



Heritage, Design and Access Statement

Proposed extensions and re-modelling of existing house,
following partial and full demolition of existing kitchen and
bedroom 5/en-suite wings

45 Bath Road Emsworth Hampshire PO10 7ER

6th August 2020

Project Particulars

01 Client

Mr. and Mrs. Mark and Angelina Broad.

02 Project Address

45 Bath Road, Emsworth, Hampshire. PO10 7ER.

03 Description

Proposed extensions and re-modelling of existing house, following partial and full demolition of existing kitchen and bedroom 5/en-suite wings.

04 Author

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05 Reference

0583 HDAS

06 Revision and date

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Third Issue (updated - final) – 15th August 2019 (updates in orange)

Fourth Issue (updated - final) – 16th December 2019 (updates in blue)

Fifth Issue (updated - final) – 6th August 2020 (updates in green)

07 Status

Planning Application.

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)

(England) Order 2015

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Heritage, Design and Access Statement

Introduction

1. This Heritage, Design and Access Statement accompanies a Planning Application submission to Havant Borough Council Planning Authority; prepared by The Steven Barlow Partnership (TSBP Architecture) on behalf of Mr. and Mrs. Mark and Angelina Broad and is submitted in accordance with the requirements of the National Planning Policy Framework; which sets out the Government's planning policies for England and how these are expected to be applied.
2. This statement is in support of a Planning Application for the proposed extensions and re-modelling of existing house, following partial and full demolition of existing kitchen and bedroom/en-suite 5 wings.
3. It should be read in conjunction with the application drawings and other submitted documentation. Its purpose is to illustrate the process that has led to the detailed design and to explain and justify the proposals.

Site description and background

4. The application site lies to the south west of Emsworth Town Centre and is located on the western side of Bath Road; overlooking 'Town Mill Pond'.
5. The site currently comprises of a detached private house consisting of single and one and a half storey elements. The single storey elements are of white painted brick and facing brick elevational walls to the frontage under simple up and over pitch 'Plain' tiled roofs. The one and a half storey element set back within the site and virtually masked by the frontage single storey elements; comprises of facing brick walls under a barn-hipped 'Plain' tiled pitch roof. The remaining building footprint comprises of unattractive built-up felt flat roof 'infill' extensions considered to be of low architectural merit.
6. On the northern side of the property is a side driveway providing sufficient car parking for the property.
7. According to the 'Emsworth Character Appraisal' map, the existing frontage garden wall and single storey gable end walls to each frontage wing are considered by the Local Planning Authority to be of an important nature.

Property Constraints – 45 Bath Road

Name	Constraint Type	Description
0164BMAIN	Land Charges part 3	
EM	Conservation Area	Emsworth
EM	Ward Codes	Emsworth

Property History (8) – 45 Bath Road

Planning Applications (5)

97/52773/002

Prune lower branches of Silver Birch (covered by TPO 887) overhanging rear garden of No 46 Bath Road.

Status: Withdrawn

97/52773/003

Reduce and thin crown of Silver Birch (T5) by up to 20%, thin crown of Silver Birch (T4) by up to 20% and crown lift both trees to 3 metres on northern, eastern and western sectors and 4 metres on the southern boundary.

Status: Granted Permission

01/52773/004

Crown reduce by 30%, crown raise and remove overhanging branches over house of 2 Silver Birch trees (T4+T5) at 45 Bath Road subject to TPO887.

Status: Granted Permission

08/52773/005

Application to crown reduce by 30% three Silver Birch trees (T1, T4 & T5), cut back to previous pruning points subject to TPO887.

Status: Granted Permission

APP/12/01121

Reduce height of 1No. Silver Birch (3 stems in group) by 4m to previous pruning points, subject to TPO 0887.

Status: Granted Permission

APP/19/00567

Single storey extensions with alterations to existing dwelling; installation of flue on north elevation.

Status: Granted Permission

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.

Status: Granted Permission

Planning Appeals (3)

97/52773/002

Prune lower branches of Silver Birch (covered by TPO 887) overhanging rear garden of No 46 Bath Road

Status: Withdrawn

97/52773/003

Reduce and thin crown of Silver Birch (T5) by up to 20%, thin crown of Silver Birch (T4) by up...

Status: Decided

01/52773/004

Crown reduce by 30%, crown raise and remove overhanging branches over house of 2 Silver Birch tree...

