

**FORBURY, 41 HAVANT ROAD, EMSWORTH, HAMPSHIRE PO10 7JD
PROPOSED ADAPTATIONS TO STABLE BLOCK**

DESIGN AND ACCESS STATEMENT:

SUMMARY:

Forbury is a large semi-detached house on Havant Road, Emsworth. Forbury has a detached stable block at the rear of the back garden. It is proposed to adapt the stable block to allow its use as holiday accommodation. Whilst the shape of the building will be retained some alterations to the internal plan arrangement are proposed. The existing building is in varying states of condition. It is proposed to renew the existing slated and lean-to roofs, to carry out necessary repairs and upkeep generally and to replace the existing doors and windows with new. To admit more light it is proposed to create additional window, door and rooflight openings. To upgrade the fabric it is proposed to provide insulation and damp proofing and to improve the structural stability. A suitable services installation will be provided. Outside, a new patio is proposed.

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PLANNING HISTORY RELATING TO THIS PROJECT:

Planning permission (APP/12/00943) and Listed Building Consent (APP/12/00944) for this project were granted in 2012.

Since then further iteration of the design has taken place including the proposal for more extensive alterations and the revision of the elevations with one additional window and some slight changes to the fenestration.

Accordingly, this revised application is now being made.

THE PROPOSAL:

The Householders of Forbury have identified a potential demand for holiday accommodation in the Emsworth area. They propose to adapt their stable block to make it suitable for short term holiday lettings, probably on a self catering basis or possibly on a bed and breakfast basis. They recognise that the stable building has character and they consider that it would be potentially attractive to holiday makers if it could be adapted.

ACCOMMODATION:

At present the stable block comprises two rooms downstairs, the larger of these extends through into the lean-to at the rear. Upstairs, the single attic room has a low eaves height with daylight chiefly provided by two Velux roofwindows. There are also two windows at low level in the front wall.

It is proposed to redesignate the rooms so that downstairs the large room becomes a kitchen / dining / lounge whilst the smaller room is divided to form an entrance hall, a small store and a wet room. Upstairs the physical constraints indicate that use as one bedroom with an ensuite would be possible. The likely clientele is identified as a couple, a family or a small group of up to four people.

DESIGN:

The stable block is a building whose character springs from its former use and from the variety of local materials employed. The design challenge is how to update the 19th century building constructed for stabling use to make it suitable for human habitation in the 21st century whilst retaining its essential character.

The design approach is to recognise the character of the building, to accept the size of the existing envelope, to accept the constraints imposed by the shape of the building, to reuse the existing spaces for new uses where possible, to introduce new rooms only to the extent necessary.

To acknowledge present day standards applicable due to the building becoming suitable for habitation when at present it is not, it is proposed in particular to improve the thermal performance and structural stability of the building. To this end it is proposed to apply insulated wall linings to the inner surface of the external walls with damp proofing where required, and to provide insulated damp proofed ground floors. It is proposed to fit insulation to the current standards to the roofs, the thickness required means that the ceilings following the underneath of the roof slopes will be lowered accordingly to accommodate the insulation thickness required.

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The gabled roof structure is unsound, it is proposed to replace it with a new arrangement comprising a new ridge beam with new deeper rafters. The lean to roof is insufficiently robust and a new underlayment deck and new deeper rafters are proposed.

At the existing stairway the lowered ceiling referred to above will necessitate a different arrangement of the stair to allow sufficient headroom to be gained, so a new stair flight is proposed.

To emphasise the existing arched openings in the front wall it is proposed to replace the present doors with new glazed doors/fixed screens which will also have the advantage of admitting more light into the building. The existing small windows under the eaves will be renewed by new double glazed windows. The existing pointed arched window to the west gable will be reinstated by removing the overboarding and the provision of new double glazing, obscuration equivalent to Pilkington Texture Glass Obscuration Level 4. The existing frame might be retained once inspected (at present hidden by the boarding) or would otherwise be replaced with new. The existing window to the east gable will be reglazed with new slim double glazing and refurbished if feasible (or otherwise replaced with similarly glazed matching new). One new patio door, one new window, one new pointed arched window and one new rooflight are proposed to admit light (and, where appropriate, give access to &/or view of the back garden) to the proposed new dining, bathroom, bedroom and kitchen areas respectively.

Please also refer to the Heritage Statement.

ACCESS:

At present Forbury has the following existing access points and it is proposed that the adapted stable block would be served by these:

Pedestrian access from pavement of Havant Road (south east corner of site)

Pedestrian access from Convent Lane (near the stable block)

Vehicular and pedestrian access from Havant Road (main access with footway crossing)

PARKING:

There is an extensive existing driveway and forecourt with ample space for car parking and manoeuvring both for the present and proposed situations. 2 car parking spaces are proposed adjacent to the Coach House. One wall-fixed loop is proposed for securing bicycles.

LANDSCAPING:

The Stable Block is in an established situation with the benefit of an established garden. The landscaping would remain as existing except that it is proposed to provide a patio adjacent to the stable block for the enjoyment of the holiday makers. The verge to the north and west will be tidied and have undergrowth cut back.

PHOTOS:

Please see separate page.