

23 BATH ROAD, EMSWORTH

DESIGN & ACCESS STATEMENT

Project Background

Helyer Davies Architects have been instructed to prepare a Design and Access Statement as part of a detailed planning application for landscaping works to 23 Bath Road, Emsworth PO10 7EP

This document outlines the proposed works to include:

- New enclosed driveway-
- Sliding timber gate to south-west dropped kerb.
- Relandscaped driveway
- - 1 tree removed from south-west access point– replaced to provide net gain

The application is for Household Planning Permission. The following documents accompany the application:

- 22082 Drawing Collection
- Community Levy Infrastructure Forms
- Design & Access statement

A measured building and topographical survey has been undertaken by J Brotherton and Partners – Land Surveyors and Engineers, to accurately establish existing floor levels, heights, internal and external details of the dwelling. The OS extracts are to show site location plan and block plan only.

Site Description

23 Bath Road is a large detached, two storey dwelling adjoining a cul-de-sac leading onto Emsworth Mill Pond. The property has 4 bedrooms.

The property lies within the Emsworth conservation area, where it is designated as a building of local interest due to its positive contribution to the surrounding area.

The design looks to better utilise the property's garden (which is currently concealed from the road by a tall hedge) as well as improving access to the house and allowing for increased privacy.

The proposed works are small in scale and create minimal impact to the road and surrounding residents

This document looks to support the planning application and should be viewed in line with the submitted plans and other supporting reports.



View of existing dwelling from Waters Edge Gardens. The proposed scheme seeks to improve access and security to the site.

Source: Rightmove



Relevant Planning Policy

The dwelling lies within the Emsworth conservation area where it is designated as a building of local interest.

Relevant Planning History

Reference – APP/19/003965

Proposal – Single storey front extension with porch and relocation of front door; new veranda to rear elevation and new dropped kerb to Waters Edge Gardens (Approved 13/06/2019). Request to discharge Condition 4 (29.06.2020).

Decision – Permission Granted

Decision date – 1st April 2021

Reference – APP/21/00937

Proposal – Fell 1 No Apple tree. Within conservation area of Emsworth

Decision – Application withdrawn

Decision date – 8th September 2021

Reference – 06/62455/000

Proposal – Two storey front extension and single storey rear extension to flat roof bin store

Decision – Permission Granted

Decision date – 27th April 2006

Relevant Local Planning History

Reference – APP/19/01029

Proposal – Proposed front entrance porch, single storey rear extension, and loft conversion with pitched roof dormer to front elevation and flat roof dormer to rear elevation.

Decision – Permission Granted

Decision date – 10th Jan 2020

Reference – APP/17/00187

Proposal – Single storey rear extension; pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips (approved 10/05/2017). Request to Discharge Condition 2 (14.06.2017).

Decision – Permission Granted

Decision date – 10th May 2017



The 'Existing Dwelling' in April 2022

Source: Google Maps

Impact on Emsworth Conservation Area

The assessment of impact has been prepared using client supplied information, data from the local planning authority and a series of site visits.

