bomb in the Second World War and rebuilt after the War):
- ii) In addition the applicant also wishes to replace a substandard rear extension to the house and will replace the substandard paving slabs to the garden with more suitable materials, to form a modern patio:
- iii) The use the garage will not change but the applicant wishes to have the option of using part of the new garage as a garden room from time to time, thus the need for opening doors on the south elevation and rooflights on the north side: due to the narrow access, and the width of

his car, the applicant parks it at the front of his property: he does not want to lose his front garden to use for parking spaces: his motorcycle will be stored in the garage, as it is impractical to park it on Bath Road.

4 DETAILS OF THIS APPLICATION

- i) The floor area of the existing garage is in region of 15m² and the proposed garage will have a floor area of about 19.2m² a small increase of 4.2m². The front of the new garage will be set about 3m back from the existing garage, as shown on the drawings
- ii) The external walls will be constructed of blockwork, and it is intended to clad these with composite timber cladding to resemble traditional horizontal weatherboarding
- iii) The garage roof will be pitched at about 40 degrees and will be covered with Marley Eternit Rivendale Blue Black composite slates
- iv) A FRA has been submitted: the new floor level will not be much different to the existing
- v) The rear extension will be about 1m larger on the north elevation and it is proposed to use the same roof covering as the garage

5 CAR PARKING: There will be no change to the current arrangements

6 HERITAGE STATEMENT: The removal of the existing garage will be an improvement to the Conservation Area, and the design and erection of the proposed new garage will be a modest enhancement

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