

7 Bridgefoot Path, Emsworth

Conditions Application



Introduction

Helyer Davies Architects have been appointed by a private client to design the new balcony to the front elevation of 7 Bridgefoot Path, Emsworth, PO10 7EA.

The design proposals include:

- Proposed balcony
- Replacement bay window
- Replacing hanging tiles with timber cladding

Summary of the proposals

This document relates to application - APP/23/00697 – for; Replacement bay window and proposed balcony.

This application was approved planning permission by Havant Borough Council on 26th October 2023.

Planning Conditions

This document is for the discharge of conditions 3 & 4 on planning permission letter - APP/23/00697.

3) Construction of cladding hereby permitted shall not commence until samples and details of cladding have been submitted and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4) Construction of the works hereby permitted shall not commence until details of first floor windows including materials/colour of frame, method of opening and style of glazing have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough.

Site Location

The existing house a semi-detached residential dwelling, situated on Bridgefoot Path, a street overlooking the Slipper Mill Pond in Emsworth.



Figure 1: Bridgefoot Path location in Emsworth. - <https://www.google.com/maps>.

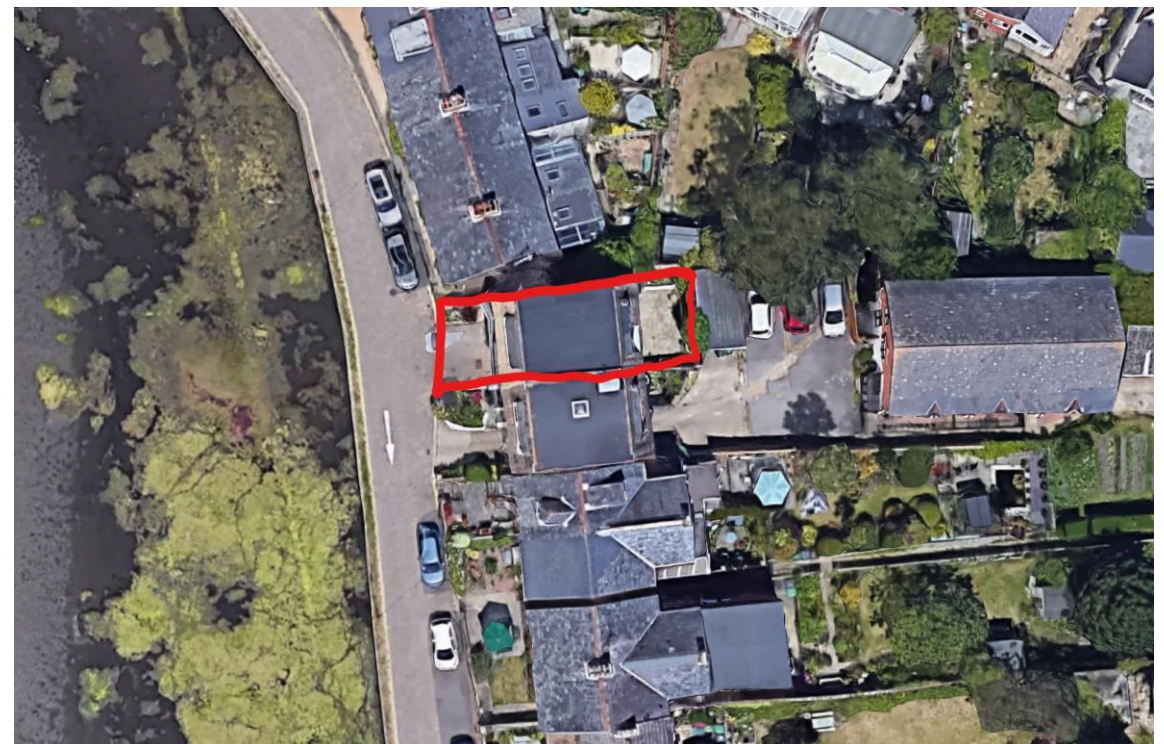


Figure 2: Aerial view (Red line shows indicative site boundary)

Condition 3

The proposed design is for the vertical timber cladding to replace the existing clay hanging tiles on the front elevation, in order to provide the dwelling with a durable and low maintenance finish.

Description: SHOU-SUGI-BAN – Charred Accoya Cladding

Colour: Anthracite grey

Location: Front Elevation (as indicated in grey in Figure 4 diagram)

Layout: Vertical rainscreen cladding system, face fixed with approx. 6mm shadow gaps

<https://shousugiban.co.uk/range/charred-accoya-cladding/>



Figure 3: SHOU-SUGI-BAN – Charred Accoya Cladding in Anthracite grey



Figure 4: Front Elevation (facing West)
(1:50 @ A3)



Condition 4

With regard to glazing, the proposed design includes a new bespoke bay window system, and a replacement window to the side (in existing opening), both to the existing living room on the first floor level of 7 Bridgefoot Path, as shown in Figure 5.