Status: Decided

8. The immediate vicinity consists of a one and a half storey property to the south of the application site and a two storey property to the north; and further afield, a mix of two and two and a half storey residential properties.
9. There are no properties categorised as 'Listed Buildings' within the vicinity of this side of Bath Road. However, numbers 26 through to 35 Bath Road (on the same side as the application site) are considered buildings of local interest providing a positive contribution.
10. Over the past fifteen years, development immediately close to 45 Bath Road has occurred at 47 Bath Road, comprising of replacing the original bungalow with the construction of a two and a half storey house (over three floors). In more recent years and as recent as May 2019, the following listed building development proposals have been granted planning permission -

Immediate Development History**APP/19/00264**

Single storey rear extension; removal of single storey structure to side elevation and replacement with car port; revised pitch to existing garage roof; revised fenestration including provision of terrace to ground floor front elevation; revised driveway layout.

47 Bath Road, Emsworth, PO10 7ER.

- Granted Permission

APP/12/01242

Replacement of single storey porch with two storey front extension, incorporating new entrance. Replacement bay windows at ground and first floor.

49 Bath Road, Emsworth, PO10 7ER.

- Granted Permission

APP/12/00112

Demolition of existing 4 bed detached house and outbuilding, and construction of 1No. 4 bed detached house and separate garden store.

48 Bath Road, Emsworth, PO10 7ER.

- Granted Permission

08/62345/009

Single and two storey additions, alterations and roof alterations to provide additional room in roof.

50 Bath Road, Emsworth, PO10 7ER.

- Granted Permission

08/62345/010

Conservation Area Consent for partial demolition of existing dwelling.
50 Bath Road, Emsworth, PO10 7ER.

– Granted Permission

- On reviewing the above development proposals, it should be noted they contain an increase of development in terms of scale, massing and height, with some proposals being of a significant nature. The proposal put forward for the application site should be considered and assessed against the extent of these works which have been previously granted permission.

Description of Proposal

Use, Layout, Amount, Scale and Appearance –

Use

11. Summary of Proposal

- Improvements in energy efficiency of the dwelling,
- General internal restoration, alterations and improvement works,
- Partial removal of existing kitchen external walls to create open veranda area,
- Removal of bedroom 5/en-suite wing to facilitate the construction of a new lounge extension,
- Enhance the outlook views over ‘Town Mill Pond’ from the new lounge, kitchen and dining room areas,
- Removal of existing porch entrance and replaced with new larger entrance to the property,
- Removal of existing flat roof to the southern side of the property and replace with a new flat roof structure incorporating a new roof lantern and roof light.

12. The application site totals 785m² and slightly falls from back to front. There is a substantial two storey property immediately to the north and a chalet style bungalow to the immediate south of the application site.

13. Due to the orientation and proximity of the existing property with its southern neighbour, the existing dwelling receives minimal natural sunlight and consequent solar gain. The design of the new lounge would enhance the solar gain particularly in winter months, and the overall development works will greatly improve the overall energy performance of the dwelling.

Layout

14. The new lounge, kitchen and dining room layout to the property is a direct replacement of the existing kitchen, dining and lounge area; and has been re-designed and forms a reconfiguration of the layout to maximise the views overlooking and across ‘Town Mill Pond’. To achieve this the existing kitchen external walls will be removed on the north and east sides. The existing roof structure over would remain and re-supported on a new timber framework of

posts and beams maintaining a traditional feel. The external open space created would provide for an external seating area, with direct access to the new kitchen area at the southern end of the property by inserting a set of new side windows and door.

15. To enhance the views from the new dining area, a new set of **window and single door** are to be inserted within the existing east facing external wall; replacing the existing sliding doors.
16. The existing bedroom 4 and bedroom 5/en-suite wing is to be demolished entirely, to facilitate the new lounge and **platform level** extension structure. The floor level to the new lounge is to be 650mm above the current floor level to achieve outlook views over the existing garden frontage wall; which is considered by the Local Planning Authority to be of an important nature to the street scene.
17. A further veranda seating area is located at the end of the lounge, fronting the garden area.
18. A new **platform level with storage under** is to replace the existing bedroom (bedroom 4) to the side of the property with an outlook over the current side driveway.
19. The existing flat roofed entrance is considered to be of low architectural merit and is to be replaced with a new porch entrance leading to the entrance hall and remaining ground floor level accommodation and staircase to the first floor level.
20. The layout of the existing family bathroom, bedroom 2 and bedroom 3 are to remain as existing in terms of layout and location.
21. The existing sun room on the southern/western side of the property is to be transformed into a new **bedroom/sitting** area with new doors and sidelights, providing views of and access to the rear garden area; with light penetrating further into the rooms by introducing a new roof lantern and flat roof light.
22. At first floor level, the layout is to remain as existing comprising of a master bedroom, bathroom and landing storage cupboard.

