



**DESIGN STATEMENT FOR
PROPOSED ALTERATIONS AND
IMPROVEMENTS TO 2, BATH ROAD, EMSWORTH
HAMPSHIRE.**

For: Mr & Mrs Chandler.
March 23.03.2012



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Design and Access statement;

This Design and access development statement is in support of Conservation area consent for the proposed alterations and improvements to 6 Bath Road, Emsworth, Hampshire, as indicated on the attached site location plan. The proposal is for the construction of a South facing 'Gablet' dormer serving the new staircase positioned directly above the existing main staircase, to access a new master bedroom and en-suite providing additional living accommodation and providing the property with a fourth bedroom.

The other aspect of the design as can be seen by the attached drawings is for a rear facing dormer looking directly west over our client's garden, this we believe can be built using the permitted development rights contained within the property.

This statement is to assist the area Conservation Officer and the wider community at large the option to determine if the proposal is contrary to planning policy and detrimental to the character and typology of Bath Road, when viewed from Bridge Path directly opposite the site. This statement has been compiled with guidance to the following policy and planning statements, significantly Havant Borough Councils "Core" strategy dated March 2011, alongside national and regional planning policy statements and guidance, documents principally "Planning Policy Statements" (PPS's) and Planning Policy guidance notes (PPG's). It is worth noting that the Havant Borough Core Strategy explains the way in which National Planning Policy will be applied through the council.

The Core Strategy aims of the council generally are:-

- To ensure all new development is built to a high quality sustainable design that is inspired by the character and setting of the local typology.
- To deliver the effective stewardship of the unique qualities of the boroughs built and historic heritage and natural environment.
- Adapt to, and where appropriate mitigate against the impacts of climate change.

"The environment enjoyed in the borough is very special and through effective stewardship the council aims to make sure that it continues to do so. This will be achieved by making sure that the needs of the natural environment and our heritage are respected" specifically to site proposals. Growth in the borough must adapt to climate change and be located and constructed in a sustainable way, with regard to high quality design, energy, pollution, flood risk, waste and the consumption of natural resources. We believe that the design put forward with this document meets with the principles of the core Strategy alongside the National guidelines laid down in the PPG's and PPS's.

We also believe that after Consultation with Havant Borough Council, that the issue of if the development meets the local planning and national guidelines, rests with the idea of what constitutes 'good design', specifically with regards to the side dormer and its impact upon the character of Bath Road, which as can be seen by this document contains a mixture of dormers and roof lights all clearly visible from the road and Bridge path, thus we believe creating a precedent for our proposals.

In support of our application I have reviewed the various Planning policies relevant to this



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submission and statement, specifically in line with sustainable developments, context and character. We would add that most Core strategy policies are “Generic” in their interpretation and are not case specific and are not meant to be read in relation to any one specific proposal, the two significant Policies being PPS1 Delivering sustainable development, and CS16 good design. Other policies that have a impact upon our submission but are generic to any application are the following :

Policy CS8: Community Safety.

The proposal maximises the opportunities for natural surveillance through good design by increasing visibility to the wider area. The Scheme also maximises the amount of “defensible space” that is controlled or perceived to be controlled by residents and specifically by the site owners.

Policy CS9: Housing.

The submission will maintain the existing residential use, in addition it respects the surrounding built landscape by not imposing directly upon any adjoining properties, thereby respecting the existing character and built form, it also provides additional living accommodation to service the growing needs of our client’s family and welfare. We would argue that the variegation in roof profiles gives the area a unique character and variety that will provide the site with the additional living space without imposing upon the street scene, thus contributing to the character and development of the area and road in a sustainable and pragmatic fashion.

Policy CS11: Protecting and enhancing the special environment and heritage of Havant Borough.

The policy states “ protects and where appropriate enhances the boroughs statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest” PPS1 – Delivering sustainable development, PPS5 – Planning for the historic Environment.

The conservation officer’s statement prior to submitting this application has made some statements that we have attempted to address with this application we would add the following for clarification of the proposals. The suggestion being that the property although included in the Emsworth conservation area, is a generic pre war semi built about 1930, in a standard pre- war design. The bay fronted property along with numerous other properties along bath road have over the years been extended and adapted from its original form, with the addition of Upvc plastic double glazing, entrance porches and replacement roof tiles.

