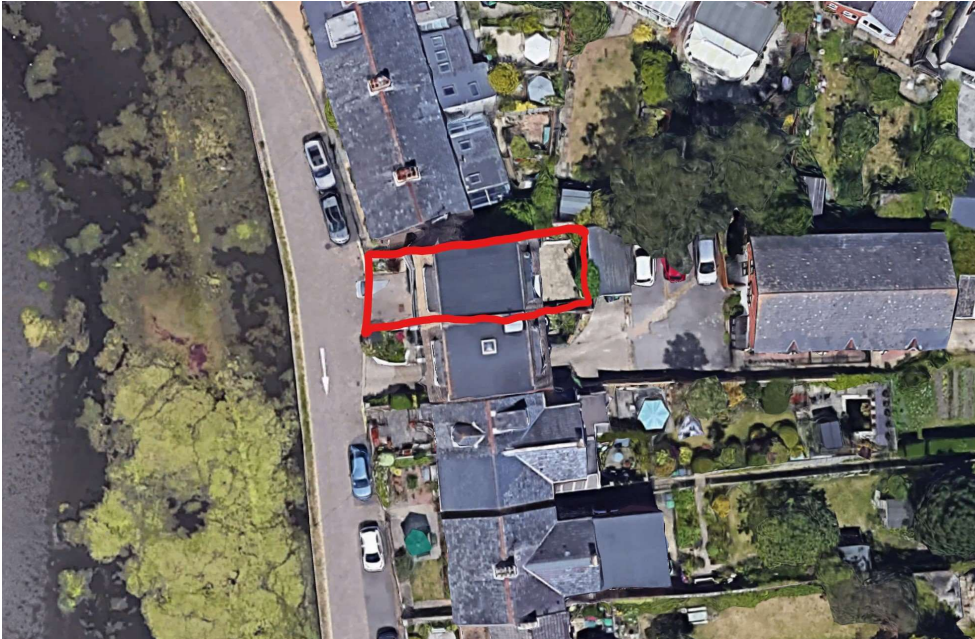


7 Bridgefoot Path - EMSWORTH

Planning Application

Design and Access – Heritage Statement

CONTEXT – LOCATION



Site Plan - Context [Google]

Introduction

Helyer Davies Architects have been appointed by a private client to design a balcony to the front elevation [west] of 7 Bridgefoot Path.

This document outlines the proposed works consisting of:

- Replacement of bay window
- Proposed balcony
- Replacing hanging tiles with timber

The following documents will accompany the Application:

- Application Form
- Design and Access Statement

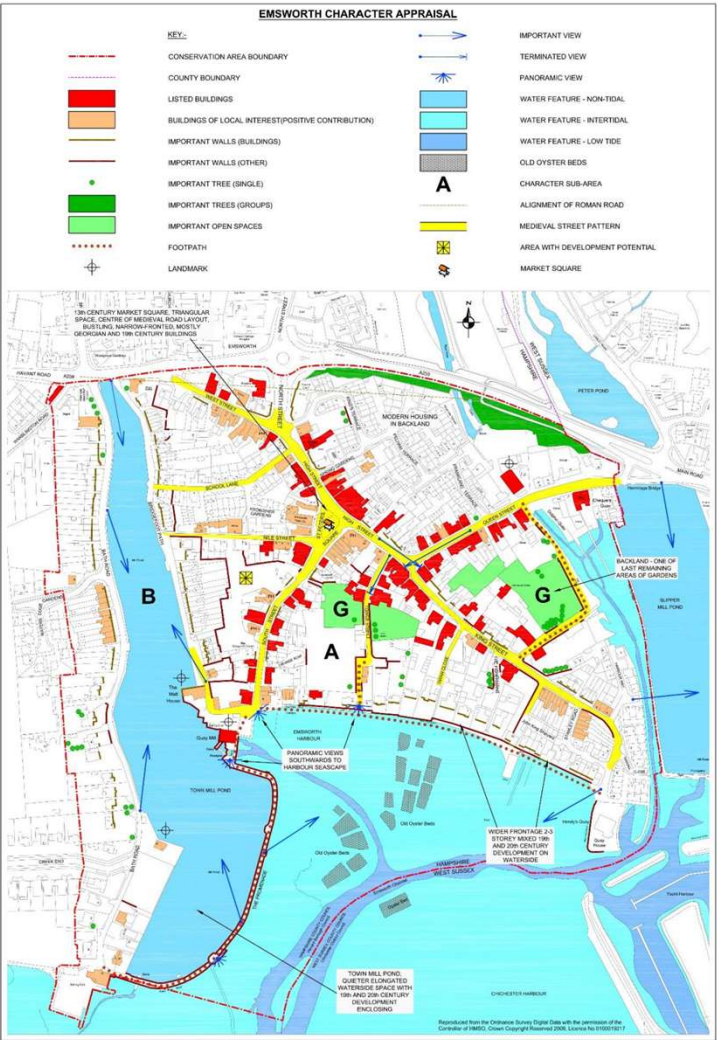
Drawings:

