

50 Bath Road, Emsworth

Design, Access & Heritage Statement



Introduction

Helyer Davies Architects have been appointed by a private client to design the alterations to the first and second floors of the detached residential dwelling at 50 Bath Road, Emsworth, PO10 7ER.

This document outlines the proposed works, to include:

- Internal alterations to the first and second floors
- Staircase to second floor relocated
- Second floor rear balcony replaced with Juliet balcony doors
- Alterations to elements of glazing on front elevation

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

- Application Form
- Combined Design, Access and Heritage Statement
- Drawings: 22019-01 Existing
22019-02 Proposed
- Community Levy Infrastructure Form 1

A survey was carried out by J. Brotherton & Partners Land Engineers & Surveyors in September 2021. The OS extracts are to show the site location and block plan only.

Site Planning History

HD Architects worked on a previous scheme on the site at 50 Bath Road, (APP/22/00917) for - *Single storey front and rear extensions with roof lights. External alterations incorporating the installation of windows and doors with internal remodelling.* – Which was approved by Havant Borough Council in December 2022.

The proposals in this application are for additional works to the upper floors of the dwelling, as additions to the works approved in the previous application.

Other Relevant Planning History

There have also been various approved planning applications for works around the site at Bath Road. Some of the most recent and relevant to this application have been noted below.

26 Bath Road (APP/22/00966)

Single-storey rear extension, insulate and re-render existing north elevation, replacement windows, new dwarf wall to north boundary treatment. – Permitted 17th Jan 2023.

41 Bath Road (APP/22/00452)

Demolition of existing garage and erection of new garage. – Permitted 6th July 2022.

45 Bath Road (APP/19/01215)

Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue. (10.02.20). Request to discharge condition No.3 (11.08.20). – Permitted 10th Feb 2020.

The Site Location

The site is located on Bath Road in Emsworth. Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The street of Bath Road is accessed from the A259 Main Road, and faces the Emsworth Mill Pond, as circled on the map in figure 1, below.

The site is positioned towards the bottom part of Bath Road, close to the Emsworth Sailing club car park, and as shown in the map in figure 2, with the Emsworth Mill Pond to the east.



Figure 1: Bath Road in Emsworth - Google Maps Aerial Image



Figure 2: Site on Bath Road - Google Maps Aerial Image

Emsworth Conservation Area

The site at 50 Bath Road is also positioned on the western boundary of the Emsworth Conservation Area, as seen in figure 3, and as such any proposals must be designed to minimize any impact to the surroundings.

The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. It also extends to include the 19th and 20th Century development surrounding the Slipper Mill Pond, along Bath Road and Bridgefoot Path. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), although our proposal site sits just outside of it. The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The section of the Emsworth Conservation Area Character Appraisal detailing the area including Bath Road is included below:

‘Although the Town Mill Pond is both historically and inextricably physically linked to the old town and forms its western boundary, it is surrounded by 19th and 20th Century development which imparts a different character upon it from that just a few steps away. Bridgefoot Path on the eastern side has largely late 19th Century and early 20th Century development, while the west side in Bath Road is mostly inter-war rows and semis and post-war housing, which is suburban in character and thus very different to the overall 18th Century character of the rest of the Conservation Area to the east. Although of modest design the appearance of these houses is enhanced by the waterside location. They are nonetheless, in their own way, complementary to the Mill Pond, providing an uncomplicated backdrop (Q). 3.13 The Mill Pond which is bordered by these two roads on its east and west boundaries, together with the bypass bridge at the north end is one of the significant spaces within the Conservation Area (Q). At the southern end, it is retained by The Promenade, which acts as a harbour wall and walkway between the Quay and the south end of Bath Road, where the Emsworth Sailing Club is situated. Although most of the 19th and 20th Century development surrounding is recessive in character, at about its mid-point three buildings occupy prominent positions and provide focal points of views from around the Mill Pond, namely the Malt house and the Slipper Mill on the Quay and a house on the opposite side of the water, No 66 Bath Lane (Q). With public access available around virtually the whole length of the Mill Pond, this is a popular route for pedestrians who are able to take advantage of views from numerous vantage points.’