Glazing style: Bespoke aluminium framed bay window system, slim aluminium framed replacement window to living room

Frame Material: Aluminium

Colour: Anthracite grey – RAL 7016.



RAL 7016

Opening methods:

The bespoke bay window system with 2 glass doors to front, one sliding, and side hung door to side for access to balcony, as indicated on Figure 6. (This will include Juliet balcony guarding internally, in order to comply with BRs Approved Doc K.)

The replacement window is to be side hung opening, as indicated in Figure 5.

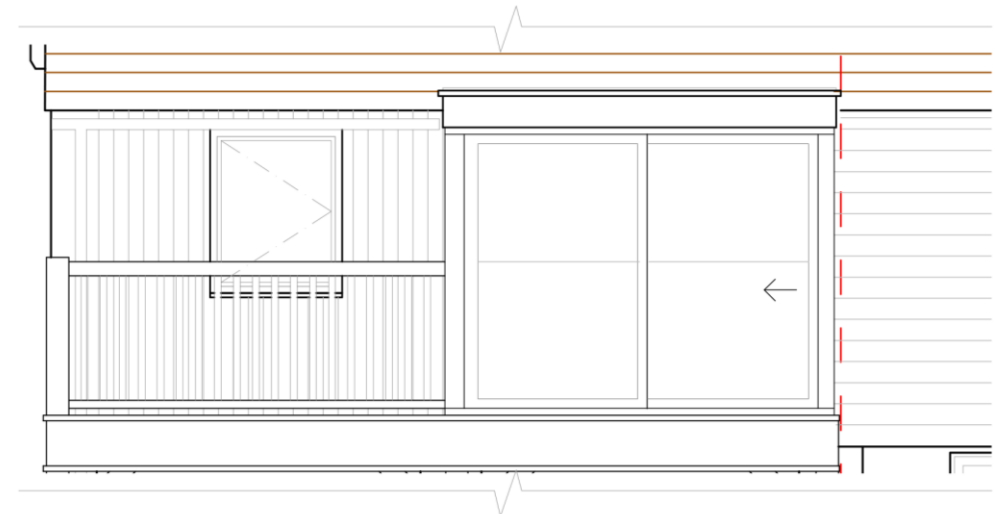


Figure 5: Front Elevation
(1:50 @ A3)

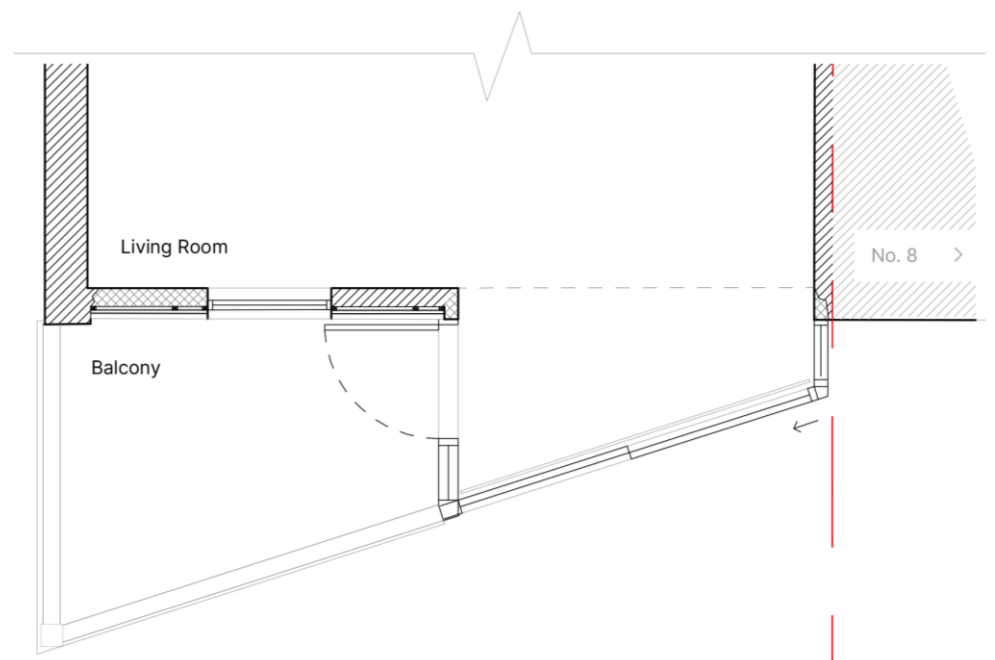


Figure 6: First Floor Plan
(1:50 @ A3)

