

DESIGN AND ACCESS STATEMENT

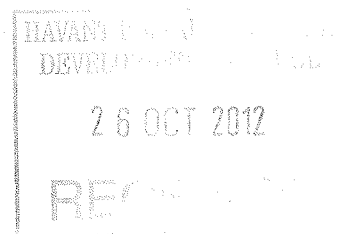
8 BATH ROAD

EMSWORTH PO10 7EP

26-07-2012

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1.0 INTRODUCTION

This Design and Access statement has been prepared in support of a planning application for James Doble of 8 Bath Road, Emsworth, PO10 7EP

The statement should be read in conjunction with the application drawings and the application form.

Particular care and attention have been given to the character of the surrounding area, blending in with the architectural style and the nature of other development in the area. Use of traditional and sustainable materials and a sound method of construction with due consideration due to environmental issues.

The proposals have been designed with due consideration to principles set out within the Management Plan for Emsworth Conservation Area and the Emsworth Village Design Statement.

2.0 DESCRIPTION OF HOUSE AND SITE

The existing house has two principle storeys with further accommodation in the attic. It is mid terrace in a terrace of four with similar terraces build on either side. Between each group of terraces is a driveway and garages set back behind the properties. Each house has a bay window with gable end above, a front garden (many of which are now used for parking) and a long, narrow garden to the rear. The principle facades face east over the Town Mill Pond and have a collective value rather than any particular architectural merit individually. At the rear of the properties single storey extensions are a common theme of development though they are of various scales, materials and architectural styles. At No. 8 Bath Road a UPVC extension with polycarbonate roof accommodates a small WC as well as a sun room which sits between the existing kitchen and the garden. This has become dilapidated and is unsightly.

The proposed rear extension would have a slightly deeper footprint than the existing and would also be taller to maintain regularity with the extension at No. 9 Bath Road to the South. It has a flat roof and is to be built of brick (painted white to match the existing rear facade) with aluminium sliding or bi-fold doors to better connect the interior spaces with the rear garden. A dormer is proposed at second floor level, on the rear elevation of the property overlooking the back garden. Dormers are a relatively consistent feature of development in the area and being on the back of the property would not be seen by the public, or have a detrimental effect on the character of the conservation area.

3.0 ACCESS TO AND AROUND SITE

The main access to the house from Bath Road will remain as is. We propose to move a garden gate and right of way through the neighbours (at No.7 Bath Road) deeper into the garden. This has been discussed with the neighbour who has no objections.

4.0 ACCESS WITHIN SITE

It is worth noting that one of the purposes of the development is to improve internal layouts and access to the garden for the mother of the client who is a wheelchair user. As such the floor level of the existing extension is to be raised approximately 50mm as to be consistent with the main house. Also a minor landscaping scheme has been prepared for the back garden with a terrace at the same level as the proposed rear extension and existing ground level of the main property. Adequate drainage will be provided to deal with surface run off.

The main house will remain as existing with the exception of the rear dormer window and some small alteration to the internal layout including a larger WC being relocated within the main property, rather than in the extension.

5.0 MATERIALS

The rear gardens cannot be seen by the public or from the entrance to the property. The proposed extension to be a visual improvement to what exists presently as well as improving the buildings environmental performance. Care has been taken in choosing materials, scale and the style or architecture for the proposed extension to ensure it remains sympathetic to both the character of development in the area and the character of Emsworth Conservation Area as a whole. Where appropriate materials and finishes have been chosen to match the original house.



6.0 CONCLUSION

The application proposals have been informed by a clear understanding and appreciation of the significance, in terms of character and appearance, of the Emsworth Conservation Area and the contributing of No. 8 Bath Road to this.

The proposals have been carefully considered and well designed in order to minimise the visual impact of the proposed development on the amenities of neighbours and people passing by, as well to improve the quality of accommodation by enhancing the internal circulation between the house and garden, natural light, and accessibility for the mother of the client who is wheelchair bound.

It is worth noting that alteration to the rear elevation, including the proposed new rear extension and addition of rear dormer will complement the character of the terrace as the whole, will sympathetically incorporate both a vernacular style and use of materials and will not be visible to the public. It is also the clients desire to improve the environmental performance of the house by using double glazing, and high levels of insulation within the walls and roof of the proposed extension.

The proposed scheme has been designed as to remain outside of public view and to have a minimal impact on views from neighbouring properties. The proposed works would see a consistent floor level across the ground floor of the property including the proposed rear extension and garden terrace to improve access and internal layouts for a wheelchair user.

Proposed plans have been designed in accordance with National and local planning policies, the Emsworth and no adverse effect on any recognised interests.