- 23-018-01 Existing
- 23018-02 Proposed

CONTEXT – LOCATION

Site Location

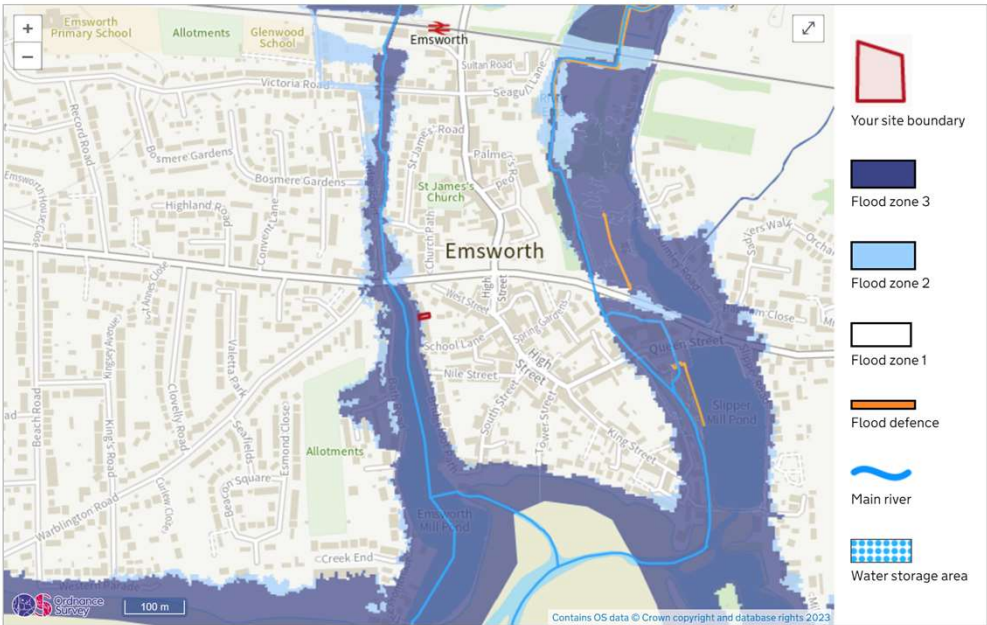
The site is located on Bridgefoot Path which overlooks the Mill Pond in Emsworth. The site is located within Emsworth Conservation Area. The property is not listed. The Western edge of Emsworth Conservation Area is defined by the early 20th Century and inter-war housing surrounding the slipper mill pond which form a backdrop to the views west towards Bath Road.



Map of Emsworth Conservation Area

FLOOD RISK

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk. The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 4 shows the extent of flood risk and is to be read in conjunction with table 1 below.