Assessment of Heritage Assets

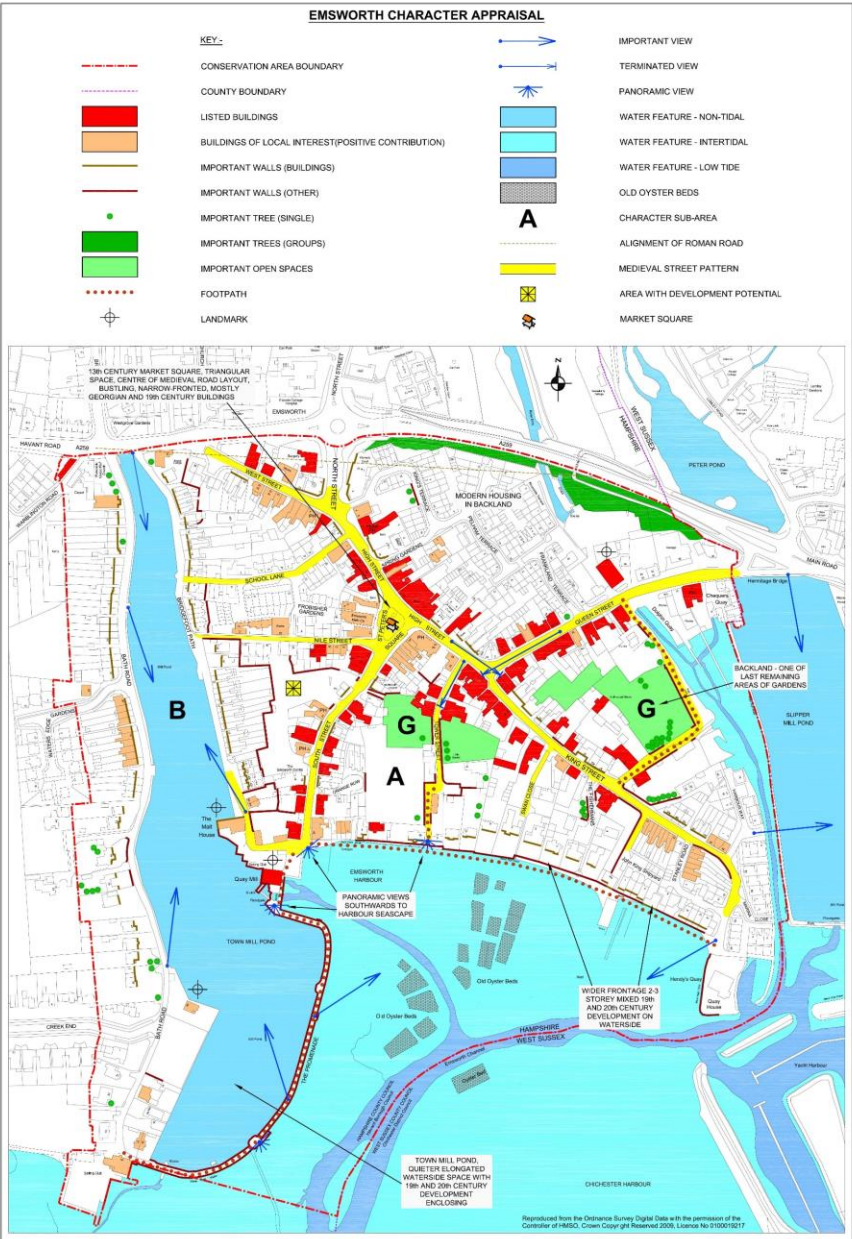
The property is not listed, however it is noted for its special interest adding a positive contribution to the conservation area. The dwelling can be seen to be in-keeping with the local vernacular and therefore contributes to the special character of the Conservation Area.

Assessment of Impact

The proposed materials have been selected to remain in-keeping with the existing property and with the surrounding dwellings.

Justification and Mitigation

The proposals have minimal/no significant impact on the conservation area. The proposed new enclosed drive and landscaping significantly enhances the existing dwelling through the use of materials, whilst also improving the accessibility, security, and privacy of the site.



Emsworth Character Appraisal Map
Source: Havant Borough Council

Flood Risk Assessment

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The map shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 (Medium Probability)

Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Zone 3a (High Probability)

Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain

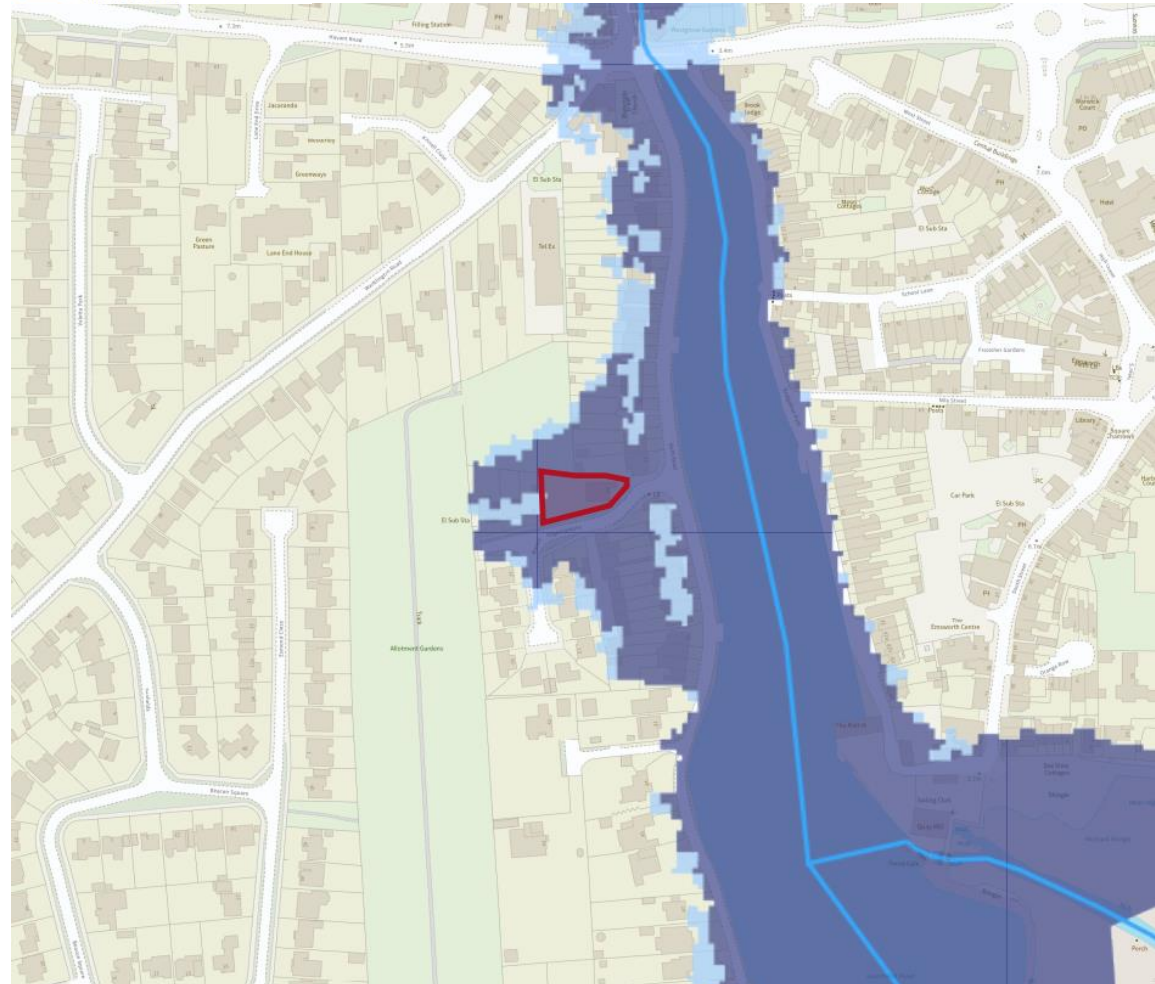
This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

23 Bath Road is in flood zone 3, an area with a high probability of flooding.

It is considered that the proposal does not increase the risk of flooding and there is no increased risk to the existing dwelling for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The driveway and hard landscaping will be constructed in a porous surfacing, discharging surface water run off directly into the ground.

