

Design, Access & Heritage Statement

Proposed Single Storey Rear Extension, Front Porch Extension

to

50 Bath Road
Emsworth
Hampshire
PO10 7ER



Figure 1: Front Elevation

July 2022

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

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

Introduction

Helyer Davies Architects have been appointed by a private client to design a single storey rear extension, a front porch, and internal alterations to the detached residential dwelling of 50 Bath Road, Emsworth.

This document outlines the proposed works consisting of:

- Proposed Single storey rear Extension
- Proposed Front Porch
- Alterations to the existing dwelling

The following documents will accompany the Application:

- Application Form
- Combined Design and Access Statement and Heritage Statement
- Drawings:
 - 22019-01 Existing
 - 22019-02 Proposed

Site Survey

A survey was carried out by J. Brotherton & Partners Land Engineers & Surveyors in September 2021. The OS extracts are to show the site location and block plan only.

Relevant Site Planning History

There have been various approved planning applications for works 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).

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

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

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. The street of Bath Road is accessed from the A259 Main Road, and faces the Emsworth Mill Pond, as circled on the map below.



Figure 2: Emsworth – Google Maps Aerial Image.

The site is positioned towards the bottom part of Bath Road, close to the Emsworth Sailing club car park, and as shown in the map below, with the Emsworth Mill Pond to the east.



Figure 3: Bath Road - Google Maps Aerial Image

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.



Figure 4: Emsworth Conservation Area Map

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.’

The surrounding buildings are predominantly residential with a small number of commercial properties including the Emsworth Sailing Club. They vary in their appearance, though of vernacular design. Materials consist of a combination of brick, painted render, cladding and clay hanging tiles, with clay tiled and slate roofs.

Flood Risk Assessment

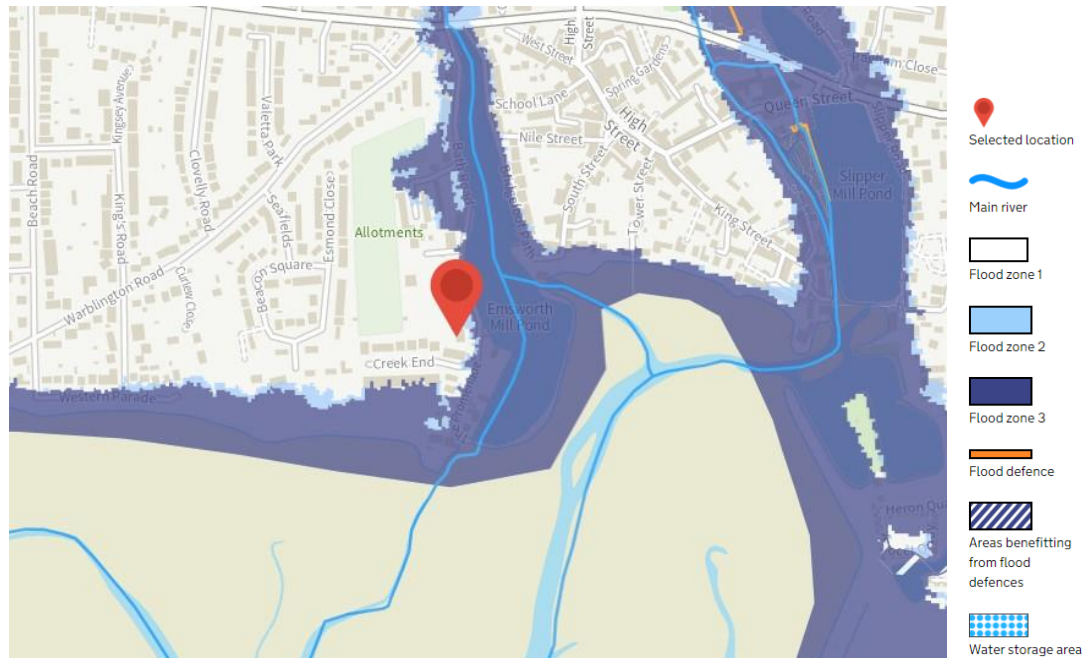


Figure 5: Flood Map. [<https://flood-map-for-planning.service.gov.uk>]

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

The site is in Flood Zone 1 and is **not** near the boundary for flood from rivers/sea. As such, risk is considered extremely low.

