

HERITAGE STATEMENT

Re: PROPOSED: Single Storey Rear Extension & Alterations

At: 4 School Lane, Emsworth, Hants, PO10 7ED

1 Introduction

This Heritage Statement accompanies a planning application for a single storey extension and alterations at 4 School Lane in the Conservation Area of Emsworth. It is written to meet the requirements of *Planning Policy Statement 5 (PPS5): Planning and Historic Environment*.

2 Heritage and Setting

The property lies at the junction of School Lane and Bridgefoot Path on the Northern side. It should be noted that access between the two roads is restricted to pedestrians by bollards.

The dwelling is the end of a terrace of three houses of a traditional two up two down design with a rear portion accommodating Kitchen on the ground floor and bathroom above. Behind the property is an outside toilet. It is thought to date from about 1900-1910, the property not appearing on a 1898 map, but present on a 1909 map.

The dwelling is built of red faces clay bricks with uPVC windows dating to the 1990s. The roof is finished with plain red clay tiles, most of which are probably original, though there is evidence of some more recent remedial work.

School Lane is a residential road with a mix of houses and wide variety of architectural styles representing housing stock throughout the 20th century. The road itself is surfaced with paving blocks. Bridgefoot Path runs alongside the millpond on the West side with fairly small houses densely arranged along the East side. The road is mainly blacktop with some parking areas marked out in block paving. The houses are of various styles and ages. The immediate terrace of which 4 School Lane is the end comprises three houses. The other two have Bridgefoot Path addresses and have both had various degrees of modernisation and both of which feature extensions at the rear of a similar nature to that proposed for Number 4.

3 Assessment of Significance

The terrace is fairly representative of the variety of the older properties along Bridgefoot Path, though there would seem to be no 'typical' house in the immediate area. It has the potential, however, to be a pretty house and being situated on the corner is seen from two aspects rather than just the front.

As the end of terrace of three, it matches the other two properties in terms of brickwork, roof tiles and the like. However modernisation works on all three have been carried out differently with the other two featuring more recent bay windows at the front, of different types and styles:



4 **Design Concept**

The single story extension to the East side is designed to fit in with the surrounding area without becoming an imposing structure. The materials will be selected to complement the existing including plain clay tiles and red faced bricks.

Of particular concern has been keeping the roofline low so as not to take light from the immediate neighbour. In order to achieve this the design incorporates a pitched roof with hip end toward the North. This necessitates a lead tray for rainwater along the West side where it adjoins the existing structure and along the North side so as to avoid an overhang into the neighbour's property. This minimises the roof area and height.

Clay tiles from Sandtoft (20/20) have been identified as suitable being capable of pitches as low as 15°. This significantly reduces the ridge height. Calculations indicate that as the sun rises above the existing roofline of properties to the South of School Lane, the new extension will not cast shadow to the North across the neighbouring property.

The floor area of the extension is just 13m².

5 **Impact**

The proposed development will be visible from School Lane and Bridgefoot Path. The present view is of a cement faced garden wall, a fairly dilapidated garden fence panel and the existing outside WC. The extension will, it is anticipated, make a positive improvement to the view and character of the road.

The outside WC will be demolished and as its location is coincident with the South Eastern corner of the proposed extension. The extension will tie into the existing building, and an unsightly grey plastic soil pipe running down the East aspect will be removed, further improving the character of the building.

Note that in addition to the single storey extension the structural survey indicated that the Gable above the present bathroom window in the East elevation may be unstable and is leaning outward. Following a more detailed survey it may be that

this requires to be rebuilt. This also applies to the bulging wall section between the ground floor and first floor windows on the West elevation (front of the property). The Chimney stack is also leaning to the North and is missing necessary flashing to prevent water ingress on that side. This may need to be rebuilt to stabilise it. While it is understood that these works would not require planning permission, they are part of the overall scope of work and are mentioned here as they will preserve the heritage property in best condition for the future.

Google “Streetview” now:



Impression with single storey extension:



(Proposed bathroom window on south aspect not shown)