

34 Bath Road

Design, Access & Heritage Statement



Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 34 Bath Road, Emsworth, Hampshire, PO10 7ER.

This document outlines the proposed works to include:

- Single storey rear extension
- Internal alterations across the ground, first and second floors
- Rear dormer window to second floor space
- Replacement garage/outbuilding

This application is for Householder Planning Permission. The following documents accompany the application:

- 24058 Drawing Collection
- Design, Access & Heritage Statement
- Flood Risk Assessment
- Tree Survey & Arboricultural Impact Assessment (AIA) - by others
- Community Levy Infrastructure Form 1

A measured survey and topographical survey has been undertaken by J. Brotherton & Partners, to accurately establish existing floor levels, heights, internal and external details of the dwelling. The OS extracts are to show site location plan and block plan only.

Relevant Local Planning History

Various planning applications have been approved for works to other houses around the site at Bath Road. Some of the most recent and relevant to this application have been noted below.

20 Bath Road (APP/23/01043)

Single-storey rear extension with first-floor rear elevation window alteration. – Permitted – 23 April 2024.

30 Bath Road (APP/22/01185)

Proposed replacement outbuilding, alterations to existing dwelling including a rear dormer window and replacement rooflights to loft. – Permitted – 14 April 2023.

26 Bath Road (APP/22/00966)

Single-storey rear extension, insulate and re-render existing north elevation, replacement windows, new dwarf wall to north boundary treatment. – Permitted – 17 Jan 2023.

41 Bath Road (APP/22/00452)

Demolition of existing garage and erection of new garage. – Permitted – 6 July 2022.

32 Bath Road (APP/17/00109)

Demolition of existing original garage and replacement with new single storey building providing storage and ancillary space. – Permitted – 28 March 2017.

