



**HERITAGE / DESIGN & ACCESS STATEMENT  
FOR PROPOSED WORKS AT  
40 BRIDGEFOOT PATH, EMSWORTH, PO10 7EB**

**Introduction:**

This statement is prepared in support of a planning application for the proposed single storey rear extension and loft conversion at 40 Bridgefoot Path, Emsworth, PO10 7EB.

At all times references should be made back to JB Architecture planning application drawings PL.352.19.01A, 02A, 03A & 04A.

The site is situated within the village of Emsworth, within its settlement policy area and the Emsworth Conservation Area. The existing property is a semi-detached two storey dwelling with painted external blockwork and clay tiles to the roof.



*Figure 1, existing street scene along Bridgefoot Path. No.40 is the end of terrace – shown right hand side of the image, obscured by tree.*

It is orientated east/west with the principal entrance on the west side overlooking the Mill Pond. Like most properties in Bridgefoot Path, parking is a premium with off road parking spaces limited. No.40, however, does have a parking space situated to the rear of the property which can be accessed via the public car park off South Street.



*Figures 2 & 3 - Front elevation (main entrance) of 40 Bridgefoot Path.*

### **Proposals:**

The proposals as outlined in this application is for the following works:

- i) To demolish the conservatory (east elevation) see figures 4 & 5.
- ii) To replace the conservatory with a single-storey extension.
- iii) To convert the existing attic space creating a 3<sup>rd</sup> bedroom.

### **Proposed single storey structure.**

It is proposed to remove the existing conservatory structure. It is then proposed that a new single storey (habitable) extension is built to replace this. The current structure is in poor condition and not fit for purpose. The proposal will be built on a footprint slightly smaller than that of the existing conservatory. The newly created space will become kitchen / garden room with access on to the rear patio.

The roof has been designed as a single ply flat roof with parapet detail. A large roof lantern will help bring in plenty of natural daylight. The external appearance will match that of the main house – blockwork painted white.

### **Attic conversion:**

It is proposed that the existing loft is converted to provide a third bedroom. To achieve this the second bedroom (located first floor – east side) will be sub-divided to become a single bedroom. The additional space created will allow for:

- a) A new staircase to serve the attic bedroom.
- b) A small en-suite to be used by the front bedroom (located first floor – east side).

The newly created 3<sup>rd</sup> bedroom will be served by 2no. skylights on the west elevation and a small casement window on the flank wall of the south elevation.

A third skylight on the east facing roof will help provide natural light over the stairwell.

A small casement window on the flank wall of the south elevation will serve the new en-suite at first floor level.



*Figures 4 & 5, existing conservatory to be demolished and re-built.*

#### **Landscaping:**

Landscaping is to remain as existing and will not be affected by the proposed works.

#### **Parking:**

Not affected by the proposed works.

#### **Sustainability:**

It is the intention of the applicants to recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner, this includes resource use, energy consumption and pollution.

More so the applicants will encourage the specification of a building and building services that can easily be maintained during their life cycle.

#### **Flood Risk:**

The Environment Agency flood map indicates that the site does not lie within a flood zone.

