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49 BATH ROAD, EMSWORTH, HAMPSHIRE PO10 7ER

**REPLACEMENT OF EXISTING PORCH WITH TWO STOREY EXTENSION
AND RENEWAL OF FRONT BAY WINDOW TO NEW DESIGN**

DESIGN AND ACCESS STATEMENT



General view of front of house as existing

CONTEXT

No. 49 is situated towards the south end of Bath Road, Emsworth. It is a detached two storey house, thought to date from the first half of the last century. A single "lean to" garage had been added at some stage against the north wall of the house, and a single storey extension was built at the rear of the property a few years ago. The front of the house faces east and overlooks the Emsworth Mill Pond. The building stands on an almost flat site, with a large front garden which contains sufficient parking space for at least four cars, and a substantial back garden, which extends for more than 30 metres behind the rear wall of the aforementioned extension. The walls of the house are of brickwork, with painted rendered walls at first floor level, and vertical tile hanging to the bay windows. The aforementioned rear extension includes flint panels in the brickwork. The house has plain tiled roof coverings, with the main elements being hipped. The rear

extension is mostly covered with a glazed lantern surrounded by parapet gutters behind a decorative timber cornice element.

Both pedestrian and vehicular access is by means of an entrance drive off Bath Road. There is a path against both sides of the property leading to the rear garden.

The property is flanked on both sides by private houses. The one to the south was demolished and replaced with a large house within the past few years, and the one to the north has been demolished within the past few months, and at the time of producing this statement a substantial size replacement house is under construction on that site.



Recently built replacement house (no. 50) to South of the site



Construction site of replacement house (no. 48) to North of the site (pictured 12.10.2012)

The site stands within, but on the edge of, the Emsworth Conservation Area.

The present main or front entrance to 49 Bath Road is unsatisfactory as it stands. It is within a poorly constructed and unattractive glazed, single storey, lean-to porch, standing in the inner angle formed by two elevations of the house. The intention is to create an entrance area more in keeping with the architectural style of the building, which will actually "read" as the way into the house via an open porch leading one into the entrance hall. Improvements will be made in the process to the cloakroom facilities, and a utility room (at present lacking in the house) will be created within the existing space. At first floor level there are three bedrooms, none of which has en-suite facilities, which is unsatisfactory for a house of this size and on a site as large as the one on which it stands, particularly in the light of present day accommodation expectations. It is therefore intended to construct a dressing room / shower room above the entrance area, to serve the main bedroom.

The second aspect of the application proposal is to replace the present two storey front bay window (serving the living room and main bedroom) with a new one. The present bay is a curved, tile-hung, structure, which is not well constructed, and uninspiring architecturally. The proposed splayed sided replacement is to be of brickwork and reconstituted stone, with timber sliding sash windows, all in keeping with the architectural style of the property, and providing the front elevation with appropriate architectural interest.

An assessment of the proposals in context revealed that none of the neighbouring properties would be caused to suffer any adverse effects (e.g. overlooking, loss of privacy, un-neighbourliness, etc). Being located to the North of no. 50, the extension will not overshadow that property or cause it loss of light.

AMOUNT

The additional built area of the proposed two storey extension is only about 16m², taking into account the area of the present single storey porch, which is to be taken down. The replacement two storey bay adds virtually no additional built area to the building. The large site will comfortably accommodate the extended building.

LAYOUT

The layout of the proposed two storey extension is simple and logical, with the additional structure partially filling the inner angle formed by the "L" shaped original plan of the house. The line of the existing south side wall will be extended by the new structure, and the proposed front east wall will be set back from the existing front wall by two brick lengths in order to maintain the prominence and symmetry of the existing foremost elevation with its bay window element. By setting the front wall back, the extension will

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also remain subservient to the original building, whilst maintaining the intended aim of creating a worthwhile and meaningful entrance to the house.

Internally, the plan form is logical, with the new first floor window taking advantage of the fine views across the mill pond, and the window serving the subsidiary ground floor room facing on to the side. The proposed en-suite shower room will be naturally lit and ventilated by a Velux rooflight which is to be positioned on the inward facing roofslope, and therefore will not be visible on the external elevations.



View showing inner angle of the existing "L" shaped plan – the location for the extension

SCALE

As stated under "Amount" above, the two storey extension is of modest scale, and its hipped roof is smaller and lower in height than the existing front hipped roof over the main bedroom.

LANDSCAPING

Landscaping is not affected by the proposals.

APPEARANCE

The importance of the front elevation of the house, being visible from across the Emsworth Mill Pond, is acknowledged, and consequently care has been taken in the

design of the proposals to ensure that the appearance of the house will be enhanced by the work. Some of the thinking behind the form of the design has been described under "Layout" and "Scale" above. It is considered that the sympathetic hipped roof form will give the building additional visual interest.

Materials for the walls will be carefully selected to match the existing, with brickwork for the lower storey, including a continuation of the present projecting brick horizontal string course. A good match for the existing Imperial size bricks has already been identified, with the intended use of Ibstock Swanage Imperial Red Stocks, which were successfully used on the previous rear extension. The upper storey walls will be of painted render, again to match existing, and the roof will be covered with plain clay tiles, also to match.

The use of traditional painted timber joinery sliding sash windows is proposed, with the proportions carefully worked out to be architecturally appropriate and to blend with the fenestration of the previous rear extension.

The splayed side wall of the open porch has been designed to make the entrance to the house "read" as such, and will reflect the splayed sided replacement two storey bay. Also the projecting square bay window above the open porch serves to emphasize the entrance, and its design, with the decorative painted timber cornice above, continues the architectural theme of the rear extension, which features similar elements.

The two storey replacement bay again has been designed with well balanced proportions in mind, and the reconstituted stonework of the bay structure, with its mouldings and sills, will be appropriately detailed.

ACCESS

The proposed extension is for use by the residents of the house, so there are no transport network issues.

The current situation of having to step up to gain entry to the building is not changed, but the proposed arrangement will not make that situation any more difficult. Indeed, it can be considered to be easier because of the level platform which will be formed outside the entrance door, i.e. within the open porch, and the increased available space.

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