Amount

23. The new veranda area off the new kitchen would be the same footprint area as the existing kitchen area.
24. The new lounge/veranda/**platform** area would measure approximately 5.39m x 11.015m in footprint size. In comparison, the existing bedroom 5/en-suite/bedroom 4 covers a footprint area of approximately 4.23m x 9.6m.

25. The new porch entrance would be larger than the current porch; by virtue it is considered the existing property entrance is somewhat lost and difficult to see from the street scene by new visitors. The new porch entrance would enhance the entrance to the property and would be viewed and recognised as the main approach and entrance to the property by visitors.
26. The new **bedroom/sitting room** is no larger than the sun room it would replace; and the remaining accommodation at ground and first floor levels are to remain as existing in terms of the amount of floor area coverage.
27. The schedule below sets out the Gross Internal (Floor) Area (GIA) between the existing property layout and the proposed layout for comparison purposes –

Existing GIA

Ground floor = 175.348m²

First floor = 29.799m²

Total = 205.147m²

Proposed GIA

Ground floor = 177.31m² (excludes open veranda floor areas)

First floor = 29.799m²

Total = 207.109m²

In summary, the proposed scheme will be slightly larger in Gross Internal (Floor) Area (GIA) when compared to the existing property floorspace.

Scale

28. It is considered the scale of the lounge/**platform** room extension footprint is of modest scale when compared to the existing bedroom 5/en-suite footprint and overall size of the property. The proposed lounge ridge level **8.787** would be **lower than** the existing one and a half storey ridge level of 9.900. The immediate surrounding property ridge levels are 12.87 immediately to the north and 9.55 to the immediate south of the application site and this is considered acceptable within the street scene when assessing its impact on the immediate properties. Indeed, from wider afield, it is also considered the proposed ridge level is acceptable and in keeping with the varying ridge levels of the street scene to Bath Road.
29. The eaves level of the new lounge extension of approximately **6.19 and 6.677** is also considered in keeping with the surrounding properties; with 44 Bath Road having variable eaves levels of 9.18 and 9.23; and 46 Bath Road having eaves levels of 6.11 and 7.93.

Appearance

30. The appearance of the new veranda outside the new kitchen area will be of traditional nature; using a timber framework of posts and beams supporting the existing pitch roof structure over.

31. The new lounge/**platform** room extension is to comprise of **facing brickwork with** a facing brick plinth external walls with a traditional pitch roof over. The gable end of the lounge consists of large glass areas giving the appearance of a light structure to the street scene; and a contemporary twist under the more traditional roof appearance. **The wall materials design treatment is repeated for the new porch entrance extension.**
32. The new and existing roof tiles are to be replaced with **a mix of reclaimed or handmade 'Plain' clay** tiles incorporating solar **panels** on the southern facing roof slopes. The existing 'Plain' roof tiles to the one and a half storey rear section of the property is to remain as existing.
33. The new windows and external doors are to be of an aluminium frame with double or triple glazed units. All existing windows and doors are to be replaced with matching framework material, style and colour as the new windows and external doors.
34. The new roof lights are to be in keeping with the Conservation Area and the existing rooflights are to be replaced to match the new roof lights. The new **bedroom/sitting** room will benefit from a new roof lantern and roof light over to allow light further into the property and to the inner room areas where no windows can be inserted.
35. The new sections of east facing external walls either side of new window/door openings to the kitchen and dining room areas; and where the roof eaves level is to be increased in height level over the new sliding/bi-fold doors to the dining room are to be white painted brickwork to match the existing painted brick external walls arrangement.

Access

Car and Cycle Parking

36. The existing car and cycle parking arrangement remains unaffected by the proposed works.

Waste and Re-cycling Bins Storage

37. The existing waste and re-cycling bins storage area and collection arrangement will remain as existing and unaffected by the proposed works.

Conclusion

38. In conclusion, the proposed application works are designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential properties. The plans, elevations and details submitted as part of the planning documents illustrate the design principles adopted would result in an appropriate form of extension and alteration works that would enhance the character and appearance of the property both internally and externally; and wider afield, in turn preserve and enhance the Conservation Area.