Whilst we admit that the roof possibly would have been slate, our feeling is that the roofing material would have been Asbestos insulation board as seen in similar properties along bath road, namely no 21. The addition of dormers and roof lights indicates that although the roof has a relatively shallow pitch 37.5 degrees, it blends itself to conversion into what would be redundant attic / loft space. The principle of sustainability is to preserve and maintain, in this respect the notion of conversion of what would have been a underutilised asset fully accords

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to the principles of sustainability in its true sense, thus complying with principle planning statement PPS1.

The proposed roof light positions have been placed to match those of the adjoining property (no4), however you will be drawn to the rather random additions of roof lights on several properties along bath road which would appear to have been placed with no consideration to adjoining properties, we would add that this random approach if anything gives the street scene its variety and character.

The side Dormer which would seem to be contentious has been set back from the hip of the building frontage, and we would add would not detract from the predominant form of the property due to its position and mass. Havant borough Council and Chichester Harbour design Guidelines for new dwellings and extensions revised August 2010, recommends that extensions should be subservient to the main house with lower eaves (if possible) and set back from the front wall or main frontage. It also states that rear and side extensions should be carefully designed to avoid impact on neighbouring properties.

The dormer by its position as being subservient to the existing dwelling is in scale and proportion to the main house by copying the roof pitch, which reflects the existing building character. Had we gone for a front dormer then we would agree with the conservation officer's premise that it would adversely affect the character of the local area as well as on neighbouring properties. We would argue that by positioning the dormer to the side makes the impact upon the typology less intrusive, and provides a sustainable approach to the use of the dwelling which as stated has been altered and adapted over the years to suit different tastes and styles.

The Conservation Area Character Appraisal for Emsworth identifies cumulative relatively small scale changes such as alterations to windows and roof coverings etc as contributing to the erosion of character and the conservation officer recommends the introduction of a Article 4 Direction to address this. We would add that Conservation areas are not museum exhibits to be fixed in time, but are living communities that need to grow and adapt to suit the community, and residential needs.

Policy : CS12 Chichester Harbour Area of Outstanding Natural Beauty.

- Development will be permitted where it:
- Carefully assesses the impact of individual proposals, and their cumulative effect upon Chichester Harbour area of outstanding natural beauty, and its setting.
- Is appropriate to the economic, social and environmental well being of the area " or is "desirable for the understanding and enjoyment of the area"
- Conserves and enhances the special qualities of the Chichester Harbour Area of outstanding natural beauty.

The scheme proposed has been designed with consideration to the Chichester Harbour design guidelines.

Policy : CS15 Flood and Coastal erosion risk.

The development site is located in an existing residential area, which according to Havant Borough Councils General Development Plan would appear to be outside the projected 1 ;

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100 Flood zone for tidal surges within this area. The project consists the removal of the existing redundant chimney stack, and the introduction of a south and west facing dormer, to facilitate the introduction of a master bedroom and en-suite bathroom within the loft area.

The proposal maintains existing site and floor levels, and all mains services.

The Site lies within the Environment Agency's 1 in 200 year flood outline as in appendix 1. The site has been used as a home for the last 75 years and forms a Single dwelling in the form of a bay fronted Semi Detached property, with an existing residential use. This Stage 1 report has been prepared by Architectural Planning Design Consultancy to identify the basic flooding constraints and to identify the requirements of the Environment Agency for a full flood risk assessment in accordance with Appendix F of PPS .25. In preparation of this stage 1 report we have consulted the Environment Agency office in Winchester and Havant Borough Councils web sites for guidance and flood maps and recommendations, a copy of Havant Borough councils flood map has been attached at the rear of this report.

Sources of Flood Risk.

The main sources of flood risk within the Emsworth basin is predominately from tidal surges linked with linked to the Spring and Autumn Neap tides when the wave height at indicated by Portsmouth Harbour master and Southern Water is at its highest point, this combined with a South westerly storm creates a unique situation to push wave heights above the mean water datum as defined in the There may be some localised issues of groundwater or surface water flooding but these are likely to be secondary.

Tidal Flooding.

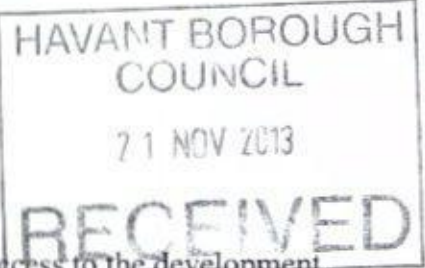
In our proposal we estimated a 1 in 200 year flood level of 4.5m AOD. During our consultations we located an earlier flood risk assessment for Havant Borough Council. This has used 4.5m AOD as a 200 year water level. The Environment Agency flood plans indicate the tidal flood risk levels for this area and we would use these values for the final flood risk assessment. The Environment Agency would wish to see development above the 200 year flood level extended to the year 2060. This would give a design flood level of 4.5m AOD. Tidal flooding appears to be the less dominant influence on the extreme level and the full flood risk assessment would need to consider floor levels, escape routes and building design set at a level above 4.5m AOD.

