

Helyer Davies Architects Ltd



16030_14 Bath Road, Emsworth

Design & Access Statement

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Fig 1, 14 Bath Road.

Contents

1.0 Introduction

1.1 Site Location and Context

2.0 Proposal

2.1 Use

2.2 Amount & Scale

2.3 Layout

2.4 Appearance

2.5 Access

3.0 Conclusion

1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to design a rear balcony and renew the existing ground floor extension (see Fig, 2).

1.1 Site Location and Context

14 Bath Road is a semi-detached residential property which is situated just inside the boundary of Emsworths conservation area. The site is predominantly a rectangular shape covering a total of 280 m.sq. The surrounding properties are primarily semi-detached homes consisting of two storey dwellings. The architecture is constant along the front elevation, hipped roofs and gabled bays provide symmetrical neighbouring properties which overlook Slipper Mill Pond. The material palette of the street consists of slate roof tiles, facing red bricks, and cream/white render for walls.

2.0 Proposal

2.1 Use

The primary use of this property is for residential purposes. The proposal provides the dwelling with 3 double bedrooms and open plan living/kitchen area. A new balcony will overlook the rear garden inset into the property, the addition of visual barriers either side will increase the privacy for the neighbouring properties.



Fig 2, 14 Bath Road, rear extension.

2.2 Amount & Scale

The scale of the proposals is a single storey extension to the front elevation.

Existing Habitable floor space:

Existing ground floor = 53.0 sqm

Existing First floor = 37.0 sqm

Total = 90.0 sqm

Proposed areas:

- Additional = 4.2 sqm of habitable floor space.

2.3 Layout

Renovation of the existing ground floor extension/internal works will be carried out to improve the size bedrooms and living areas. The existing extension will be improved with a new internal arrangement which allows for two double bedrooms at its rear. Access to the front will remain the same, opening to a main hall with a total of three double bedrooms and a bathroom on the ground floor. Upstairs will be an open plan living room and kitchen area. This arrangement will allow a more sociable space within the home. The new balcony allows the residents to overlook their rear garden while providing the living space with natural light and ventilation.

2.1 Appearance

The proposed materials are:

Ground floor Extension

- Brick to match existing
- Roof tiles to match existing

Balcony

- Brick screens.
- Glazed railings.

Windows

- White UVPC windows to match existing.

2.1 Landscape

Remains as existing.

2.5 Access

The vehicle access to the property will remain as existing. The residential access to the front will also remain the same. The access to the extension will be improved with the addition of two new double doors opening to the rear garden.

3.0 Conclusion

The proposal aims to improve the living space for its residents. The open plan arrangement on the first floor provides a flexible social space to the home, while providing views out to the garden, natural light, and ventilation. The rear extension will be renewed and improve the rear elevation of the property.

We ask that Havant District Council look upon this application favourably due to the small proposal of works that are in keeping with the existing property and locality.