

# DESIGN, ACCESS & HERITAGE STATEMENT

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## Extension and refurbishment

*of*

*26 Bath Road, Emsworth, Hampshire PO10 7ER*



Figure 1: View from Bath Road

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Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT  
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

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## 1.0 INTRODUCTION

This document outlines the proposed works to include:

- Single-storey rear extension
- Removal of existing render, new external wall insulation and new painted render finish to the north facing elevation.
- Replacement sliding sash windows to front and rear elevation.
- New painted rendered dwarf wall to the north boundary.

Documents:

22102\_Design, Access & Heritage Statement  
CIL forms  
(Drawings)  
22102-01\_Existing Floor Plans, Elevations and Site Location Plan  
22102-02\_Proposed Floor Plans, Elevations and Block Plan

### 1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in Aug 2022. The OS extracts are to show the site location and block plan only.

### 1.2 Planning History

Ref: 19400/3  
Description: 2-storey extension  
Decision: Approved  
Decision Date: Wed 28 May 1975

Ref: 19400/5  
Description: Extension at rear to form new garage with access from Watersedge Gardens  
Decision: Approved  
Decision Date: Tue 20 Oct 1987

## 2.0 SITE LOCATION

### 2.1 Surrounding Context

The site is located on Bath Road which overlooks the Mill Pond in Emsworth.

The site is located within Emsworth Conservation Area. The property is not listed, however it is noted for its special interest adding a positive contribution to the conversation area with the front elevation of the original building listed as an 'important wall'.

The western edge of Emsworth 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 2: Ariel Maps (from Google Maps)

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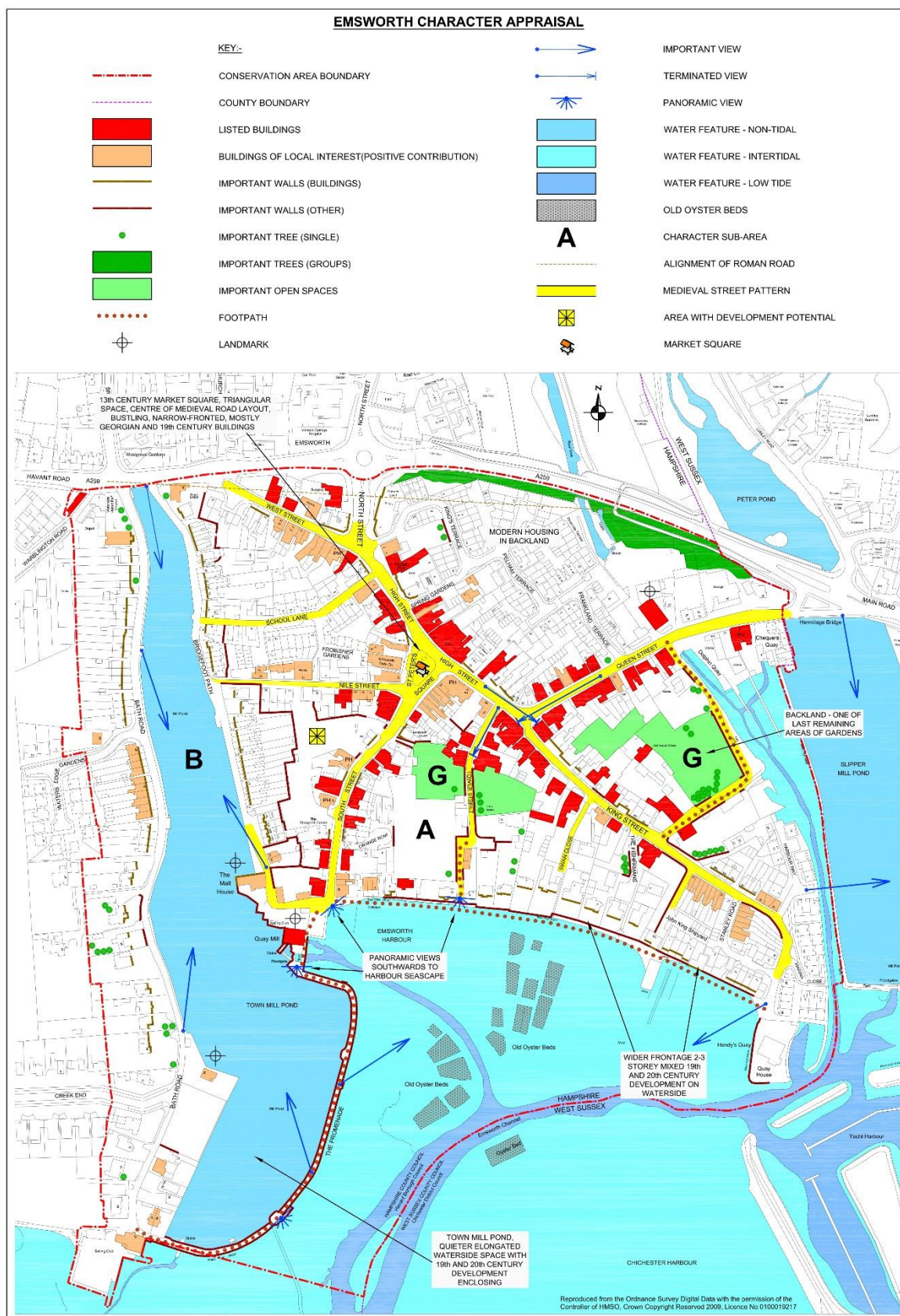


