

Single Storey Rear Extension:
31 Bath Road, Emsworth PO10 7ER

Heritage, Design and Accessibility Statement

The proposal is for extension of the existing rear single storey pitch roof sitting area to form a day room annexed to the existing kitchen / dining room on the West Elevation, with colour coated aluminium glazed doors and windows.

Assessment of physical context:

The dwelling is located in the built up residential Conservation Area of Emsworth in a terrace group of property's fronting the west side of Emsworth pond. The site is contained by its established boundaries and is surrounded by a mix of domestic property. Properties both sides have rear extensions in varying formats.

Social, economic and planning context:

The social and planning context of the development is established by the external fabric of the existing building.

Earlier extensions to the rear of the property have met the requirement of previous owners however additional floor space is required to adapt for life time use.

Involvement of local interests:

No consultation.

Evaluation:

The proposals will not affect adjacent property, the existing north side wall is inset from the boundary, the new gutter line will be within the fence line. The ridge line is subservient to the existing mono pitch roof roof line abutting the main dwelling.

Extending the west elevation will enhance the character of the property.

Design principles:

The building lends itself to the extension and remodelling of the layout to accommodate the new facilities. The vaulted roof design will provide volume to the new room space with south facing roof lights and glazed west elevation to provide an attractive addition. The pitch roof profile benefits the adjacent property.

Amount of development:

The extension projects 2.7m from the existing rear wall but is set back from the rear wall of the existing flat roof bathroom extension.

The north side gutter line will not project over the boundary.

Layout:

The day room is annexed to the kitchen / dining room, existing door and window openings will be reformed enhancing light and ventilation to the new room and existing kitchen.

Terrace paving will be retained around the perimeter of the proposed extension.

Scale;

The scale of the extension will be modest and in keeping with the scale of the building. The overall projection will be within the current extension guidelines

Appearance:

The existing building is constructed with vernacular materials, new door/ window frames will be durable modern materials to meet requirements of security, weather and thermal performance and will provide an attractive addition.

Access:

The proposals will provide access to the existing accommodation for persons with ambulant disabilities with additional facilities available as circumstance dictate. The site is located in close proximity to the town centre and public transport. Parking as existing, front paved forecourt and rear garage.

Flood Risk:

The proposals set floor level continuous with existing, raised 150mm above finished ground levels to mediate risk from flood.