Planning Maps

NPPF (July 2021), Havant Borough Council Local Plan, Emsworth Neighbourhood Plan

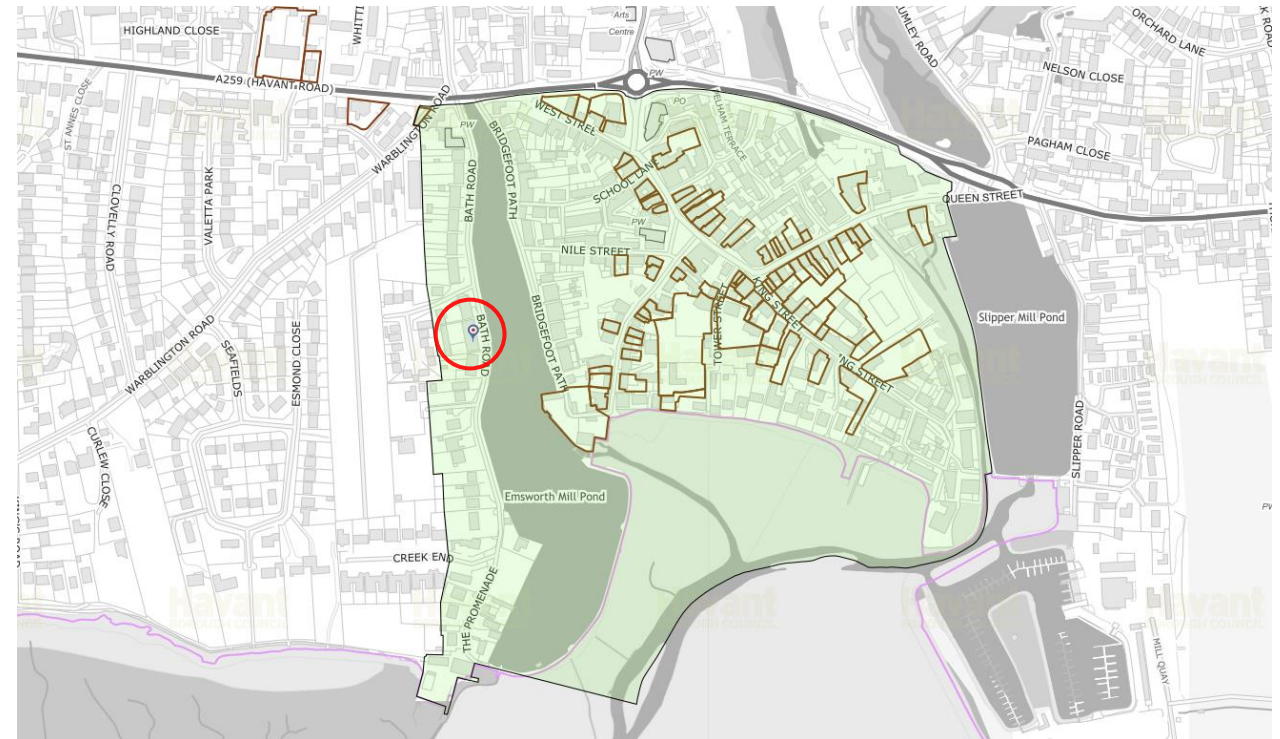


Figure 1: AONB, Conservation Areas & Listed Buildings – Map retrieved from - maps.havant.gov.uk/mycouncil

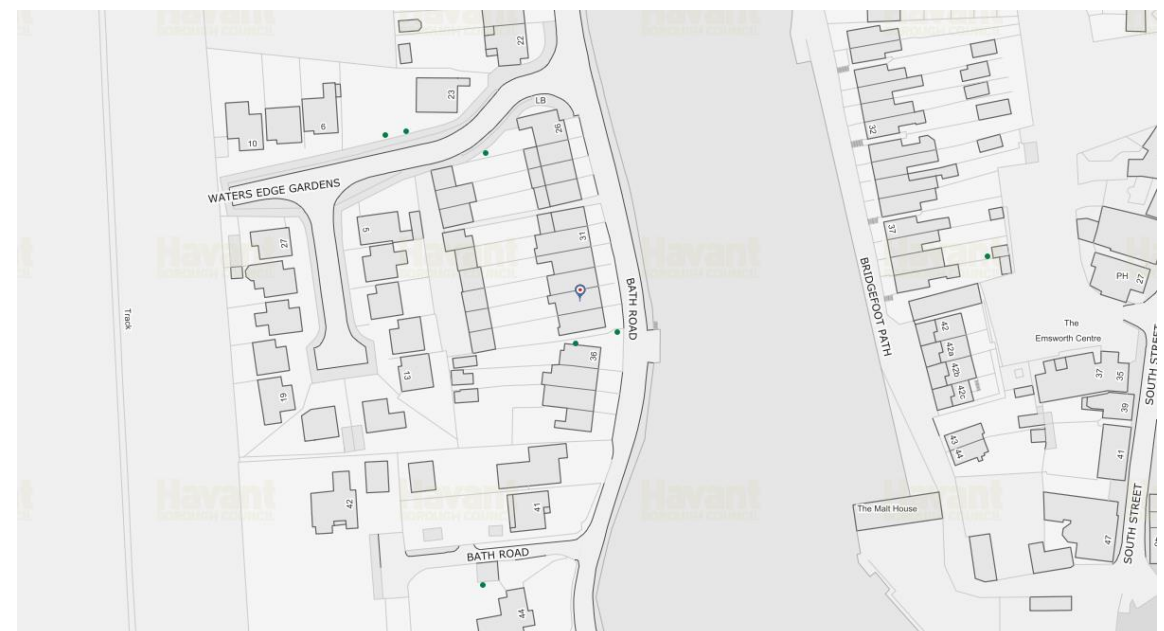


Figure 2: TPOs – Map retrieved from - maps.havant.gov.uk/mycouncil

Site Location

The existing dwelling at 34 Bath Road, Emsworth is a traditional terraced house with a garage/ outbuilding in the rear back garden, to the West.

Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The street of Bath Road is accessed from the A259 Main Road, and faces the Emsworth Mill Pond.

Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), although this site sits just outside of it.

No. 34 is positioned towards the middle of Bath Road in a terrace of houses, as circled on the maps in Figures 3 & 4, facing the Emsworth Mill Pond to the East.

The existing dwelling has an open frontage to the street of Bath Road, with a small driveway/ parking area to the front of the house. To the rear, the site contains an existing garage/ outbuilding, which is also accessed from a shared driveway from Waters Edge Gardens.

This terrace in Bath Road displays a material palette of primarily painted brickwork and render walls, with slate tile pitched roofs. There are also pitched and flat roof extensions with rooflights, dormer windows to the main roofs, along with masonry & timber clad garage / outbuildings.

The existing property is not listed, and but it is located within Emsworth Conservation Area, and it is also designated as a 'building of local interest' with a positive contribution to the Conservation Area.

