

HERITAGE, DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF MR AND MRS TRENT**

**PLANNING APPLICATION FOR SINGLE STOREY
PORCH AND REAR LIVING EXTENSION AND
CONVERSION OF LOFT SPACE WITH NEW
DORMER TO FORM EN SUITE BEDROOM.**



16 BATH ROAD, EMSWORTH.

Heritage Design and Accessibility Statement

1.1 The proposal is for an extension at ground level to form a new front entrance porch, a rear extension with lean to pitched roof to extend the kitchen and living area as well as the conversion of the loft space with a rear facing flat roof dormer to form a new en suite bedroom on the second floor.

Assessment of Physical Context

2.1 The existing single dwelling is located within the Emsworth Conservation Area which is of established residential use with the building in question one of a terrace of four units facing east and fronting Emsworth Pond.

Social and Economic Context

3.1 The existing use of the building has already been accepted and the proposal seeks to enhance the viability of the use by providing much needed additional living space for the owners and their family.

Involvement of Local Interests

4.1 No consultation.

Evaluation

5.1 The drawings show that the rear extension replaces the existing dilapidated example extending no further than those either side or the one it replaces.

5.2 The front porch again takes its lead from adjacent properties and copies the design of the one recently constructed at No. 17 Bath Road.

5.3 To convert the loft space for the new bedroom a rear facing flat roof dormer is proposed with conservation roof lights facing the front streetscene again in line with other examples in the road.

Design Principles

6.1 The proposal is for a porch area of 3.1 m² in a single storey format with a pitched roof matching the adjacent example. Walls will be face brick to match with white PVC framed windows sympathetic in design to the remainder of the house.

6.2 To the rear the 13.2 m² single storey extension projects a mere 2.45 m from the original rear wall and replaces the unsightly conservatory currently in place. The roof is a 'lean to' design set at a low pitch to minimise impact with two roof lights set within the slope to maximise daylight within the room. The walls are again face brick to match with a natural slate covering to the roof to match. Folding doors will be powder coated aluminium or PVC framed double glazed units depending on clients choice.

6.3 The new second floor bedroom and en suite shower is formed within the existing loft space with the addition of a rear facing dormer with a felted flat roof covering and plain tile hanging to dormer cheeks. The size of the dormer has been chosen so as not to dominate the roof elevation when viewed from the rear by not taking the rear face of the dormer all the way to the existing wall below. The photograph below shows the rear elevation and the adjacent dormer serving No. 15 Bath Road.

6.4 To the front, conservation style roof lights are proposed to provide daylight and ventilation to the bedroom and small dressing area whilst minimising the impact on the important streetscene elevation again in line with other properties in the road facing the street.



Amount of Development

7.1 The new porch projects 1.6 m from the front elevation whilst the rear extension rear wall is 2.45 m distant. The areas of the extensions (noted before) are minimal and with the dormer extension 2.95 m in width considered subservient in scale compared with the original dwelling.

7.2 No part of the development will encroach over either side boundary, above, at or below ground level.

Layout

8.1 The layout of the development has been carefully chosen so as to provide a pleasant living environment for the applicants and their family whilst minimising impact on adjoining dwellings.

8.2 The internal layout of the dwelling has been designed to allow good levels of natural daylight by opening up rooms on the ground floor and the first floor bathroom is relocated to one of the rear facing bedrooms to allow for the access stairway to the second floor.

8.3 New windows mean no additional loss of privacy to adjoining occupiers.

Scale

9.1 The new development is entirely within scale with adjacent buildings and their extensions and does not appear out of place or incongruous within the immediate area.

9.2 The height of the ridge of the rear extension is at or lower than the one at No. 17 Bath Road and the dormer likewise sits below the existing ridge line of the main roof. The additions are considered subservient and maintain the original dwelling as the dominant feature.

9.3 The proposal sits within a plot that can easily accommodate the extension without creating a cramped form of development in any way.

Appearance

10.1 The existing building is constructed from traditional materials consistent with the age of the property and the additions seek to match where possible with the addition of windows and doors required for security, weather and thermal performance.

Access

11.1 The extensions on the ground floor have floor levels set at the same height as existing maintaining ambulant disabled access standards into the building in compliance with the current Building Regulations.

Conclusion

12.1 As will be evident from a site visit, the proposed development makes efficient use of the site whilst improving the living accommodation for the applicants. The character and appearance of the existing and nearby buildings are respected and they will not be adversely affected by the proposal.

12.2 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.