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river



Local Area Flood Risk Map
Source: Environment Agency

Site Photos



1



2



3



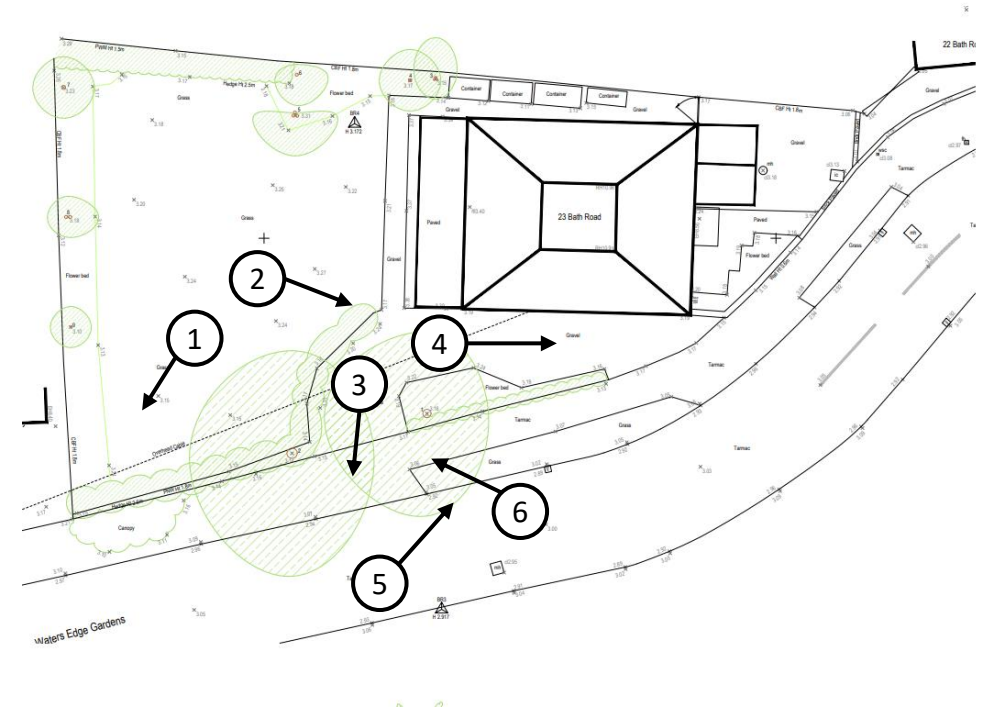
4



5



6



1 – View of garden

2 – View of gravel drive from garden

3 – View of gravel side entrance from garden

4 – View down front gravel drive

5 – View of 23 Bath Road from Waters Edge Gardens

6 – View of gravel side entrance from Waters Edge Gardens

Design and Access Statement

This part of the document describes the proposal in to relation to the requirements of Design and Access Statements. These address Use, Amount, Layout, Scale, Appearance and Access.

Use

The site will remain a single unit of residential accommodation (C3). The proposed works improve the access and landscaping of the property through the addition of an enclosed driveway which screens the garden from the street. A secure timber gate will open onto the existing dropped curb.

Scale

No increases to the Gross Internal Area of the property are included in the proposals.

The proposed new drive wall will be 6-feet tall (1800mm) and of a similar style to the existing low wall that surrounds the front entrance to the dwelling.



6 WATERS EDGE GARDENS ——— | ——— 23 BATH ROAD

PROPOSED STREET ELEVATION

Not to scale

Design and Access Statement

Appearance

The proposed works have been designed to respect and complement the existing character of the dwelling and street through the use of materials.

Walls

Rendered brickwork with a natural stone coping.

Gate

Timber sliding gate.

Layout and Access

The following alterations are to be made to improve the access and arrangement of the site:

- New enclosed driveway
- New sliding timber gate to south-west dropped kerb
- Relandscaped driveway
- 1 tree removed from south-west access point– replaced to provide net gain.

The existing points of access to the site will remain unchanged, as will existing parking provisions

