

**11 BATH ROAD,
EMSWORTH**

**SINGLE STOREY REAR
EXTENSION, REROOFING ETC**



**DESIGN, ACCESS AND HERITAGE
ASSESSMENT OF
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ON BEHALF OF
MR AND MRS SANDERSON**

Stephen Jupp MRTPI, February 2017.
Chartered Town Planner

Site Description

10 Bath Road is a, northern, end of terrace property comprising elevations of brick construction with a pebble dash finish to the first floor and an asbestos tiled pitched roof. The site is relatively level with open vehicular access to the front driveway. The property is separated from the next terrace by a shared access between 10 & 11 Bath Road. To the front of the property there is a two storey bay with a pitched roof and a flat roofed porch.

The property sits within Town Mill Pond, within the Emsworth Conservation Area and looks over the Mill Pond. To the rear of the property is the telecommunications building sited on Warblington Road.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

Planning History

None.

Proposal

This application is for a number of matters: a single storey extension to the rear of the property measuring 3 metres in depth; a slate roof to the front porch; the removal of the asbestos tiles and their replacement with natural slate; the insertion of a rooflight on the north plane of the roof; and, the removal of the chimney and its replacement with a GRP chimney faced in brick slips.

Heritage Impact Assessment

The significant view of the property from within the Conservation Area is of the front elevation from the waters edge and across the Mill Pond. The Emsworth Conservation Appraisal identifies the fronts of the properties in Bath Road as being important. The changes to the front elevation are the construction of a pitched slate roof to the porch; reroofing in natural slate; removal chimney and some new windows.

The proposed design for the porch is in keeping with other properties on Bath Road. By adding a pitched roof in slate will enhance the conservation area.

The current asbestos roofing currently harms the character and appearance of the Conservation Area, being an inappropriate material that contrast strongly with the use of slate in neighbouring properties.

The removal of the chimney and its replacement with a GRP chimney with brick slips will have a neutral impact.

The addition of the extension to the rear of the property is a significant change however the extension is not visible from any public space within the Conservation Area and does not affect the view into the Conservation Area and so is not harmful to the Conservation Area.

DAS Considerations

Amount: The proposed rear extension is very modest, being 15q m. the alterations to the front porch improve its appearance and remain in scale.

Layout: The proposed rear extension has been designed to provide an enlarged kitchen and dining room with large doors that link to the garden beyond.

Scale: All works are in scale with the property and in keeping with similar extensions in the locality.

Landscaping: No change.

Appearance: Bricks to the extension will match the house. Natural slate with match neighbouring properties. The use of Vieo standing seam roofing is modern but acceptable on the rear elevation.

Use: This will remain as a single dwellignhosue.

Access: No change.