The surrounding buildings are predominantly residential with a small number of commercial properties including the Emsworth Sailing Club. They vary in their appearance, though of vernacular design. Materials consist of a combination of brick, painted render, cladding and clay hanging tiles, with clay tiled and slate roofs.

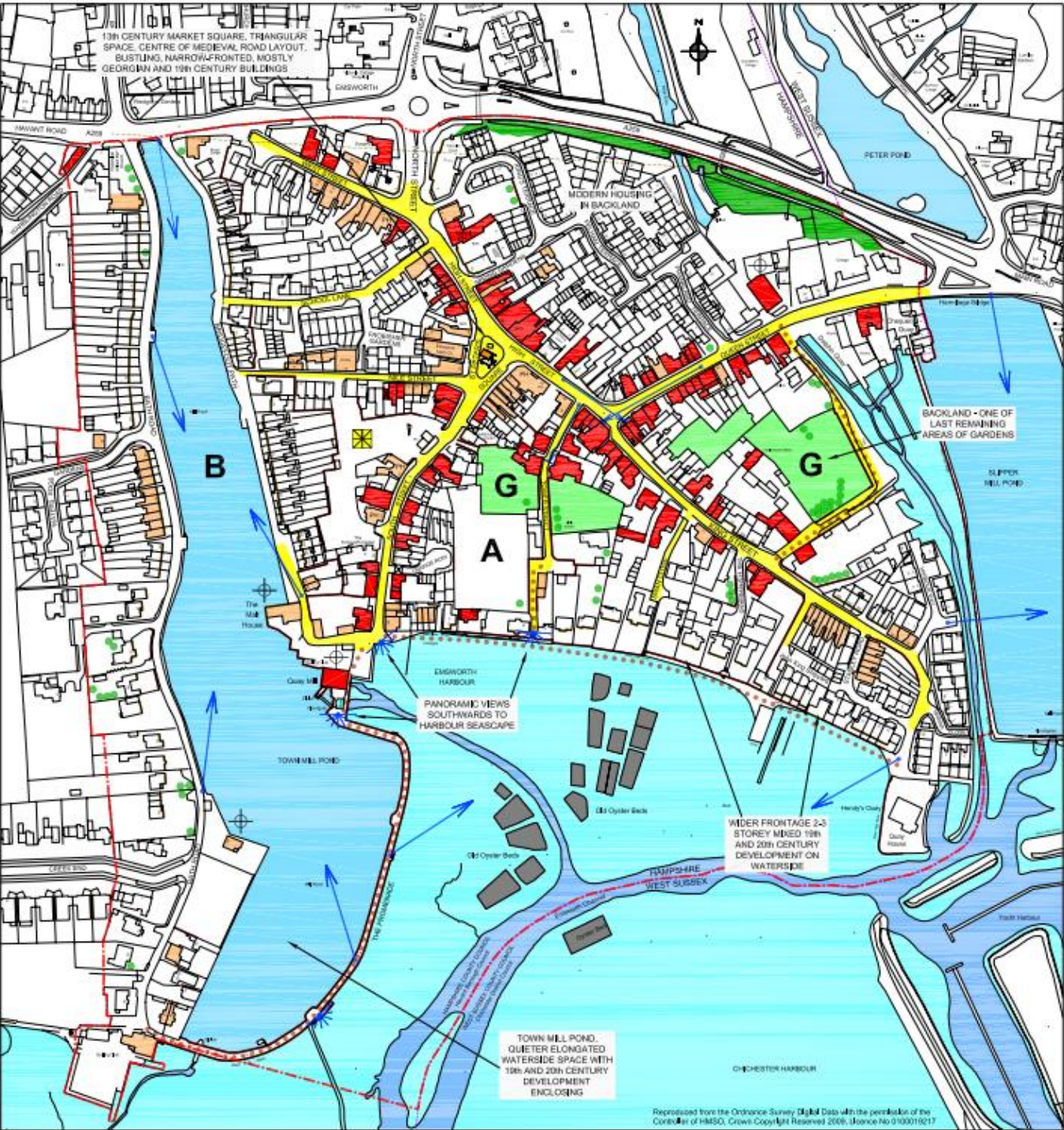


Figure 3: Emsworth Conservation Area Map

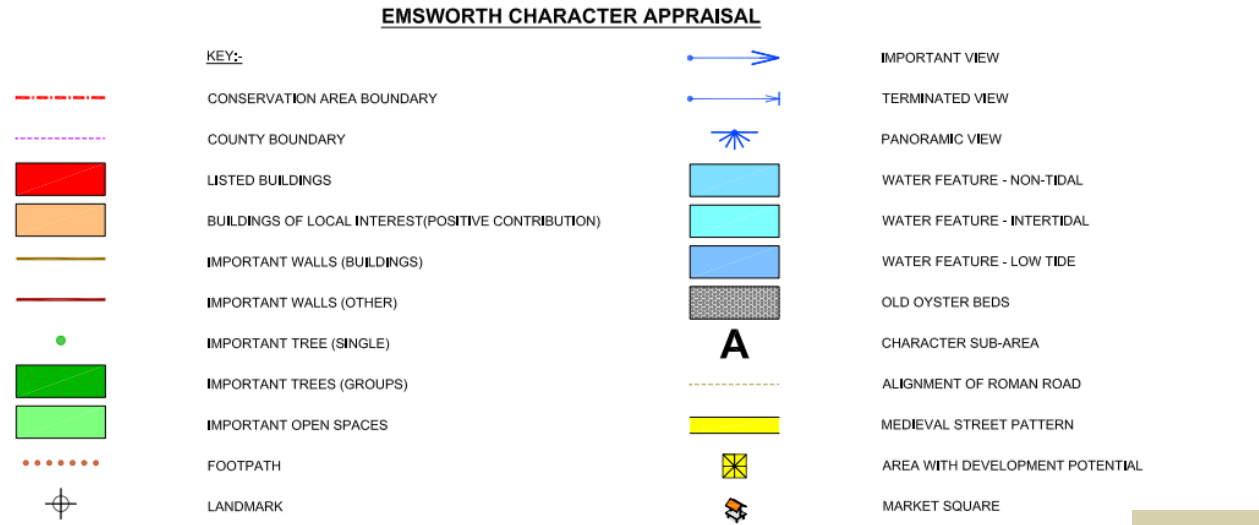


Figure 4: Emsworth Conservation Area – Character Appraisal Key

Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance.

