

14 Bath Road, Emsworth

Heritage Statement

14 Bath Road
Emsworth
Hampshire
PO10 7EP

May 2016



Fig 1, 14 Bath Road.

Contents

1.0 Introduction

- 1.1 Site Location and Context
- 1.2 English Heritage List Entry

2.0 Assessment of Significance

3.0 Proposal

- 3.1 Impact assessment
- 3.2 Statement of Justification

4.0 Conclusion

1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to design a rear balcony and renew the existing ground floor extension.

This statement is prepared in support of:

Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a Conservation Area.

At the following property:

14 Bath Road, Emsworth PO10 7EP.

1.1 Site Location and Context

14 Bath Road is a semi-detached residential property which is situated just inside the boundary of Emsworth's Conservation Area. The site is predominantly a rectangular shape covering a total of 280 m sq. The surrounding properties are primarily semi-detached homes consisting of two storey dwellings. The architecture is consistent along the front elevation, hipped roofs and gabled bays providing symmetrical neighbouring properties which overlook Slipper Mill Pond. The material palette of Bath Road consists of slate roof tiles, facing red bricks and cream/white render for walls.

1.2 English Heritage List Entry

14 Bath Road is not a Listed Building.

2.0 Assessment of Significance

14 Bath Road is an unlisted semi-detached dwelling which overlooks Slipper Mill Pond. The Mill Pond is historically linked with Emsworth town forming its western boundary. The west side where Bath Road is situated consists of inter-war rows and semi-detached post war housing, which contrasts significantly with the overall 18th Century Old Town and Harbour. As a result, it would be fair to state that 14 Bath Road has reasonably low significance.

3.0 Proposal



Fig 2, 14 Bath Road, rear elevation.



Fig 3, 14 Bath Road, front elevation.



Fig 4, Extension, south elevation.



Fig 5, 15 Bath Road.

The proposed works at 14 Bath Road, Emsworth PO10 7EP, are refurbishment and internal works, with the addition of an inset balcony. The alterations are intended to improve the function and use of the property. The open plan kitchen/living space on the first floor allows the property to take advantage of the views over Slipper Mill Pond. The existing extension will be improved with a new internal arrangement which allows for two double bedrooms at its rear. The new balcony allows the residents to overlook their rear garden while providing the living space with natural light and ventilation. The proposed work includes:

- Renewing the existing ground floor extension, altering the internal arrangement and adding two new double doors to the west elevation (Fig 2 & 4).
- Further alteration of internal arrangement to allow for:
 - 3 double bedrooms on the ground floor
 - 1 en-suite
 - Downstairs bathroom
 - Open plan living/kitchen on first floor
- New inset balcony with privacy screens.
- New windows as illustrated in drawings.

3.1 Impact Statement

The client wishes to use the property for residential purposes. The proposal allows both internal and external aesthetics to be improved, while considering a new floor layout to enhance the views over the Mill Pond. The front elevation along Bath Road is consistent with bays and hipped roofs, however, the different uses of material finishes and porches evoke a variety of different appearances. As a result, we feel the proposal for 14 Bath Road is not a large scale alteration and would suit the surrounding properties.

3.2 Statement of Justification

Helyer Davies Architects have received pre-application advice from Mrs K Wooden (Ref GEN/16/00088). The proposal has taken into consideration the criteria stated within the advice given and has provided a design which aims to meet client aspirations/considered approach to design within the Conservation Area.



4.0 Conclusion

The proposal aims to improve the living space for its residents. The open plan arrangement on the first floor provides a flexible social space to the home, while providing views out to the garden, natural light and ventilation. The rear extension will be renewed and improve the rear elevation of the property.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that are in keeping with the existing property and locality.