

Design and Access Statement

Incorporating Heritage Statement and Fire Safety Statement

42c Bridgefoot Path Emsworth, PO10 7EB



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1. Introduction

1. DESCRIPTION

This is an application for small scale alterations and extensions to a single house

2. PROJECT PARTICULARS

Applicant	Mr Mark Layton
Agent	Lewis Barker & Associates
Project Address	42c Bridgefoot Path, Emsworth, PO10 7EB
Project Scale	Not a Major Development
Listed Status	Not listed
Conservation Area	Yes, Emsworth Conservation Area
Local Authority	Havant Borough Council

3. DOCUMENTS SUBMITTED WITH THE APPLICATION

Application Form

Location and Block Plans

Existing and Proposed Plans, Sections and Elevations

Design & Access Statement, incorporating Fire Safety and Heritage Statements

Flood Risk Statement

3. Photos of the Site



View of rear of the property



View of rear of the terrace from South Street Carpark



View of front of the terrace showing variation in elevational treatment

4. Planning History

No 42c is one of a block of four 3-storey town houses, built in the latter part of the 20th Century, numbered 42, 42a, 42b & 42c. There have been subsequent alterations to the front elevations and extensions to the rear of 42, 42a, & 42b. These appear to have been built as Permitted Development, There is on record a planning refusal for No 42 dating from 1996 for the Demolition and construction of an enlarged first floor balcony



5. The Proposal

1. Principle of the Development

The object is to improve the quality of the accommodation by carrying out extensions to the ground floor accommodation, upgrading the thermal insulation, allowing for use of solar energy, reducing the maintenance of the external finishes and improving the rear external roof terrace and steps.

2. Detailed proposals

The refurbishment and rearranging of the internal layouts on the ground and first floors is shown on the planning drawings. The external re-cladding will be similar to that shown on the adjoining photo. We understand that when the houses were first built the cladding ran vertically and has since been changed to a variety of types of plastic weatherboarding

The aim is to employ sustainable materials with a long life and to show a sympathetic treatment in keeping with the local vernacular

The refurbishment of the existing low pitched roof with new low profile solar panels is proposed with little increase in size and height.

The works are an opportunity to maintain and protect the building for further years.

