

Design, Access & Heritage Statement

Proposed replacement outbuilding, and alterations to existing dwelling, including a rear dormer window and replacement rooflights to loft.

to

30 Bath Road
Emsworth
Hampshire
PO10 7EE



Figure 1: Bath Road Street Elevation

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1.0 Introduction

Helyer Davies Architects have been appointed by a private client to design the proposed replacement outbuilding in the rear garden of the property at 30 Bath Road, Emsworth. Along with alterations to the existing end of terrace dwelling, including a rear dormer window and new rooflights to the loft.

This document outlines the proposed works consisting of:

- Proposed New Outbuilding in Rear Garden
- Proposed Rear Dormer & New Rooflights to the Existing Loft Bedroom
- Internal Alterations to the Existing Dwelling

The following documents will accompany the Application:

- Application Forms
- Combined Design and Access Statement and Heritage Statement
- Flood Risk Assessment
- Drawings:
 - 22109-01 Existing
 - 22109-02 Proposed House
 - 22109-03 Proposed Outbuilding

1.1 Site Survey

A survey was carried out by Helyer Davies Architects in August 2022. The OS extracts are to show the site location and block plan only.

1.2 Relevant Site Planning History

There have been various planning applications submitted and 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.

Reference	– APP/22/00452
Address	– 41 Bath Road
Proposal	– Demolition of existing garage and erection of new garage
Decision	– Permission Granted
Decision date	– 6th July 2022

Reference – APP/19/01215
Address – 45 Bath Road
Proposal – Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue. (10.02.20). Request to discharge condition No.3 (11.08.20).
Decision – Permission Granted
Decision date – 10th Feb 2020

Reference – APP/19/00799
Address – 47 Bath Road
Proposal – Single storey rear extension, single storey front extension under existing balcony, removal of single storey structure to side elevation and replacement with car port, revised pitch to existing garage roof, revised fenestration and revised driveway (revision to approved permission APP/19/0026) (Approved 02/10/2019). Request to Discharge Condition 3 (10/08/2020).
Decision – Permission Granted
Decision date – 2nd Oct 2019

Reference – APP/17/00109
Address – 32 Bath Road
Proposal – Demolition of existing original garage and replacement with new single storey building providing storage and ancillary space.
Decision – Permission Granted
Decision date – 28th Mar 2017

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. (Partially seen in Figures 10 & 12.)

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. (As seen in Figure 6.)

2.0 Site Location

The site is located on Bath Road in Emsworth. 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.

2.1 Surrounding context

The street of Bath Road is accessed from the A259 Main Road, and faces the Emsworth Mill Pond. No. 30 is in the centre of the road, as circled on the map the map in Figure 2 below.



Figure 2: Emsworth – Google Maps Aerial Image.

The site is positioned towards the middle of Bath Road in a terrace of houses, as shown in the map in Figure 3 below, facing the Emsworth Mill Pond to the East.



Figure 3: 30 Bath Road - Google Maps Aerial Image

2.2 Emsworth Conservation Area

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

The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. It also extends to include the 19th and 20th Century development surrounding the Slipper Mill Pond, along Bath Road and Bridgefoot Path. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), although our proposal site sits just outside of it. The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The section of the Emsworth Conservation Area Character Appraisal detailing the area including Bath Road is included below:



Figure 4: Emsworth Conservation Area Map.

‘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.'

30 Bath Road sits within the inter-war rows of terraced houses facing the Emsworth Mill Pond. 30 Bath Road sits on the end of a terrace, with a small footpath to the north, between the property boundary and the neighbouring property at No. 29. This footpath leads to the shared driveway and the row of garages/outbuildings behind no.s 27–35 Bath Road.

The buildings surrounding the site are therefore primarily residential terraced houses, all similar in appearance, and garages/outbuildings to 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 chimneys (as shown in Figure 6). 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, 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. (Partially seen in Figure 10.)

3.0 Flood Risk



Figure 5: Flood Map. [<https://flood-map-for-planning.service.gov.uk>]

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).

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences

As per Figure 5, the site is located in Flood Zones 2 & 3, which is defined as having a 'high probability of flooding'.

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

4.0 Site Photographs



Figure 6: 30 Bath Road in Street Elevation, as seen from top end of Bridgefoot Path.



Figure 7: Front Elevation.



Figure 8: Front Elevation and footpath to side.



Figure 9: Rear Elevation.



Figure 10: Rear Garden as viewed from upstairs window.



Figure 11: Outbuilding Front Elevation.



Figure 12: Outbuilding Rear Elevation.

5.0 Design

The Proposed

The proposals at 30 Bath Road include a new Outbuilding in place of an existing Boat Store, as well alterations to the main dwelling. This would include a dormer and new rooflight windows to the existing loft Bedroom, some replacement glazing, and internal alterations to the layout.

The main element of the proposal is the new Outbuilding, which will replace the existing timber Boat Store at the rear of the garden (as seen in Figures 11 & 12).

The Outbuilding has been designed to reflect the existing form and materiality of the Boat Store, as a new timber clad structure with a standing-seam pitched roof. The new Outbuilding will be accessed through glass doors from the back garden, and will provide a Garden Room space with rooflights for natural lighting. It will also retain an element of its original use, including a Boat Store towards the rear, with access to the shared driveway for sails, trailers, etc.. Along with this, it will provide a Wet Room and cupboards to accommodate the clients' local water sports hobbies and associated equipment. There will also be a Mezzanine level for additional storage in the vaulted space above the Wet Room and cupboards.

