

Design & Access Statement for proposed works at
40 Bath Road, Emsworth, Hants, PO10 7ER

Introduction

The house is a four bedroom detached property within the Emsworth Conservation Area. To the north lies a small row of terraced cottages and south, a detached bungalow (fig.1). Research of the planning history of the site, reveals that since its construction in the mid-1930s, a number of alterations have been carried out; as well as extensions to the side and rear of the main house, these include a conservatory and the construction of a double garage which has been used as living accommodation since it was built in 2000.

Although there are no formal planning records on file, the agent and applicant believe that previously the property was used as Bed & Breakfast accommodation. Currently, there are seven toilets and six separate showers, hardly appropriate for a single family dwelling.



Figure 1 - 40 Bath Road (centre of image) alongside neighbouring properties.

In summary the main works proposed include:

- Extending the car port and floor above by two metres (front elevation only).
- Replacing the round windows with splayed bay windows.
- Creating a new entrance porch.
- Demolishing the rear conservatory and replacing it with a single storey *garden* room.
- External material changes to improve the overall appearance.
- Improving access to the existing driveway to create additional parking and safe vehicular access to and from Bath Road.
- New planting scheme to the front and rear to reflect the waterside situation.

Objective

The overall aim of the renovation project is to improve the façade of the house bearing in mind the maritime setting in order to enhance the charm of the existing street scene.

The objective is a more attractive design which will blend well with the surrounding housing, both old and new and yet take account of its prominent position in the centre of the Conservation Area.

Prior consultation with immediate neighbours and those living directly opposite in Bridgefoot Path, has encouraged a comprehensive re-development of the site. The 'drive through' has attracted the most unfavourable comments (figure 2). Converting the carport to a garage will certainly improve the overall appearance of the property. It is also intended to 'future proof' the house to increase energy efficiency by upgrading windows, replacing the out-dated heating system and adding extra insulation where possible. Certainly a higher level of sustainability will be achieved than at present.

Internal Changes

The house is designed to be functional, attractive, sustainable and adaptable to the needs of the applicants who have to take into consideration elderly parents (one of whom is disabled) and young grandchildren. Anticipating future needs will entail the installation of a lift, re-locating bathrooms to make them larger and more convenient, re-designing the kitchen to make it more functional and user-friendly, replacing the narrow, steep staircase, widening the hallway and landing and bringing more natural light into the house.



Figure 2



Figure 3

To the rear of the property there is an existing conservatory which extends out by approx 5m (figure 3). It is proposed that this is demolished and a new single storey structure built to replace it. This will allow the applicants to use the space all year round and take full advantage of the newly landscaped garden.

External changes

Externally, the aim is to remove the 'car park' at the rear of the house which was created to accommodate cars used by Bed & Breakfast guests and to re-instate a pleasant, plant-filled yet low-maintenance garden. The carport to the north side of the property will become a garage with 'up and over' doors front and back to allow access to the rear garden when needed.

Currently, the entrance to the property is very narrow. It is doubtful whether emergency vehicles would be able to drive up to the front door. Furthermore, when exiting by car it is not possible to see other road users, especially pedestrians and cyclists, until the front of the vehicle is already in the road. In order to improve the access and make the exit safer, it is proposed to lower the existing brick wall and widen the opening (fig. 4). Space at the front of the house will be created in order for vehicles to be able to drive in, reverse and exit forwards safely.

The staggered building line of the adjacent properties presents the opportunity to break forward to take advantage of the magnificent waterside views and, crucially, to maximise the amount of natural light from the south. The north wing coming forward by 2m will tie in better with the adjacent terrace and add a positive contribution to the street scene.

Materials

Over the last few years it has become evident that a number of properties along Bath Road have undergone major transformations to the way they look. As a result, the owners feel that the building requires a fresh modern look to take account of its prominent position in a Conservation Area which has been established to preserve the charm and character of the seaside town. Comments made by the Conservation Officer at the Pre-Application Meeting have been taken on board and the front façade will be replaced with natural wood cladding to the first floor and bricks to resemble the existing will be sourced for the lower level. Subtle contemporary details reflected in the new windows and the glass balustrade will transform a building with no architectural merit into an appealing family home.

Although the window manufacturer has yet to be decided the applicants' preference is for pastel colours and narrow sight lines in order to maximise light and enhance the view. They will be happy to work with HBC to choose colours which meet with their approval.



Figure 4 – Being a popular route for walkers and an essential road for many car users it is proposed that the existing vehicular entrance is improved for the safety of all concerned.