Figure 3: Map of Emsworth Conservation Area

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3.0 FLOOD RISK ASSESSMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk. The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 4 shows the extent of flood risk and is to be read in conjunction with table 1 below.

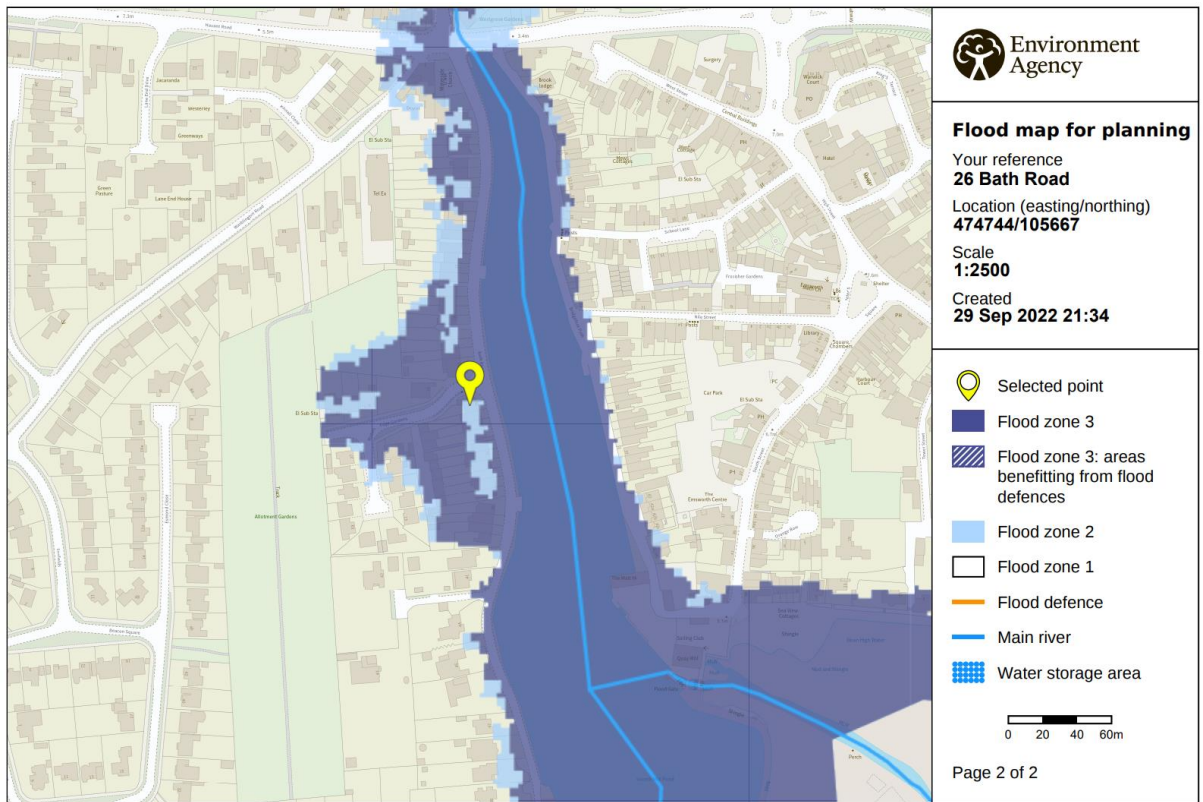


Figure 4: Environmental Agency Flood Risk Assessment – Map

| FLOOD ZONE                        | DEFINITION                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone 1 (Low Probability)          | Land having a less than 1 in 1000 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 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 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) |

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The site is located in Flood Zone 2&3, which is defined as having a 'high probability of flooding'.