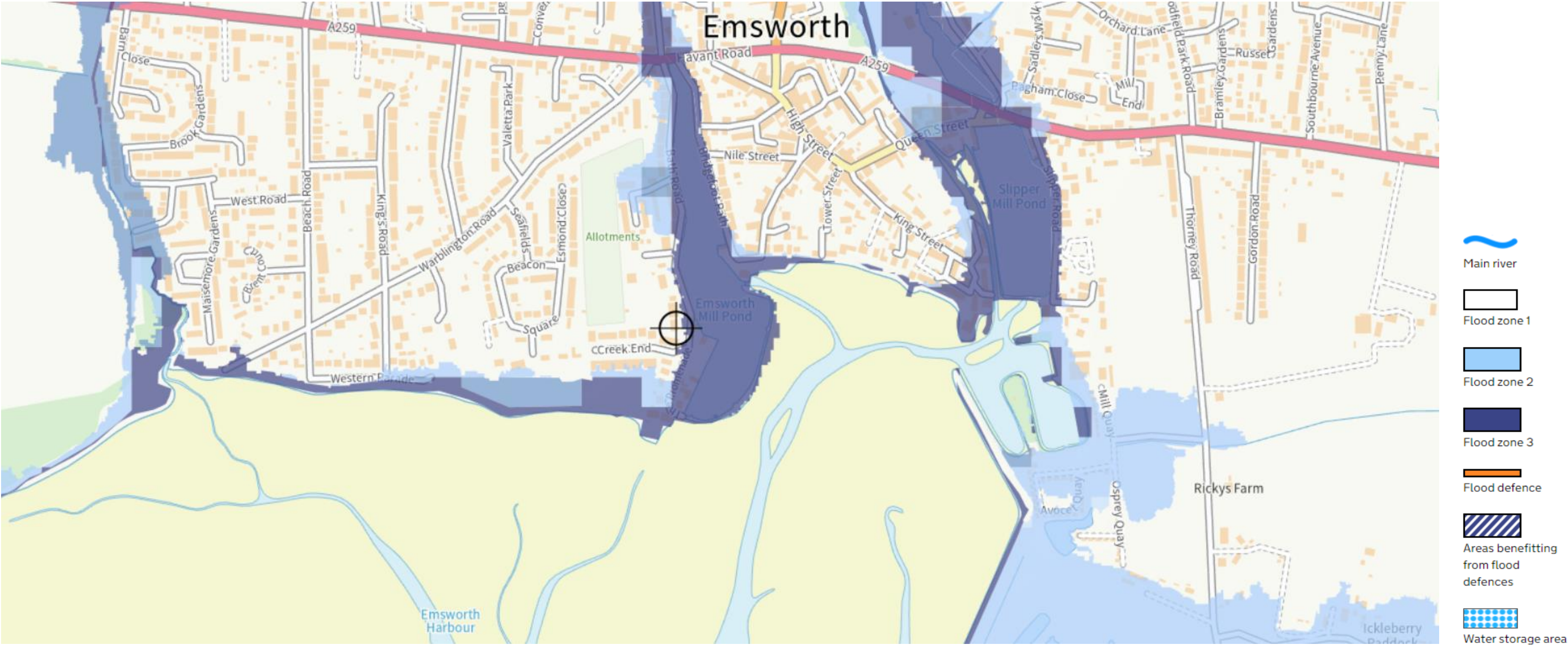


Figure 5: Flood Map. [https://flood-map-for-planning.service.gov.uk]

As per the Flood Risk Map in figure 5, The application site sits within Flood Risk Zone 1, and is **not** near the boundary for flood from rivers/sea.

The Environment Agency data suggests that there is a very low risk of flooding at this area of the site due to either sea and rivers or surface water. Therefore, this application does not require a flood risk assessment.

Flood Zone:	Definition:
High (Zone 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
Medium (Zone 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
Low (Zone 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
Very Low	Very low risk means that each year this area has a chance of flooding of less than 0.1%.
Notes	This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

The Proposals

This application is for the alterations to the first and second floors of the existing dwelling at 50 Bath Road, as additions to the works approved in the previous application, approved under APP/22/00917.

Layout

The proposals in this application aim to improve the internal layout and functionality of the second floor master bedroom, and the circulation spaces at first floor level.

The proposed alterations seek to improve these elements of the existing dwelling, with a ‘light touch’ approach, retaining the overall layout and form of the original dwelling.

Ground floor

The ground floor layout is to remain as approved under application no. APP/22/00917, with the porch extension to the front, and the rear extension to allow for the kitchen renovations.

First Floor

At first floor level, the existing staircase to the second floor is to be removed. In this area, the doorways to the bedroom to the south of the plan, study 2, and the cupboards, are all to be revised to allow for improved flow and access to the spaces from the hall. The bedrooms and study spaces are to remain as existing.

The existing landing is to be opened up, and a new staircase is proposed to sit directly above the existing staircase at ground floor level, in order to improve space efficiency.

The window to the existing space is to be revised to provide the landing with natural ventilation and lighting, therefore reducing the need for artificial lighting.

Second Floor

The main aim of the proposals is to improve the layout and functionality of the master bedroom, at second floor level.

The proposed new staircase to the second floor opens up to a landing with a replacement rooflight above, to allow for ample natural lighting. This leads to the revised layout for the open-plan master bedroom, with storage and cupboards to the south of the plan. This is along with the ensuite bathroom relocated, and an additional walk in cupboard space, both accessed via pocket sliding doors. The existing rooflights to the bedroom and ensuite will be retained.