There are no TPO areas or individual TPOs located on the site at 34 Bath Road, the nearest TPOs are to 2 trees located at No. 36. However, there is a weeping willow tree on site, which is protected as a 'tree in a conservation area' (as the trunk is greater than 75mm), and as such, a tree survey and report will accompany this application.

It is also notable that there is an existing row of buildings behind the terraced houses at approx. no.s 27–38 Bath Road, which are used as Garages/ Outbuildings/ Boat Stores, and accessed from a shared driveway from Waters Edge Gardens. A number of these stores/garage buildings have been converted into more substantial outbuildings, for garden rooms, home offices with bathrooms, and for storage ancillary use, with access from their gardens and to the rear, shared driveway access towards Waters Edge Gardens.

There is also precedent for alterations to the neighbouring terraced houses around no.s 28–35 Bath Road, which includes dormer windows to the lofts, the existing chimneys removed, and modern rooflights on the front front and rear roof slopes.

Site Location Maps



Figure 3: Bath Road location. Map retrieved from - <https://www.google.com/maps>.



Figure 4: Site location on Bath Road (boundary line shown indicatively)
Map retrieved from - <https://www.google.com/maps>.

Emsworth Conservation Area

The site at 34 Bath Road is positioned on the western boundary of the Emsworth Conservation Area, as such any proposals on site must be designed to minimise impact on the surroundings.

The Conservation Area encompasses the older part of Emsworth, which lies to the south of the A259 between the two historic mill ponds, as shown in Fig 5 below. It also extends to include the 19th and 20th Century development surrounding the Slipper Mill Pond, along Bath Road and Bridgefoot Path.

The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.



Figure 5: Emsworth Conservation Areas – Map retrieved from - maps.havant.gov.uk/mycouncil

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 (Q). 3.13 The Mill Pond which is bordered by these two roads on its east and west boundaries, together with the bypass bridge at the north end is one of the significant spaces within the Conservation Area (Q). At the southern end, it is retained by The Promenade, which acts as a harbour wall and walkway between the Quay and the south end of Bath Road, where the Emsworth Sailing Club is situated. Although most of the 19th and 20th Century development surrounding is recessive in character, at about its mid-point three buildings occupy prominent positions and provide focal points of views from around the Mill Pond, namely the Malt house and the Slipper Mill on the Quay and a house on the opposite side of the water, No 66 Bath Lane (Q). With public access available around virtually the whole length of the Mill Pond, this is a popular route for pedestrians who are able to take advantage of views from numerous vantage points.'

34 Bath Road sits within the inter-war rows of terraced houses facing the Emsworth Mill Pond. It is also designated as a building of local interest, with the front elevation an 'important wall (buildings)', which contributes positively towards the character of the Conservation Area.

'Bath Road - Nos 26 -29,(inclusive) 30 - 35, 36 - 39, 66 , 60 , 56 - 57.'

The buildings surrounding the site are therefore primarily residential terraced houses, all similar in appearance, and with garages/outbuildings to the rear of the houses. The material palette of the terraced houses facing the Mill Pond is primarily white/light coloured painted blockwork and rendered walls, with slate tiled roofs and brick built chimneys.

Further up and down Bath Road there is evidence of other materials such as brickwork walls, uPVC and timber cladding, clay hanging tiles, as well as flat roofs and clay tiled roofs.

The garages/outbuildings behind the terraced houses at Bath Road are not seen from the Mill Pond or the wider conservation area, and display a more varied material palette, which includes timber clad and painted blockwork walls, as well as pitched and flat roofs. There is also evidence of solar panels on the roof of the outbuilding at no. 28.

Nonetheless, the proposals have been designed to ensure that the existing character of the retained and enhanced. The proposed extensions will be sensitive to the scale of the existing dwelling on site.

Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	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	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	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).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

(Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

As per the map in Fig 6, the Environment Agency data suggests that the site at 34 Bath Road is in flood zone 3, and at high risk of flooding from rivers and the sea.

Therefore, a separate Flood Risk Assessment will accompany this document.

(However, the site is at low risk of surface water flooding, as shown in Fig 7.)

Flood Risk Maps - retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>.