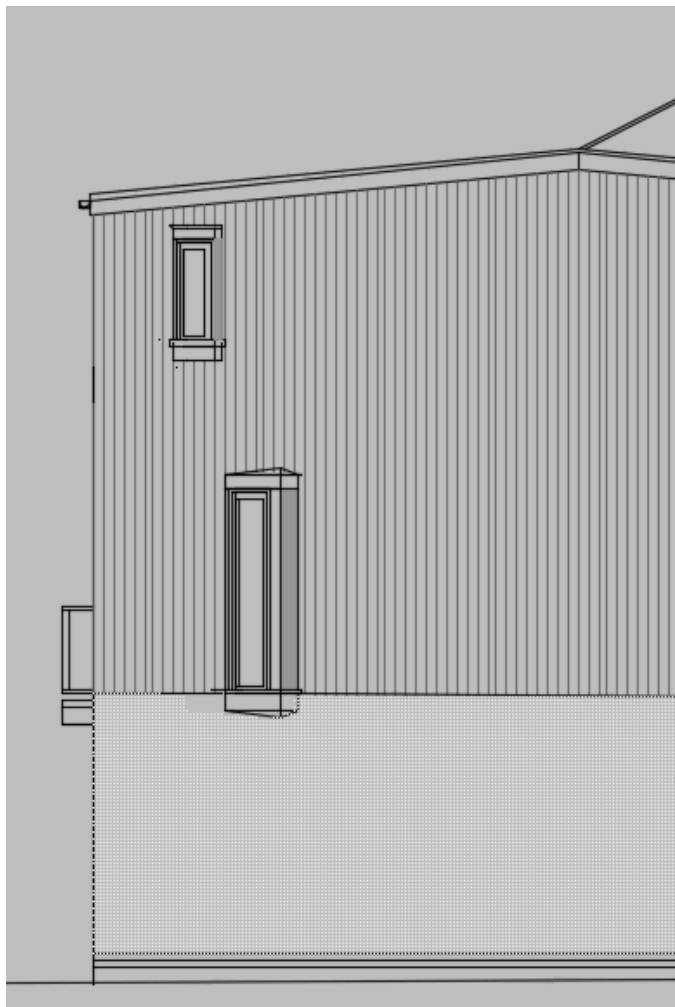


6. Pre Application Advice

ADVICE GIVEN BY THE LOCAL PLANNING AUTHORITY

*“...The property is located within the defined urban area as set out in **Policy CS17** of the Core Strategy and **Policy AL2** of the Allocations Plan. As such, development would be considered acceptable in principle subject to development management criteria. In addition, the generation of onsite renewable energy would be supported by **Policy CS14** in the Core Strategy and **Policy D6** in the Emsworth Neighbourhood Plan subject to the appropriate level of heritage and conservation assessment. The installation of Solar PV panels would require formal planning permission as both roof slopes face onto a highway...”*

7. Relationship to Adjoining Properties



The relationship between buildings outside the application site will not change, and there will be no impact on the amenity of neighbouring properties. The proposal includes two new 'lookout windows' to be inserted into the flank wall. These will be fixed glazed and angled, as shown here, to avoid overlooking of the adjacent property.

8. Access Statement

1. External

The existing threshold is a step of approximately 150mm and this is to be retained in the new front entrance door. A portable ramp can be provided to allow wheelchair access to the ground floor

2. Internal

Internally there is a WC on the ground floor and a room which could be used by wheelchair users as a bed-sitting room should this be necessary

9. Heritage Statement

1. The Setting

The property is one a block of four three storey town houses, situated within the Chichester Harbour Area of Outstanding Natural Beauty) and the Emsworth Conservation Area To quote from the Conservation Area Appraisal:-

“...Emsworth has retained its historic character of a small, Georgian harbour side town, with a unique waterside atmosphere within the area and that is a popular place for living, recreation and sailing and related waterside activities. The majority of later 20th century development and since, on infill sites and back land within the Conservation Area, has managed to ‘fit-in’ without detriment to the environment...”

The block of four houses was constructed in around 1967 on what is believed to be former agricultural land, possibly a piggery. The group faces west across the open water known as The Mill Pond. The rear faces a brick wall which is the boundary of the South Street Car Park.

2. Significance

The group of four houses can not be said to be contextual in its relationship to adjacent buildings to the north and the south but It is a good example of the style of its period - low pitched roofs, exposed cross walls and full width infills of window and weatherboarding to the front elevation and similar vertical infills to the rear elevation.. Over the years the original windows have been amended, the vertical boarding has been replaced by varying types of plastic horizontal boarding and some of the balustrades to the front first floor balconies have been amended. At the rear, three of the houses have had ground floor extensions. The house which is the subject of this application is to have a similar extension.

3. Design Concept

The new rear extension will align with those of the three other houses in the block and will be finished in rendered blockwork with modern glass balustrades to the flat roof terrace and the relocated external stairs.

The windows and sliding doors will be double glazed in dark grey aluminium framing, with large clear panes, as appropriate to the style of the house. Externally the proposed cladding will be dark grey slatted composite cladding over new external insulation.

We consider these to be appropriate interventions to the original building.

10. Fire Safety Statement

1. Introduction

The application is considered to be a minor development proposal and therefore it has been made by an assessor, who, whilst not specifically trained in Fire Risk Management, has throughout the course of his career produced fire risk assessments for approved CQC inspections.

2. Internal

The building is a single staircase building of 3 storeys and will comply in all respects with Building Regulations Approved Document B, Volume 1, 2018 edition

All floors will be fitted with built in, hard wired heat and smoke detectors; the system is serviced annually.

3. External

The external facade will be clad in non-flammable materials, facing brick with some areas of composite cladding.