

Design & Access Statement & Heritage Statement

Proposed Porch

at

51 Bath Road
Emsworth
Hampshire
PO10 7ES



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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client to design a front porch to the detached residential dwelling of 51 Bath Road, Emsworth.

This document outlines the proposed works consisting of:

- Proposed Porch

The following documents will accompany the Application:

- Application Form
- Combined Design and Access Statement and Heritage Statement
- Drawings:
 - 21173-01 Existing Plans & Elevations
 - 21173-02 Proposed Plans & Elevations

Site Survey

A survey was carried out by Helyer Davies Architects in 2021. The OS extracts are to show the site location and block plan only.

Relevant Site Planning History

Reference – APP/20/01205
Proposal – Proposed carport
Decision – Permission Granted
Decision date – 9th Feb 2021

Reference – APP/20/00986
Proposal – 1 No Oak crown reduce by 2m overall to previous pruning points, within Conservation Area of Emsworth
Decision – Raise No Objection
Decision date – 11th Dec 2020

Reference – 08/57246/004
Proposal – Conservatory to south and west elevations, balcony to master bedroom continuing above conservatory and single storey extension to east (retrospective). Dormer window to north (increased in size from that previously approved under 07/57246/000).
Decision – Permission Granted
Decision date – 10th Nov 2008

Site Location

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

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 Conservation Area encompasses



the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds.

The Conservation Area 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 the 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.

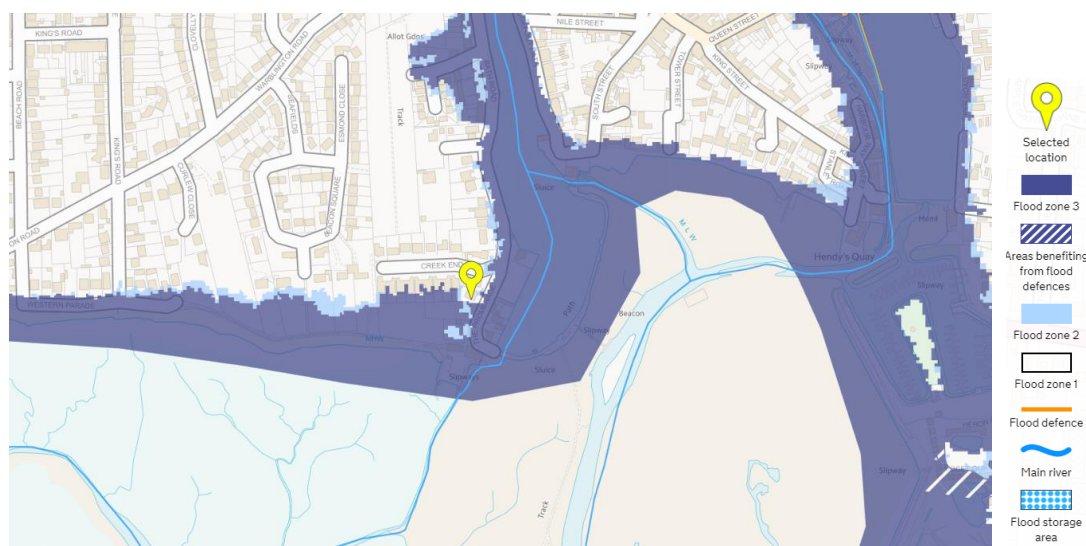
The section of the Emsworth Conservation Area Character Appraisal detailing the area including Bath Road is included below:

‘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



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.

Design

The proposed porch will provide covered entrance space to the front door to the dwelling. The porch has been designed with a subservient roof, to connect on to the existing property at the corner of the front door and existing garage. The form and aesthetics of the porch have been designed to match the recently built car port.

The design also includes changing the existing garage into a utility room for additional storage space for the house. This involves removing the garage door and replacing it with a window, and internally, creating a new opening from the hallway. This proposed utility room will accommodate services for the house, and additional storage space.

Use

The building 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 and has been designed aesthetically to match the recently constructed car port [APP/20/01205]. The porch measures 3.2m x 2.44m.

Appearance

The exterior appearance of the proposed porch and alterations have been designed to respect the character of the existing dwelling and setting within the Conservation Area. Therefore, the proposed porch has been designed to blend into its setting, the open nature of the structure will reduce its visual appearance, making it subservient to the existing property and minimising any impact on the Conservation Area. Existing trees and greenery on site will also provide some natural screening. The dwelling at number 60 Bath Road sits between the site at number 51 and the slipper mill pond, as such the proposed porch cannot be seen from the wider Conservation Area, and only seen from the street, whilst walking past the dwelling itself.

The proposed porch is to be built using high quality materials, to give the dwelling a high-quality finish, which will remain in keeping with the surrounding area.

The proposed porch will be formed of a steel frame clad in timber; the roof is to be finished in single ply, and the alterations to the proposed utility room will be constructed to match the style of the existing property.

Landscape

The surrounding landscape is to remain as existing.

Access

Existing access from Bath Road is to remain the same.

Parking

The existing garage measures 2.3 x 4.7m internally, so does not qualify as a parking space as per the Havant Borough Council - Parking Supplementary Planning Document. Furthermore, the existing garage is currently not used by the house owners for car parking, and the recently constructed car port and the driveway already provide ample parking spaces for the owners and visitors.

Impact on the Emsworth Conservation Area

Although the proposed porch will be visible from Bath Road, it will not be visible from 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.

The proposed porch is considered to be of reasonable scale and has been designed sympathetically to have minimal impact on the Conservation Area and surrounding dwellings.

Conclusion

The proposal will increase both the functionality of the entrance space to the dwelling, and the quality of living spaces within the ground floor of the house.

The proposed utility room will accommodate necessary storage and services for the living areas on the ground floor.