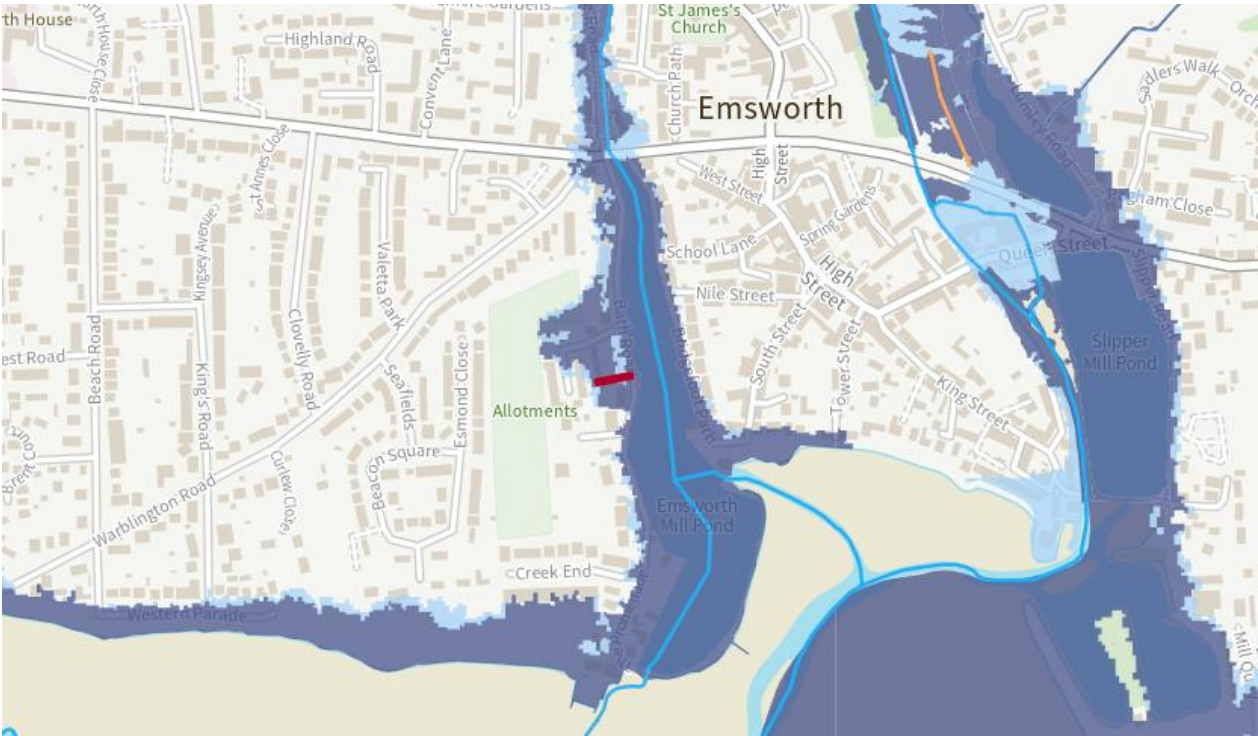


Figure 6: Extent of Flooding from Rivers & Sea.

