

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 envelope 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 reroof 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 line out the interior with insulated linings. To make the ground floor suitable it is proposed to take it up and replace it with new horizontal insulated floor construction. A suitable services installation will be provided. Outside, a new patio is proposed.

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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 bathroom. 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 accept the size of the existing envelope, to accept the constraints imposed by the building, to reuse the existing spaces for new uses where possible, to introduce new rooms only to the extent necessary. To acknowledge present standards it is desired to improve the thermal performance of the building fabric. To this end it is proposed to apply insulated wall linings to the inner surface of the external walls (except the west gable owing to the presence of the stair) and to the surface of those ceilings forming the underside of roofs. The existing ground floors are of solid construction sloping to falls and therefore unsuitable. It is proposed to remove these and to provide new insulated damp proofed floor construction in lieu. It is proposed to retain the external walls and roof, carrying out repairs where found necessary and reroofing the two types of roof in matching work. 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 will be renewed by new double glazed windows. The existing pointed arched window will be reinstated by removing the overboarding and the provision of new double glazing. The existing frame might be retained once inspected (at present hidden by the boarding) or would otherwise be replaced with new. One new patio door, one window and one rooflight are proposed to admit light to the proposed new dining, bathroom and kitchen areas respectively. Please also refer to the Heritage Statement.

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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.