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HERITAGE, DESIGN AND ACCESS
STATEMENT
FLOOD RISK ASSESSMENT

10 Bath Road
Emsworth
PO10 7EP

for

Mr T Doran

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Site and Surroundings

10 Bath Road is an the end of a series of short terraces of four dwellings constructed of brick with cement render at first floor level. The property still retains a slate roof although the roof coverings to the properties adjacent have been replaced with different materials.

The front of No 10 has a two storey bay window which is identical and symmetrically arranged and a porch with a pitched roof. The property with the other properties forming the terrace. There is a gap between terraces which provides access to the rear gardens.

The property sits on the westerns side of the Mill Pond and the garden backs onto a large Telecommunications building located in Warblington Road allotments to the rear.

The Emsworth Conservation Area boundary is located on the boundary at the bottom of the gardens of Bath Road

Scheme Proposal

The house is currently in it's original built form and the proposed scheme seeks to reorganise and modernise the ground floor layout of the dwelling to create an more suitable living space for the house. In addition to the reorganisation of the interior it is proposed to extend the ground floor in a manner that has been undertaken to a number of dwellings in Bath Road.

It is also proposed to introduce a porch to the front elevation similar in design and scale to other properties in the terraces.



Impact on Conservation Area

The importance of the property in terms of its contribution to the character of the Conservation Area is primarily derived from views across and around the Mill Pond. The frontage of the properties in Bath Road is identified as being important to the Conservation Area and the design and scale of the proposed porch is such that it matches those of other properties and will not have any significant impact on the Conservation Area.

The extension to the rear is small in scale and respectful to neighbouring properties and as such is not visible in the wider context of the Conservation Area. For this reason the proposal is not considered harmful in any way.

Conclusion

The proposed alterations are capable of being carried out without compromising or causing harm to the Conservation Area and investment in the improvements will ensure the property will continue make a positive contribution to this heritage asset.



The Proposal

The proposed is to construct a single storey rear extension across the full width of the property to the rear of No 10 Bath Road, Emsworth. In addition the proposal is to construct a new front entrance porch.

Internal alterations are to be carried out to create a contemporary open plan living space.

The extension will be constructed with a large sliding folding fully glazed door onto the existing garden with rendered walls and a shallow pitched roof set behind a small parapet.



Amount

The proposed rear extension provides an additional 17m² to the existing dwelling. The proposed front porch is modest in size and subordinate to the bay window feature on the front elevation.

Layout

The layout of the proposed extension has been designed to enlarge the existing kitchen and dining room to provide an open plan living space which links the house to the garden.

Scale

The proposed development is modest in relation to the existing property and is similar to recent development that has taken place in the vicinity of the application site.

Landscaping

The existing soft and hard landscape features will largely be unaffected by the proposals

Appearance

The materials will reflect the existing dwelling with white render and simple lines to be sympathetic to its surroundings and fit in with its natural setting.

Use

The current use as a single dwelling will be retained.

Access

The access into the building will remain unchanged via the front entrance porch and to the rear via the existing side access way.