Site Photographs



Figure 6: 50 Bath Road in Street Elevation



Figure 7: Existing Rear Elevation [Location of Proposed Rear Extension]

Design

The proposals for 50 Bath Road aim to improve the layout, functionality, and flow between the spaces within the family home.

The main elements of the proposals are at ground floor level, and aim to rework the existing kitchen spaces at the rear of the house.

The existing Kitchen space is to be extended out to the rear, with a small corner extension infilled. The existing second Kitchen and the space around this is to be revised. The proposals are to provide the house with a new, larger Kitchen, which opens out into the existing Dining and Sitting Area, at the rear of the house, as seen in the diagram below. The new Kitchen will also be connected to a new Utility room. This Utility Room will offer additional storage space and has been designed with side access to the external side alleyway, and a Wet Room. These proposals include a flat roof-light to the Kitchen, and another smaller flat roof-light to the Utility Room. The extension to the kitchen will improve the relationship from the living spaces and the garden and will be constructed of high-quality materials to give a contemporary look.

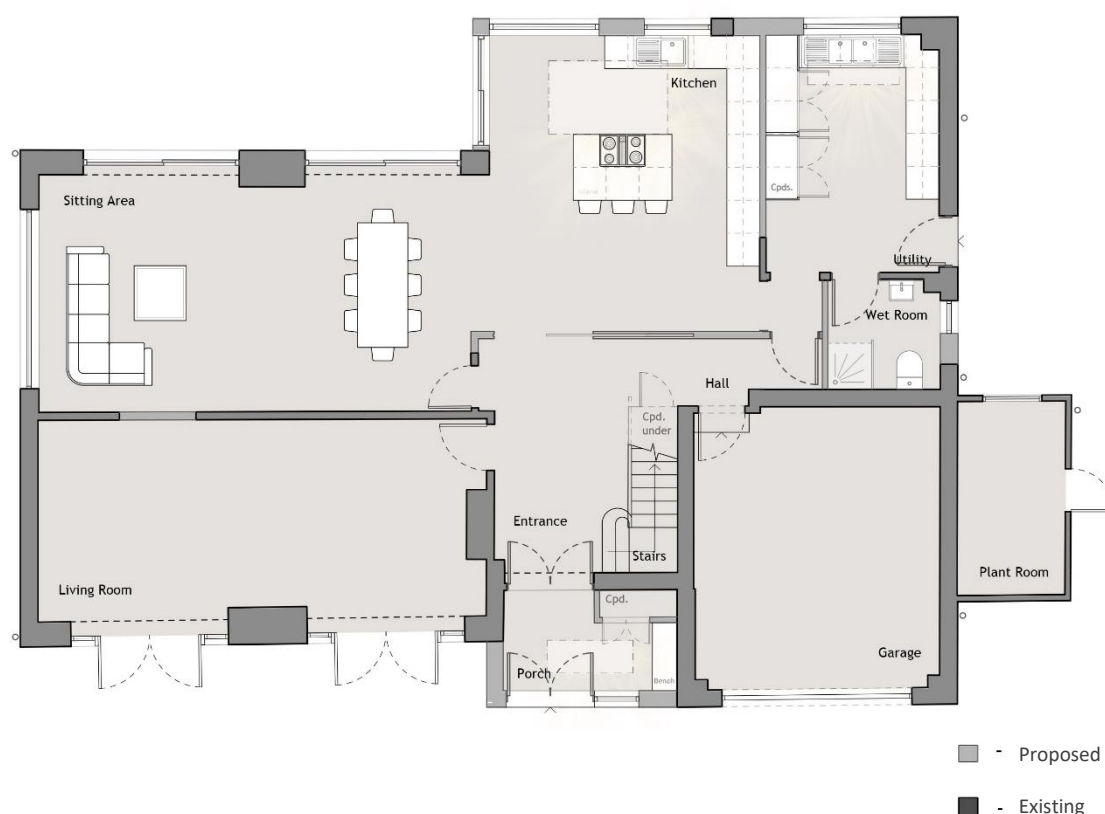


Figure 8: Ground Floor Plan Diagram [not to scale]

Alterations to the existing dwelling also include replacing the rear back doors in the existing Dining & Sitting Area with more contemporary sliding doors to the garden, to match the proposed extension.

