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Design, Access and Energy Statement
Change of Use, New Front & Rear Extension
Westview, 60 Bath Road, Emsworth, PO10 7ES

Rear elevation and setting as existing

Background
The first floor has been refurbished fairly recently so is in a good condition apart from problems with a leaking balcony. The ground floor is on the other hand not in the same state of repair with rising damp damage and rotted ends to floor joists. It has hence been decided to address these matters while also modernising the property. The intention is to open up the ground floor layout and introduce a new kitchen. A small extension will visually and physically connect internal spaces to the outside for a better enjoyment of the garden.

Local Planning Considerations
Westview is found within the Emsworth conservation area on the west side and at the south end of Town Mill Pond. The building is recognised to be of Local Interest i.e. offering a positive visual contribution to the local environment. The proposed small ground floor rear extension is visually shielded and essentially out of public view so the impact on the local environment is minimal.

A pre application consultation request was submitted last year with a reply issued during December 2021. The reference number for this was GEN/21/01158 and the comments were noted generating changes to the design specification. Amendments to the submitted sketch scheme include the deletion of glass roof to the extension, improvements to the flood defence and an appropriate matt colour to be applied to the new stove external flue.

An earlier planning application with the reference number APP/22/00186 was submitted last March and later withdrawn in May. The reason for this was to amend and correct the application description to include a change of use from nursery to dwelling.

Change of Use:
The current approved use is for a children's nursery to the ground floor and intermittently a holiday flat to the first floor. The intention is to convert the entire building back into a single dwelling. This means that the full original use of the front door will be reinstated so hence serving both floors simultaneously. The nursery has already relocated to an alternative site hence simplifying the proposed transition.

Amount:
The proposed rear extension to Westview is very modest and will only add about 9m^2 footprint floor area to the building.

Layout of Existing:
The existing layout is recorded on the submitted measured survey drawing no 617 - 03 which clearly shows the lack of visual connection between the inside and the rear garden. The rooms are in addition perceived as dark with window openings being fairly small in relation to the floor area. The summer room is not in a structurally good condition and is in urgent need of refurbishment.

Proposed Scheme Layout
The central idea of the design is to create a more open plan ground floor space that is better lit by daylight. This is achieved by demolishing some internal partitions and creating a larger east facing opening. A small glazed extension facing east will provide the desired physical and visual connection with the rear garden and the summer room as well as ensuring that more daylight finds a way into the centre of the building.

Context
Westview is found on the east side in a prominent position towards the south end of Bath Road. Both the side elevations add character to the area. This is partly due to that the two dwellings at 59 and 61 Bath Road are set back from the public highway as is clearly illustrated by the submitted site plan.

Landscaping
There will be no changes to the external surface treatment on the three sides of the dwelling in public view. An area currently finished with paviours to the rear will be

covered with a timber deck set just below finished floor level. The hight of the deck will be no more than 300 mm above the present ground level. The deck will be concealed from public view across The Mill Pond water as the existing trellis with climbers is a form of visual barrier.

Parking & Access
There will be no change to parking and general pedestrian access. There is external hard standing parking for 2 cars to the front that will be retained. Pedestrian access will be maintained as existing.

Materials and Appearance
The existing property fits attractively into the Bath Road setting and is of a pleasant visual appearance. The small rear extension and the slightly raised ridge line to the summer room will have minimal impact on the overall appearance and the surroundings.

The roof to the small rear extension will have a traditional lead covering finish and a small roof light. The summer room will be with clad with timber boarding for a boat house look and covered in with a slate roof. New window frames to match existing and in a white colour where clearly visible from a public space i.e. south, west and north elevations. Bi - fold doors to the extension can be grey as an alternative.

The energy performance of the dwelling will be improved partly by introducing photovoltaic collectors to the south facing roof surfaces of the upper roof and the lower boat hose roof. The upper roof can be seen from a public vantage point so care will be taken to integrate the solar tiles as well as possible with the existing slate roof finish.

New metal flue serving stove to be finished with a matt or near white colour to blend in with the rendered wall behind.

View from the Mill Pond barrier The Promenade

Flood Risk Assessment
The dwelling Westview is perceived to be in a potential flood zone. There are to date no records of the ground floor flooding although there has been flooding recorded in the rear garden and along Bath Road. Low brick walls have been introduced some time ago to mitigate and reduce the impact of water ingress up to a level of about 600 mm.

The level of the existing ground floor is confirmed by a measured survey undertaken by surveyor Simon Adams to be +3.6 M above sea level. The garden and existing summer room level is about + 3.3 M above sea level. The floor of the summer room will be raised to that of the ground floor i.e. + 3.6 M so does represent a considerable improvement.

The ground floor of the main house is currently a suspended timber floor in a dilapidated state so will be replaced with a ground bearing floor throughout. The detail of the new floor will follow the recommendations set out on page 72 in the document Flood Resilient Construction published by the Environment Agency. The summer room floor will be constructed in the same way

The ground floor is designated to daytime social space while the first floor contains the main sleeping accommodation. The central staircase is accessible from two directions so escape routes in case of flooding are obvious for those living in the house and and are straight forward to reach. The applicants are aware of the potential flood risk and are preparing their own action plan in case this happens.

Ecology
The external elevations of the exiting building are finished with render throughout. The upper slate roof will only be disturbed. The summer room cement fibre look alike slate roof will be replaced with a more attractive slate finish. The extremely flat nature of the cement fibre slates prevents this type of roof to be attractive to protected species such as bats.

There have been no sightings of wildlife inhabiting the building fabric so the understanding is that a full ecology survey will not be required at this time. Construction work will be organised to not disturb any active bird nesting sites.

Energy Efficiency and Sustainability
All new elements of the property will be insulated to exceed the current building regulation standards. All new windows are to be double-glazed and of minimum u value of 1.6 w/m2k. All light fittings will utilise be able to low energy light bulbs. The ground floor will be insulated as well as thermal improvements to the raised roof over the summer room.

The ground floor will be lifted to deal with damp issues and decaying timbers which provides an opportunity to introduce floor insulation. The intention is to install an Air Source Heat Pump to the south side of the building to provide heating for ground floor underfloor heating and hot water. Solar Photo Voltaic panels and tiles will also be added as shown on the submitted drawings.

Sound
Normal sound levels are expected during the contract period as only conventional small scale style construction methods are to be employed. Only normal domestic related noise levels are expected after completion. No business activity including noise generating machinery is to be employed on site.

Conclusion
The proposal is for extending Westview within the Emsworth conservation area in a sympathetic way so that it becomes better adapted contemporary use including improved flooding resistance and thermal performance. The visual changes viewed from Bath Road are small and the impact on adjacent dwellings is minimal. The extension is hence seen as measured and appropriate for the setting.

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