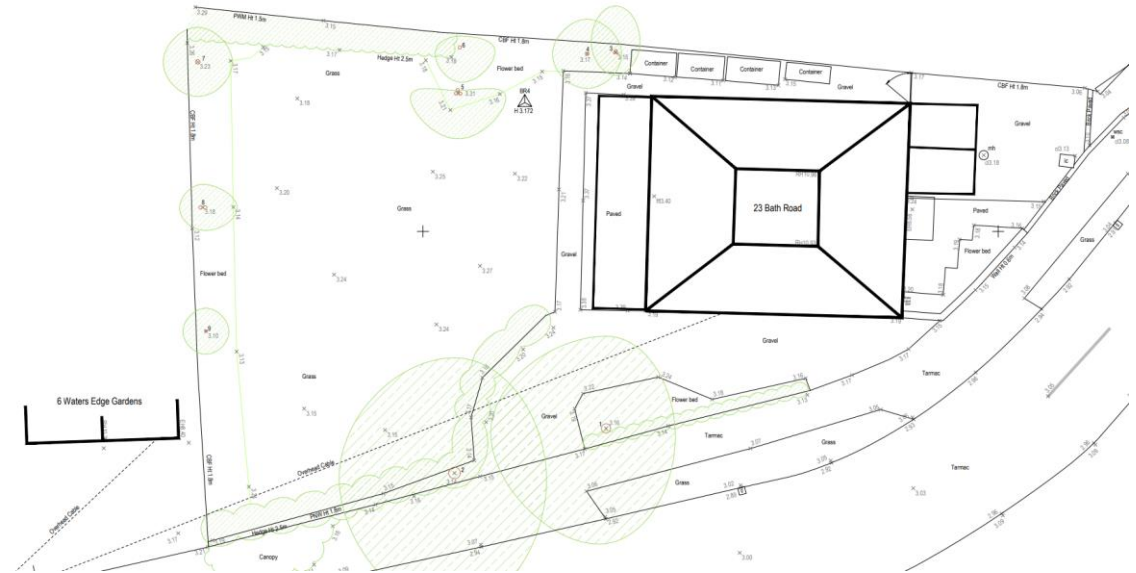
Ecology

Both the architectural and landscape design strategy seek to prioritise the retention and enhancement of the local habitat and landscape character to further support biodiversity.

The design utilises overhanging eaves which provide the perfect location for bird boxes. Bat boxes can also be positioned on nearby trees.

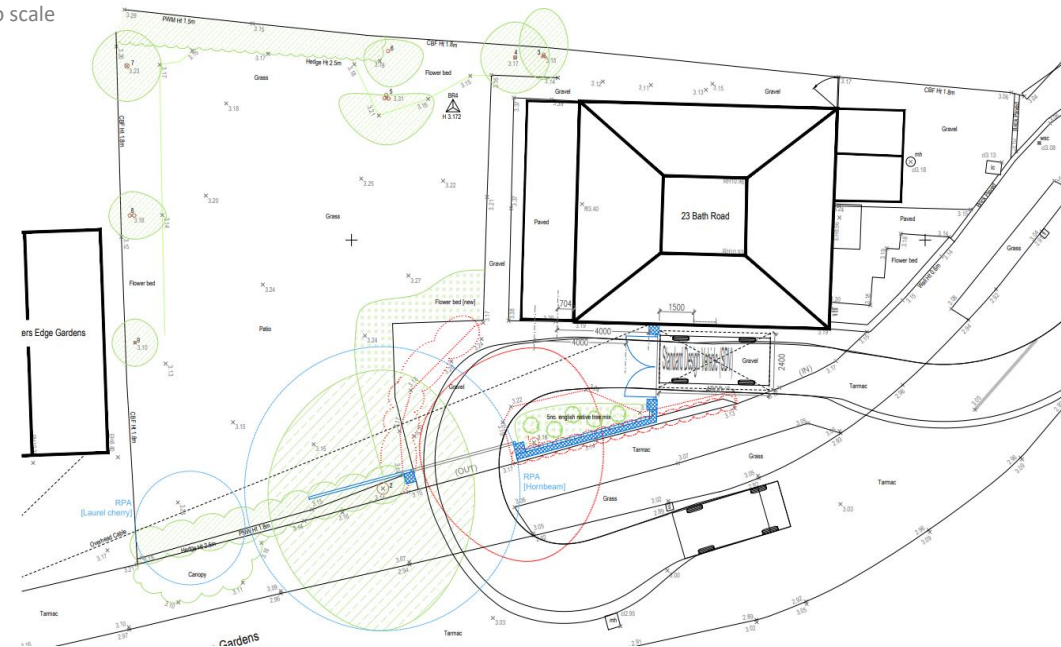
Drainage

The driveway and hard landscaping will be constructed in a porous surfacing, discharging surface water run off directly into the ground.



EXISTING SITE PLAN

Not to scale



PROPOSED SITE PLAN

Not to scale