



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.

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 (which will be the subject of an application under the Neighbour Consultation Scheme) 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, he 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 4.2m. The new garage is mostly on the same footprint as the existing one
- 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 roof will be pitched at about 40 degrees and will be covered with Marley Eternit Rivendale Blue Black composite slates
- iv) A FRA had been submitted, and this means the new floor level will not be much different to the existing

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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John Groom BSc BArch(Wales) Dip Surv RIBA