### **3.2 Analysis of Flood Risk**

It is considered that the proposals do not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing ground levels of the dwelling. The section of garage to be converted floor is to be raised to match the GF FFL.
- The proposed ground floor level of the proposed extension is to match the existing ground floor level and therefore is not at any greater risk of flooding.

### **3.3 Mitigation of Existing Flood Risk**

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Temporary flood barriers could be installed in the threshold of any new external doors in the event of any significant flooding event is predicted to surround the property.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building;

- all sleeping accommodation remains located at first floor level to ensure there is no increased flood risk to occupants at night when asleep.

To ensure there is no increase in flooding across the site or areas surrounding the site;

- The proposed development increases the overall roof footprint of the property by 13.4m<sup>2</sup>.  
All surface water collected on the proposed new rear extension is proposed to drain into a new soakaway located in the rear garden.

## **4.0 DESIGN**

### **4.1 The Proposed**

The proposals seek to extend and renovate the existing end of terrace property.

The rear extension provides additional living accommodation for the existing open plan kitchen/dining room with new doors leads out on to the rear garden.

There are no works to extend at first floor level with minor alterations to the internal arrangement.

The existing and proposed layouts are shown on drawings 22102-01 & 02.

### **4.2 Use**

The building will continue to be used as a residential dwelling.

### **4.3 Amount**

#### **Existing Floor Area**

Ground Floor: 72.8 m<sup>2</sup>

First Floor: 63.8 m<sup>2</sup>

#### **Proposed Floor Area**

Ground Floor: 84.3 m<sup>2</sup>

First Floor: 63.8 m<sup>2</sup>

Total Net GIA increase: 11.5 m<sup>2</sup>

### **4.4 Scale**

The proposed rear extension is single storey with a low-pitched roof in-keeping with other terraced properties who have rear extensions along Bath Road.

### **4.5 Appearance**

The proposed replacement dwelling has been designed to respect and complement the existing character of the street through the use of materials.

#### *Roof*

The proposed new roof is to be finished in single ply with a standing seam detail.

#### *Walls*

The proposed walls are to be painted rendered to match the existing property.

#### *Windows/Doors*

All new doors and windows are to be powder-coated aluminum.

## 4.6 Mass

As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). This is demonstrated in the diagrams below.



Figure 5: Diagrams of the original curtilage

## 4.7 Landscaping

No major works are proposed to the landscaping with all significant vegetation/screening to be retained.

To the front, a new dwarf wall (painted render with a slate copping) matches the proposed boundary treatment at 23 Bath Road. This will frame the entrance to Waters Edge Gardens.

## 4.7 Impact on Emsworth Conservation Area

The assessment of impact 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.

### 4.7.1 Assessment of Heritage Assets

The property is not listed, however it is noted for its special interest adding a positive contribution to the conversation area with the front elevation of the original building listed as an 'important wall'.

The east elevation of the two-storey projection approved in 1975 (ref: 19400/3) is not annotated as being an 'important wall', however it is in-keeping with the local vernacular and therefore still contributes to the character of the Conservation Area.

### 4.7.2 Assessment of Impact

The proposed rear extension is screened from view across the Mill Pond by the existing dwelling. The proposed materials have been selected to remain in-keeping with the existing property and pitch roof is more sympathetic than other rear extensions along Bath Road which have flat roofs.

The proposed insulation and re-rendering works to the existing north elevation will not change the appearance of the property.

The proposed dwarf wall to the north elevation replaces part of the existing 6ft timber fence which detracts from the character of the area. The design of dwarf wall imitates the existing boundary treatment at 23 Bath Road which is more sympathetic in design and appearance.

### 4.7.3 Justification and Mitigation

The proposals have minimal/no significant impact on the conservation area. The proposed new dwarf wall will significantly enhance the setting through the use of materials, whilst also make the entrance to Water Edge Gardens appear more open in nature.

## **5.0 ACCESS**

### **5.1 Access to Site**

There are no proposals to change or alter access to or from the site.

### **5.2 Parking Plan**

The existing garage is too small for modern day use with its length inappropriate to park a vehicle and maintain access into the property. The proposed partial conversion, to create a new utility room, therefore does not increase any parking demand on the street.

The part of the existing garage not converted, will provide space for bicycle storage.

The existing parking in the front garden of no26 Bath Road is unaffected by the proposed works.