

# HERITAGE STATEMENT



**Proposed alterations to include new porch and veranda, and  
new dropped kerb to Waters Edge Gardens**

*at*

*23 Bath Road, Emsworth, PO10 7EP*



Figure 1: Front Elevation

**April 2019**

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT  
[mail@hdarchitects.co.uk](mailto:mail@hdarchitects.co.uk) [www.hdarchitects.co.uk](http://www.hdarchitects.co.uk) 01243 370 715

## CONTENTS

### **1.0 Introduction**

*Site Survey*

### **2.0 Assessment of Heritage Assets**

*Surrounding Context*

*Emsworth Conservation Area*

### **3.0 Assessment of Impact**

*Impact on Emsworth Conservation Area*

### **4.0 Justification and Mitigation**

## **1.0 INTRODUCTION**

Helyer Davies Architects have been appointed by a private client to carry out alterations to 23 Bath Road in Emsworth which is a 5-bedroom detached house overlooking the slipper mill pond.

This application includes:

- Proposed new entrance with porch to front elevation
- New veranda to rear elevation
- Alterations to the existing ground floor layout
- New dropped kerb to provide a safer exit from site onto Waters Edge Gardens.

This Heritage Statement considers what impact the proposed works have on the heritage assets of 23 Bath Road and is divided into 3 parts:

### **Part 1: Assessment of Heritage Assets**

Outlines the Heritage Assets of 23 Bath Road and identifies whether they are relevant to this application. This report recognises that an asset may not be a physical object but is formed through historic interests that are relevant to the building.

### **Part 2: Assessment of Impact**

Assesses what impact the proposal has on the historic interest and/or material fabric that has been identified in part 1.

### **Part 3: Justification and Mitigation**

Provides justification for the proposed works and mitigation measures in place to protect the heritage assets that have been identified as at risk in part 2.

This document 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.

## **1.1 Site survey**

A full building survey has been carried out by Helyer Davies Architects in October 2018. The OS extracts are to show the site location and block plan only.

## 2.0 ASSESSMENT OF HERITAGE ASSETS

### 2.1 Surrounding Area

The site is located off Bath Road adjacent to Waters Edge Gardens in Emsworth overlooking the Slipper Mill Pond.



Figure 2: Ariel Map (from Google Maps)

### 2.2 Emsworth Conservation Area

*This information has been obtained from Havant Borough Council's Emsworth's Conservation Area Character Appraisal*

The site is located within Emsworth Conservation Area. Figure 3 (overleaf) shows the boundary of the Conservation Area which encompasses 23 Bath Road. This forms part of the western boundary.

The property is not listed, however it is noted for its special interest adding a positive contribution.

The western edge of the conservation area is defined by the early 20<sup>th</sup> Century and inter-war housing surrounding the slipper mill pond which form a backdrop to the views west from Bridgefoot Path.