FLOOD ZONE	DEFINITION
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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

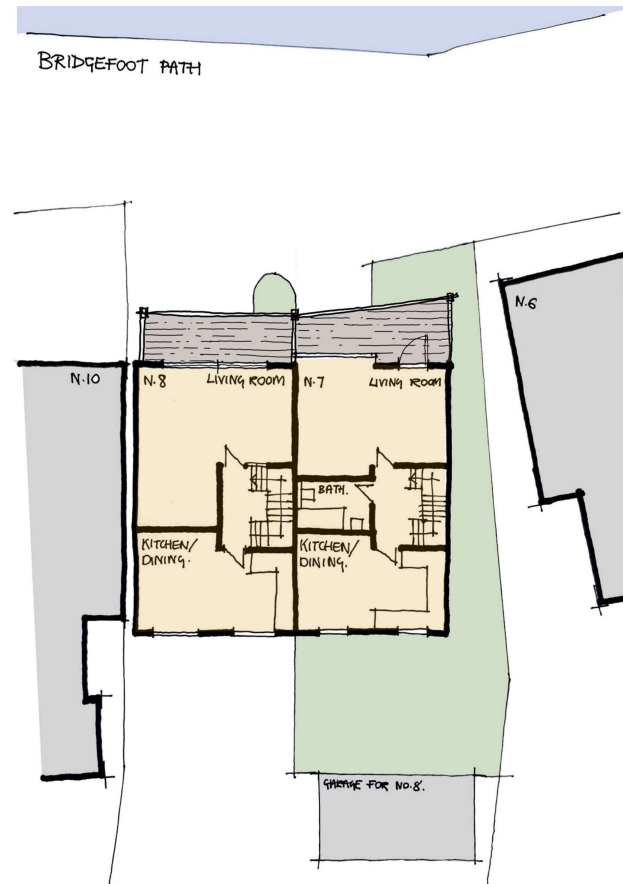
PRE – APP SUBMISSION

In February we submitted a pre-application submission to Havant Borough Council for two balconies to 7 and 8 Bridgefoot path. The purpose of this submission was to establish if the principle of a balcony overlooking the Millpond would be accepted.

On the 23rd of March we had the following summary:

In summary the proposal is considered to be inkeeping with the conservation area subject to the balcony being amended so it is symmetrical across the two properties and high quality materials are used in its construction. In terms of its impact on neighbouring properties this would be assessed at formal planning application stage where a public consultation would take place. Furthermore, the proposal is not considered to increase flood risk. Therefore, I am of the opinion the proposal is worthily of applying for planning permission subject to amendments suggested above.

Since this response No.8 have not wished to progress the project.



View from Bath Road



View from Bath Road

The Proposed

The proposals seek to replace the existing bay window with an angled structure enhancing the views down the Millpond. We are also proposing a balcony off this structure on the first floor.

The existing concrete tiles to the left of the existing bay window are to be replaced with timber cladding.

Use

The building will continue to be used as a residential dwelling.

Amount

The new bay window increase the floor area by 1.1m². The proposed balcony increases the external floor area by 5.5m².

Scale

The proposed bay replacement is similar scale as the existing, projecting an additional 1m to the north. The balcony is a lightweight timber structure that does not impact visually on Bridgefoot Path.

Appearance

The materials of the proposals will be as follows:

Bay window -aluminium and glass.

Balcony – Timber

Cladding – Horizontal Timber

Landscaping

The landscaping for the project wont change with the proposals.



View from Bridgefoot Path



View from Bath Road

CONSERVATION AREA APPRAISAL AND BALCONY EXAMPLES ALONG BRIDGEFOOT PATH AND BATH ROAD [OPPOSITE]

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 to outline the designate and undesignated assets that are relevant to this application. The extent of material fabric and historic interest that constitutes the heritage assets outlined in this report have been identified to the best of our knowledge at the current time.

Assessment of Heritage Assets

The property is not listed, neither is it noted for its special interest adding a positive contribution to the conversation area.

Assessment of Impact

The proposals will have a minimum impact on the conservation area. There are many examples of balconies along Bridgefoot Path and opposite on Bath Road.