High Medium Low Very Low

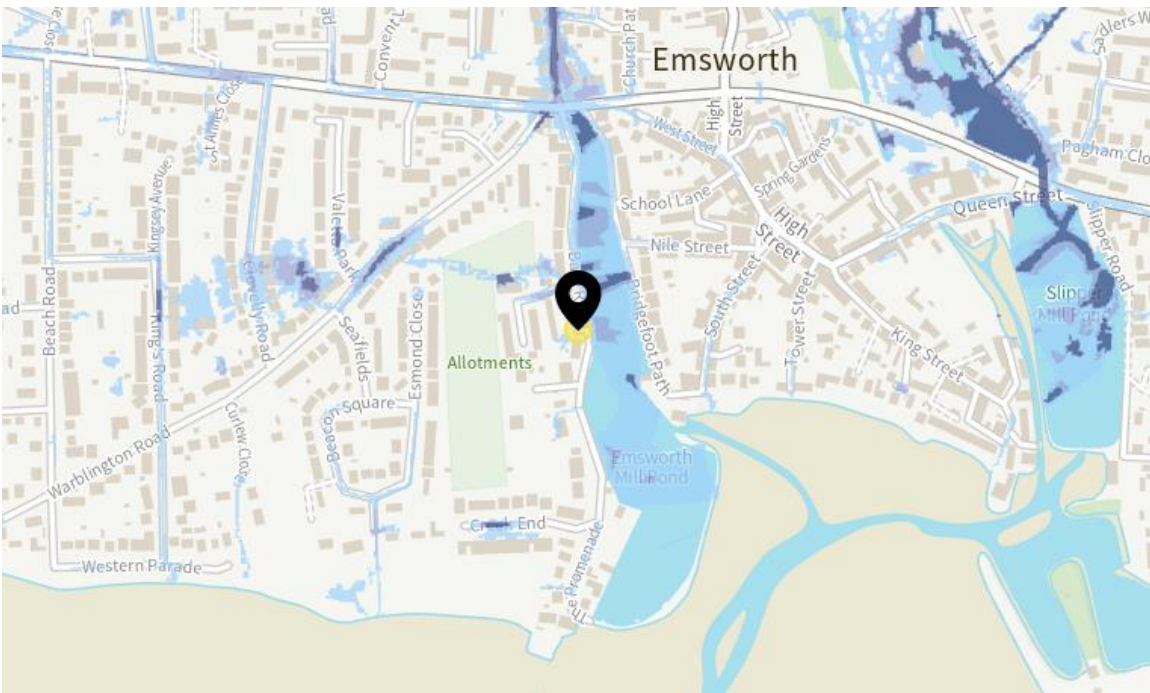


Figure 7: Extent of Flooding from Surface water.

Site Photographs

Figures 8-11: Existing site photographs.



The Proposed

The proposals at 34 Bath Road are for a single storey rear extension, internal alterations and renovations across the ground, first and second floors. This is along with a rear dormer window and rooflights to second floor, and a replacement garage/outbuilding.

Design & Layout

To the main house, the proposals include rationalising the ground floor layout, by replacing the existing rear extensions with a new, more modern extension to the space. This will allow for reconfiguration of the ground floor, with a new open-plan kitchen, dining and living space with direct access to the garden via bi-folding doors.

The extension has been designed with a pitched and flat roof with roof lights, to allow natural light into the new open-plan kitchen, dining and living areas. Further alterations at ground floor level, include a new WC, improved storage and a new staircase, with the angle of the stair revised, to make it less steep.

At first floor level, the layout is to be revised slightly, with new doorways to and from bedrooms 1, 2, and the family bathroom. This is to allow for a new separate laundry space, for more modern family living.

Further to this, at second floor level a new dormer window is proposed to the rear elevation to allow for improved head-height to bedroom 3. This alteration will also allow for a new ensuite shower room to the front. The existing rooflight locations are to be revised and replaced on the front elevation.

The existing garage/outbuilding is to be removed and replaced with a more modern and substantial outbuilding. This will include a workshop and storage area (for items such as sailing and water sports equipment), accessed via a garage door to the shared driveway from Waters Edge Gardens, and the garden. This is as well as a wet room and a sunroom with doors to the garden, for improved indoor-outdoor living.

The replacement outbuilding has been designed with a pitched slate tile roof, to match the neighbouring outbuilding at No. 35, and similar to others further up the shared driveway.

Amount & Scale

Existing Internal Floor Areas:

Ground Floor: 59.8m²

First Floor: 39.7m²

Second Floor: 25.4m²

Garage/Outbuilding: 23.9m²

Total: 148.8m²

Proposed Internal Floor Areas:

Ground Floor: 66.8m²

First Floor: 39.7m²

Second Floor: 26.9m²

Outbuilding: 27.0m²

Total: 160.4m²

The design would result in an overall increase of just 11.6m², this is due to the proposed rear extension to the ground floor, as the dormer window allows for a little extra space on the second floor, and the where the new outbuilding replaces the existing.

Existing Footprint Areas:

Ground Floor: 67.8m²

Garage/Outbuilding: 24.8m²

Total: 92.6m²

Proposed Footprint Areas:

Ground Floor: 75.4m²

Outbuilding: 34.0m²

Total: 109.4m²

The design would mean an overall increase in building footprint of just 16.8m². (An additional 7.6m² due to the proposed rear extension to the ground floor, and 9.2m² from the replacement outbuilding.)

The proposals are considered of a modest scale with consideration to the existing house, and the neighbouring properties. The proposed extension, dormer and the outbuilding will all remain sub-servient to the existing terraced house at 34 Bath Road.

Use

The use of the building at 34 Bath Road is to remain as a (C3) residential dwelling.

Parking

The existing garage/outbuilding is not currently used for car parking.