The Outbuilding will be constructed using high-quality materials to give a contemporary look and feel. There is also the aim to include sustainable energy solutions, with an indicative location of solar panels on the new Outbuilding roof, please refer to drawing no. 22109_03.

On the main dwelling at 30 Bath Road, the key part of the works is for the proposed rear dormer with bi-folding windows to the existing loft Bedroom on the second floor. This will provide the clients with a new Master Bedroom and Ensuite shower room. The existing chimney stack to the centre of the main roof is to be removed to allow for the proposed dormer. Alterations to the second floor also include two new Velux style rooflights to the front elevation, and a small circular window to the Ensuite, for improved natural lighting and cross-ventilation.

Other alterations to the main house also include a wall removed, and doorways revised around the existing Bedroom 2, and the existing Family Bathroom split to provide the two first-floor Bedrooms each with a small Ensuite shower room. This is in order to progress the dwelling towards more modern family living.

Finally, at ground floor level, the existing bi-folding glass doors from the Living Room to the garden (as seen in Figure 9) are to be replaced with a modern alternative, and the existing skylight glazing above the Living & Dining Area is to be replaced with new, and more thermal efficient, UV glass, to prevent overheating in the summer months. This will all be constructed of high-quality materials to upkeep the appearance of the house.

5.1 Use

The use of the building at 30 Bath Road will remain as a residential dwelling.

5.2 Amount & Scale

The proposals are of a modest scale and will be in keeping within the existing property, and within the plot at 30 Bath Road.

Existing Internal Floor Areas:

Ground Floor:	60.1m ²
First Floor:	40.0m ²
Second Floor:	28.0m ²
Boat Store:	26.8m ²
Total:	154.9m²

Proposed Internal Floor Areas:

Ground Floor:	60.1m ²
First Floor:	40.0m ²
Second Floor:	26.8m ²
Outbuilding Ground Floor:	33.6m ²
Outbuilding Mezzanine:	9.5m ²
Total:	170.0m²

Total Increase of Internal Floor Area: 15.1m²

The design would result in an overall increase of just over 15m², where the proposed new Outbuilding replaces the existing Boat Store building.

This is considered an acceptable scale, as the proposed Outbuilding will still remain subservient to the existing house, with an increased footprint of just 7.7m².

5.3 Appearance

The external appearance of the proposed alterations to the front of the property at 30 Bath Road are to remain in keeping with the character of the existing house and its setting within the Conservation Area. This includes 2 new rooflights to the front roof slope, which will be of high-quality specification. The existing chimney stack to the centre of the main roof is to be removed to allow for the proposed dormer, the roof will be made good around the works, and will remain in keeping with the existing house.

The proposals for the Outbuilding and the rear dormer to the loft Bedroom are positioned towards the West, and away from the view of the Conservation Area. These have both been designed with a slightly more contemporary appearance, and will be finished with vertical timber cladding, as they will not be visible from the wider Conservation Area. The proposed Outbuilding will also be finished with a standing-seam roof, whilst the flat roof dormer will have a single-ply membrane roof.

The majority of the proposals are positioned to the West, minimising any impact on the Conservation Area. The proposals are to be built using high quality materials, which will upkeep the high-quality finish and appearance of the existing family home and will remain in keeping with the surrounding area of Bath Road.

5.4 Landscape

The overall landscape is to remain as existing. The garden and surrounding landscaping will all be made good around the proposed works.

6.0 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 30 Bath Road, and the shared driveway to the rear.

6.1 Parking

The proposals will have no impact on parking on the site.

7.0 Heritage

As the site at 30 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.

7.1 Impact on the Emsworth Conservation Area

The external appearance of the proposed alterations to the front of the property are to remain in keeping with the existing character of the house. This involves 2 new rooflights on the front roof slope, which have been carefully considered to match the existing rooflights, to have very little impact on the Conservation Area and surrounding buildings, and will not detract from the street scene. The removal of the existing chimney stack from

the main roof is not considered to have a harmful impact on the overall appearance of the house within the Conservation Area, as the roof will be made good around the works.

The proposal of the rear dormer, of slightly more contemporary appearance, is positioned on the rear roof slope, facing West, and will not be visible from the street of Bath Road or the wider Conservation Area. Similarly, the proposed Outbuilding is positioned to the end of the garden and on the boarder of the Conservation Area (as seen in Figure 4). This is not visible from the Emsworth Mill Pond and will, therefore, have no visual impact on the Emsworth Conservation Area.

The proposals are considered to be of reasonable scale, and the majority of these are positioned to the West, minimising any impact on the Conservation Area. The proposals are to be built using high-quality materials, which will upkeep the appearance of the existing family home and will remain in keeping with the surrounding area of Bath Road, and the Emsworth Conservation Area.

8.0 Conclusion

The proposals at 30 Bath Road will improve the layout and functionality of the first and second floor Bedroom and Bathroom spaces, to move the family house towards more modern family living.

The new Outbuilding will provide the homeowners with a Garden Room space for improved indoor-outdoor living, and or a space for home-working. This will also offer an improved Boat Store (for small boat storage, sails, trailers, etc..), as well as a Wet Room and modern storage solutions, all to accommodate the clients' water sports hobbies and the associated equipment.

The proposals are to be built using specially selected materials, which will maintain the high-quality finish of the existing family home and will remain in keeping with the surrounding area.