The existing balcony to the rear garden will be removed to allow for improved circulation in the master bedroom and will be replaced with a Juliet balcony. The glazing to the front balcony will be made wider to allow for improved natural lighting and views across the mill pond. These alterations will not increase in any overlooking over neighbouring properties.

Use

The use of the building at 50 Bath Road will remain as a residential dwelling.

Amount & Scale

The proposal is of a very modest scale and will be in keeping within the existing property.

‘Existing’ Internal Floor Areas: (as approved under APP/22/00917)

Ground Floor (Incl Garage & Plant):	171.8m ²
First Floor:	135.6m ²
Second Floor:	64.7m ²
Total:	372.1m²

Proposed Internal Floor Areas:

Ground Floor:	171.8m ²
First Floor:	135.6m ²
Second Floor:	69.5m ²
Total:	376.9m²

Total Increase of Internal Floor: 4.8m²

The design would result in an overall increase of just under 5m², where the balcony is removed at second floor level, and the space will be made internal in the master bedroom. This is considered an acceptable scale, as there are no additional extensions to the dwelling, and the footprint will remain as existing.

Appearance

Along with the works approved under application no. APP/22/00917, the external appearance of the proposals and alterations have been designed to respect the character of the existing dwelling and its setting within the Conservation Area. Therefore, the proposals have been designed to blend into the existing material palette.

Where the rear balcony is removed, the walls will be infilled with a timber cladding finish to match the existing, and all glazing – new windows, doors and rooflights – will be specified to match the existing glazing units. This will upkeep the high-quality finish and appearance of the existing family home and will remain in keeping with the surrounding area of Bath Road.

Proposed materials

Robust materials that are in keeping with the surrounding context, have been chosen for the marine setting. The selected materials will be high-quality to upkeep the appearance of the dwellings on Bath Road.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enhances the way in which the building relates to the landscape and its sense of place.



Landscape

The surrounding landscaping is to remain as existing.
There are trees on site which are protected within the conservation area. However, these will not be affected by the proposals, as this application includes no works to the ground floor of the dwelling, nor the external ground. The proposals do not include the removal of any trees, and careful consideration is to be given when working around the trees.

Access

Existing access from Bath Road is to remain the same.

Parking

The parking plan on site is to remain as existing.

Impact on the Emsworth Conservation Area

As the site is located on the western boundary of the Emsworth Conservation Area, the proposals have been designed as such, and have been designed to minimize the impact on the surrounding area.

The external appearance of the proposals and alterations have been designed to respect the character of the existing dwelling and its setting within the Conservation Area, with high-quality materials to match the existing house.

The proposals including the second floor balcony replaced with Juliet balcony doors, will be to the rear of the property, and will not be visible form the street of Bath Road, or from the Emsworth mill pond itself.

Although the proposed alterations to the glazing on the front elevation will be visible from Bath Road, due to the discreet design, this will have little to no impact on the wider Conservation Area. The design and materials have been carefully considered to blend in with the surroundings and ensure that the glazing increase and alterations are subservient to the existing house and will not detract from the street scene overall.

The dwelling at 50 Bath Road is also sheltered from the mill pond by a neighbouring property at number 66 Bath Road, as such the proposals to the front elevation cannot be easily seen from the wider Conservation Area, and only seen from the street, whilst walking past the dwelling itself.

The proposals are of reasonable scale and have been designed sympathetically to have minimal impact on the Conservation Area and the surrounding buildings within the area.

Conclusion

The proposals at 50 Bath Road will improve the layout, functionality, and flow of the spaces at the first and second floor levels of the family home.

The relocation of the staircase will greatly improve the circulation and functionality of the bedroom and study spaces at both first and second floor levels. This, along with the alterations to the glazing on the front elevation, will also allow for increased natural lighting, and ventilation to the internal spaces. The proposals would greatly improve the quality of the spaces at second floor level.

The proposals would not increase in any overlooking.
The proposed alterations to the house at 50 Bath Road would have very little to no impact on the Emsworth Conservation Area.

Site Photographs



Figure 6: 50 Bath Road in Street Elevation



Figure 7: Front Elevation