There are 2 car parking spaces on the driveway/ parking area to the front of the house, which will be retained.

Access

Existing access to the main house from Bath Road is to remain the same. Access to the outbuilding will also be retained from both the garden at 34 Bath Road, and the shared driveway to the rear.

Landscape

The overall landscape of the plot at 34 Bath Road is to remain as existing.

The garden and surrounding landscaping will all be made good around the proposed works, any planting and shrubbery removed to allow for the proposals will be replaced /replanted around the site.

Trees

There is an existing weeping willow tree on site (as indicated in the attached drawing collection 24058), which is to be retained and protected from any negative impacts as a result of the proposed works.

The tree is not listed under a TPO, but it is protected as a 'tree in a conservation area' (as the trunk is greater than 75m. As such, a tree survey has been undertaken by external consultants at 'Mark Welby Consulting Arborists' and their subsequent Arboricultural Impact Assessment (AIA) will accompany this planning application.

The proposed replacement outbuilding is within the root protection area (RPA) of the weeping willow tree, and as such, any proposed construction methods to increase the footprint of the outbuilding will be specified without excavating into the roots.

(For full tree information please refer to 'Mark Welby Consulting Arborists' survey & AIA.)



Materials

The proposed extensions and refurbishments to 34 Bath Road are to be constructed of high-quality materials, that are of the local vernacular and in keeping with the surrounding context of the site in Emsworth.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enriches the way in which the house relates to the landscape, and improves its sense of place.

The proposed external material palette includes the following:

Walls:	Areas of existing painted render finish are to be renovated, and this is to be continued onto the rear ground floor extension. The dormer and outbuilding elevations are to be finished with high-quality timber cladding.
Roof:	The proposed flat roof dormer is to be finished with a single ply flat roof membrane. The proposed pitched roof to the extension and the replacement outbuilding is to be finished with slate tiles, to match the main roof of the house.
Windows:	All new windows and doors are to be finished with new aluminium framed glazing, to withstand the waterside location.



Figures 12-14: Example materials – Timber cladding, light colour render, slate roof tiles.

Appearance & Impact on Emsworth Conservation Area

As the site at 34 Bath Road is located on the western boundary of the Emsworth Conservation Area, the proposals have been designed to minimise any impact on the surrounding area.

The existing dwelling is to be refurbished externally as well as internally, in order to upkeep its aesthetic appearance on the site on Bath Road, and in Emsworth Conservation Area. The existing painted render finish to the external elevations of the main house will be renovated and continued around onto the proposed ground floor extension. The proposed second floor dormer window and replacement outbuilding will also be constructed using high-quality materials and finished with timber cladding. All new openings are to be filled with new double-glazed aluminium windows and doors.

As noted as being in one of the inter-war rows of terraced houses facing the Mill Pond, in the Emsworth Conservation Area Character Appraisal, the appearance of the proposed alterations to the front of the property have been considered throughout the design process. As such, the front elevation, in particular, is to remain in keeping with the character of the terraces on Bath Road. The proposals include 2 new rooflights on the front roof slope, which have been carefully considered to have very little impact on the Conservation Area, and they will not detract from the existing street scene.

The main parts of the proposals are positioned to the rear of the property, facing West, and will not be visible from Bath Road or the wider Conservation Area. This includes the rear dormer, and the replacement outbuilding, both of slightly more contemporary appearance. These elements are positioned on the rear roof slope, and to the end of the garden and on the boarder of the Conservation Area, respectively. They are not visible from the Emsworth Mill Pond and will, therefore, have no visual impact on Emsworth Conservation Area.

Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

The proposals incorporate areas of double glazing and rooflights to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house. All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Sustainable drainage systems will be achieved through use of soakaways, and any areas of new hard landscaping will be permeable.

Conclusion

In conclusion, the proposals to 34 Bath Road will improve the layout and functionality of the first and second floor bedroom and bathrooms, and will provide open-plan living spaces, to move the family house towards more modern family living.

The replacement outbuilding will provide the homeowners with a sunroom for improved indoor-outdoor living, as well as a wet room and improved storage space.

The proposed works will be constructed of high-quality materials to improve the overall appearance of the dwelling and remain in keeping with the surrounding area of Bath Road, and the Emsworth Conservation Area. The overall appearance of the street elevation, facing the Mill Pond, has been considered throughout the design process to have very little impact on the Conservation Area.