

Heritage Statement & Design and Access Statement

Proposed Garage conversion

Upgrade to Insulation Levels

Rear Extension & balcony

52 Bath Road, Emsworth, Hampshire, PO10 7ES



Photograph 1 – Rear of Dwelling

March 2020

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT



Introduction

Helyer Davies Architects have been appointed by the householders to help improve the accommodation at 52 Bath Road. They wish to refit the interior and upgrade the thermal efficiency of the house.

The works consist of:

- Proposed Carport

- Proposed Garage conversion
- Upgrade to Insulation Levels
- Rear extension and balcony

The following documents will accompany the Application:

- Application Form
- Combined Design and Access Statement & Heritage Statement
- Drawing Series 20052 [proposed is revision b]

A survey has been carried out this year. The OS extracts are to show the site location and block plan only.

Relevant Planning History

There are 11 planning applications online relating to the property – they are all associated with tree work. The house has not had any major works for a number of years – hence the need to update.

Site Context



52 Bath Road is located within the town of Emsworth. It is positioned on the western boundary of the Emsworth Conservation Area, as such any proposals must be designed to minimise any impact to the surroundings..

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.'

The surrounding buildings are predominantly residential except of course the Emsworth Sailing Club to the south. The buildings vary in their appearance, though of vernacular design. Materials consist of a combination of brick, painted render, timber, cladding and clay hanging tiles, with clay tiled and slate roofs.

Flood Risk



Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

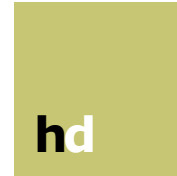
Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

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)

Although parts of the site lay within Flood Zone 2 & 3, the accommodation seeks to improve the existing accommodation and will not add any excess burden to the emergency services. However, we will follow good design guides and design for flooding. This includes, no plasterboard to ground floor, electrics wired from top down etc.



Design

Use

The house will remain as residential. The former garage will now be habitable accommodation. The rear extension is to improve and modernise the kitchen / dining / utility space in the house. The roof form will also serve to provide some privacy to the immediate space to the rear of the house to avoid overlooking from the balcony next door.

The external walls will be covered in approximately 50mm of insulation and then rendered or timber clad over. This is to improve the thermal efficiency of the dwelling. The loft will also be internally upgraded.

Amount & Scale

The flat roof rear extension will be removed in the proposals – it is 16.8m.sq.

The rear extension proposed is 25m.sq.

The balcony is 1.4m x 2.8m wide. Situated to the middle of the site it does not cause any overlooking issues.

Layout

The site layout remains as existing.

Appearance

Dwelling.

The timber will be 150mm cedar cladding left to weather to grey. The render will be STO through coloured and off white. The windows will be powder coated aluminium and grey. We are happy for all these items to be controlled through condition. The existing roof will be retained as interlocking tile. The flat roof on the extension will be planted with Sedum roll matt.

Landscape

To remain as existing.

There are two TPO trees on the site that will not be affected by the proposals – these are on the survey drawings. A tree survey has been carried out.

Access

The access to and from the site will not be altered.

Impact on the Emsworth Conservation Area

The dwelling is visible from Bath Road and glimpses whilst on the Harbour wall walkway. The high level materials that are currently seen consist of white UPVC cladding which is highly visible. The proposal is to replace this cladding with natural timber which will recess more into the landscape.

The remaining building is a mixture of brick and random coursed stone, this will be replaced with insulated render. The rear single storey extension will be removed,

It is felt that the cumulative effect the timber cladding, removal of the white cladding will improve the appearance of the dwelling and thus the conservation area.



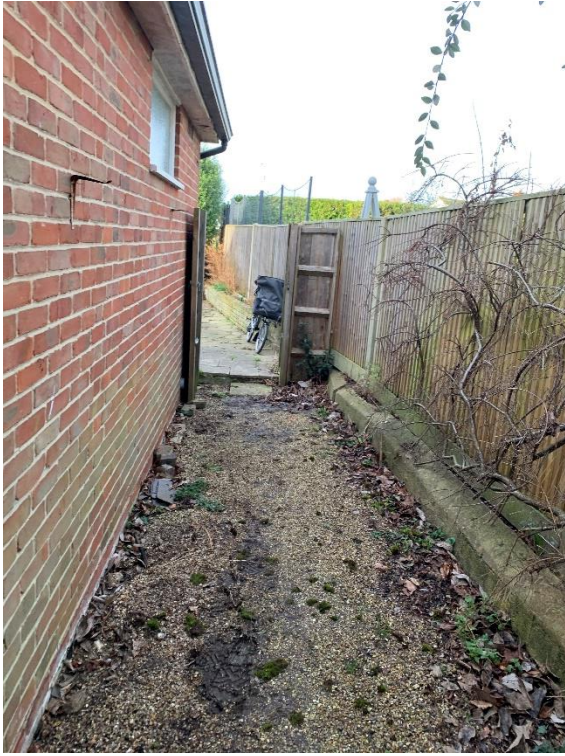
Front of dwelling – white plastic cladding being replaced with timber. Orange/ brown garage doors will become 2 smaller windows and walls to be insulated and have through colour render applied.



Rear of Dwelling – plastic cladding being removed. Extension to be added.



Side of dwelling.



Side of dwelling

More photos are included in a separate document.