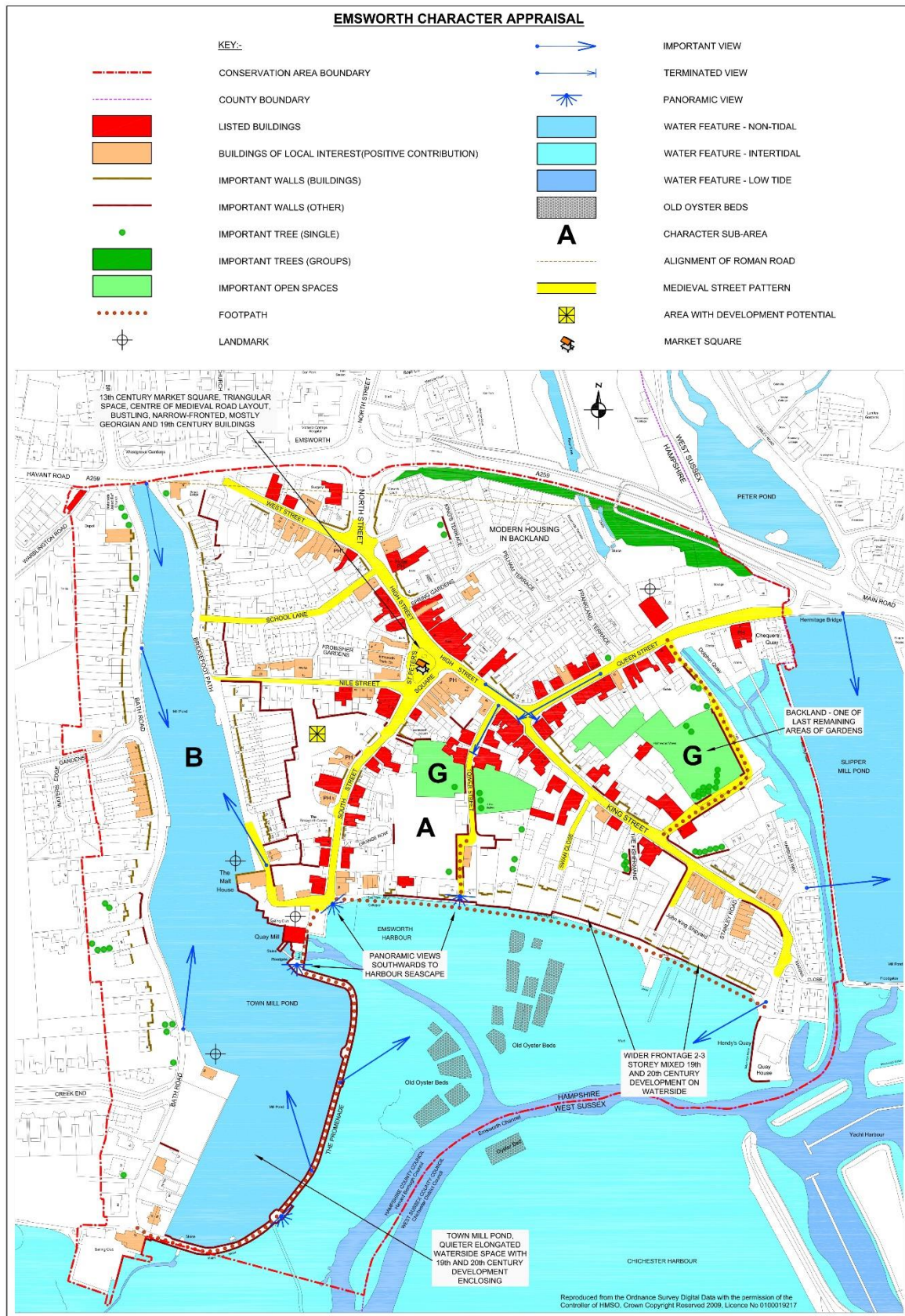


Figure 3: Emsworth Character Appraisal  
(<https://www.havant.gov.uk/sites/default/files/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

### 3.0 ASSESSMENT OF IMPACT

#### 3.1 Impact on the conservation area

The proposed front extension with new porch will alter the appearance of the building in the view looking west from Bridgefoot Path.



Figure 4: 23 Bath Road – prior to front extension. (2006)

Prior to the single storey front extension (built in 2006), the front door of 23 Bath Road was originally located in the center of the front elevation as shown in figure 4.

#### 4.0 JUSTIFICATION AND MITIGATION

The proposed alterations have been designed to ensure they are sympathetic to the existing building and conservation area and do not detract from the existing heritage assets.

By relocating the front door to the center of the house, the proposals restore the position of the original front door and in doing so, positively enhance the appearance of the building in views looking west from Bridgefoot Path.

The front extension does not extend any further east from the line of the existing single storey element. In addition to this, the inclusion of a sliding sash window in the new single storey element enhances the appearance of the dwelling in the street scene.

The rear alterations are unseen from Bridgefoot Path or Bath Road and therefore have minimal impact on the conservation area. In addition to this, the existing rear elevation is a more recent addition (built in 2006) and appears to resemble a more traditional front elevation. This results in a poor relationship with the rear garden. The proposed alterations intend to improve this relationship by installing a set of sliding doors which open out from the proposed new open plan kitchen dining room. A proposed new veranda provides solar shading to the west.

The layout of the existing driveway results in vehicles having to reverse off onto the highway (Waters Edge Gardens) as there is not space to turn a vehicle on the site. An additional dropped kerb will improve safety both for 23 Bath Road and users of the road as vehicles will be able to enter and exit the site in forward gear.