At first floor level, a balcony from the Bedroom above the Kitchen is to be removed, to allow for the extension and its proposed roof-lights. This will be replaced with a new square bay window, to allow the same amount of natural light into the bedroom. This will be constructed of high-quality materials to upkeep the modern appearance of the house.

Additionally, a new front porch is to provide an enclosed entrance space to the front of the dwelling. The porch extension has been designed with a subservient flat roof, to connect on to the existing property, and to form a small extension over the front door, and will act as a continuation of the garage front wall. The porch will also allow for improved storage to this area and will help with moving the house towards more modern family living.

Use

The use of the building at 50 Bath Road will remain as a residential dwelling.

Amount & Scale

The proposal is of a very modest scale and will be in keeping within the existing property.

Existing Internal Floor Areas:

Ground Floor:	154.9m ²
First Floor:	135.6m ²
Second Floor:	64.7m ²
Total:	355.2m²

Proposed Internal Floor Areas:

Ground Floor:	171.8m ²
First Floor:	135.6m ²
Second Floor:	64.7m ²
Total:	372.1m²

Total Increase of Internal Floor: 16.9m²

The design would result in an overall increase of just under 17m², which is considered an acceptable scale, as both small extensions will be sub-servient to the existing house.

Appearance

The external appearance of the proposals and alterations have been designed to respect the character of the existing dwelling and its setting within the Conservation Area. Therefore, the proposed extensions have been designed to blend into the existing material palette, with modern brickwork to match the existing house, as seen in the rear elevation sketch below.

Both the single storey rear extension and the single storey front porch extension will be constructed of high-quality brickwork to match the style of the existing property. The extensions are also both small additions to the existing house, making the proposals subservient to the existing property and 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.



Figure 9: Rear Elevation Sketch [not to scale]

Landscape

The surrounding landscape is to remain as existing.

Access

Existing access from Bath Road is to remain the same.

Parking

The parking plan on site is to remain as existing.

Impact on the Emsworth Conservation Area

As the site at 50 Bath Road is located on the western boundary of the Emsworth Conservation Area, the proposals have been designed as such, and have been designed to minimise the impact on the surrounding area.

The external appearance of the proposals and alterations have been designed to respect the character of the existing dwelling and its setting within the Conservation Area, with high-quality materials to match the existing house.

The proposed single storey kitchen extension will be to the rear of the property, and will not be visible from the street of Bath Road, or from the Emsworth mill pond itself.

Although the proposed porch will be visible from Bath Road, due to its minimalist design, it will have little to no impact on the wider Conservation Area. The design and materials have been carefully considered to blend in with the surroundings and ensure that the porch and alterations are subservient to the existing house and will not detract from the street scene overall.

The dwelling at number 50 Bath Road is also sheltered from the mill pond by a neighbouring property at number 66 Bath Road, as such the proposed porch extension cannot be easily seen from the wider Conservation Area, and only seen from the street, whilst walking past the dwelling itself.

The proposals are considered to be of reasonable scale and have been designed sympathetically to have minimal impact on the Conservation Area and the surrounding buildings.

Conclusion

The proposals at 50 Bath Road will improve the layout, functionality, and flow between the spaces within the family home.

The single storey rear extension and alterations to this space will improve the quality of living spaces within the ground floor of the house, with a new kitchen, utility and wet room. The utility room will accommodate necessary storage and services for the living areas on the ground floor, and the kitchen extension and alterations to the sitting area will allow for an improved relationship to the rear garden.

The proposed new porch will also increase both the functionality of the entrance space to the dwelling, and allow for additional storage solutions.