The existing manhole benchmark, located in Bath Road gives a bench mark Datum set at 4.60 AOD and ground floor levels to this property is currently set at 4.9m AOD, this level is set at the entrance doorway. The proposal is for a loft conversion set at 2.75m above existing first floor levels therefore the proposed extension will have a datum to finished floors set above the mean flood level with this level the proposed extension will be above any predicated tidal Surges.

Requirements for a flood risk assessment.

The guidance for flood risk assessments is contained in Appendix 2. For this site the greatest

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risk is likely to be the 1 in 200 year 2060 tide level of 4.5m AOD. Access to the development is via an existing adopted Road set at current levels, ranging between 5.2 to 4.6mtrs AOD therefore above the mean average for any predicted tidal surge.

In order to comply with the Agency's requirements for land drainage consent any crossing structure would need to be designed to pass the 1 in 100 year flow without becoming surcharged. In addition a freeboard of between 300mm and 600mm is usually required. Floor levels are existing and as such set above the design flood level and a minimum freeboard of 300mm will be provided with this proposal. Our clients have sought advice from consultants in respect to flood protective measures and will be providing portable flood gates / barriers to all ground floor access routes, which can be installed at times of high risk; these will be used in conjunction with permeable ground materials to allow free flow of any predicted tidal surges.

Guidance.

The proposal utilises existing levels above any flood predicted level, the levels are set to mirror existing levels, which provides a floor level set 300mm above any predicted 1 – 200 tidal surge. The Environment Agency Flood line warns occupants of dwellings at risk, to make plans to evacuate or protect their dwellings using flood boards. This property has been designed with levels set above the recommended flood plans. As such this development will not put any additional burden upon the emergency services.

Policy CS16 : High Quality Design.

I hold a Diploma in Art and Design, and I am also a Chartered member to the Chartered Society of Designers, I also have a Art College background studying 3dimensional design and Construction, and have been working in Architecture and the built environment for the last 30 years, therefore believe that Policy CS16 is fairly significant when addressing the application and its impact upon the conservation area.

The policy states that "Planning permission will be granted for development that is designed to a high standard, which helps to create, places where people want to live work and relax. The attached pasted clause refers: -

All development should demonstrate that its design:

1. Responds to draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;**

The design proposal for a side dormer and loft conversion incorporates existing features such as windows to match the existing property in style and character, the proposal also retains existing features such as hips, and roof tiles to mimic the existing site and its surroundings. The precedent for dormers within a conservation area has already been granted with several different styles and types, which do not have any one exclusive type or character.

Directly in Bath bath road, two significant dormers can already be identifiable with a Gable fronted dormer and a box dormer, directly opposite the site the predominate feature is box

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dormers, and hip dormers, and also a cat slide dormer each one has a unique character and style and all add a charm and character to the conservation area.

- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;**

The proposal by its design adds variety and interest and incorporates characteristics of the area, thus supporting the local distinctiveness of the area.

- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;**

The Dormer and proposed roof lights are characteristics of the locality which have been maintained in our proposals, the heights and massing have been informed by the site and the need to reduce the visual impact as seen from the Bridge Road. Setting the South Facing dormer in the position indicated, set back from the building frontage, reduces its immediate impact upon the predominately bay fronted period property, thus maintain the symmetry and balance of the bay fronted semis and terraces. The type and style of materials, windows etc along with any specific detailing such as eaves tiles etc have been chosen to mimic the existing property, however these can be conditioned as part of the planning consent procedure.

- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and**
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.**

The proposal is a established residential property therefore has established links with the local, and wider area. The proposal consisting of a South facing Dormer by its position will not cause any loss of privacy upon the neighbouring property located at no 8 Bath road , the Proposed West facing dormer could be fitted with casement restrictors to reduce the loss and privacy to any adjoining neighbour, and to minimize any overlooking issues. Subject to Party wall agreement and neighbours consent.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;**
- b) New streets are not dominated by vehicular traffic;**
- c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.**

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes

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provision for public art.

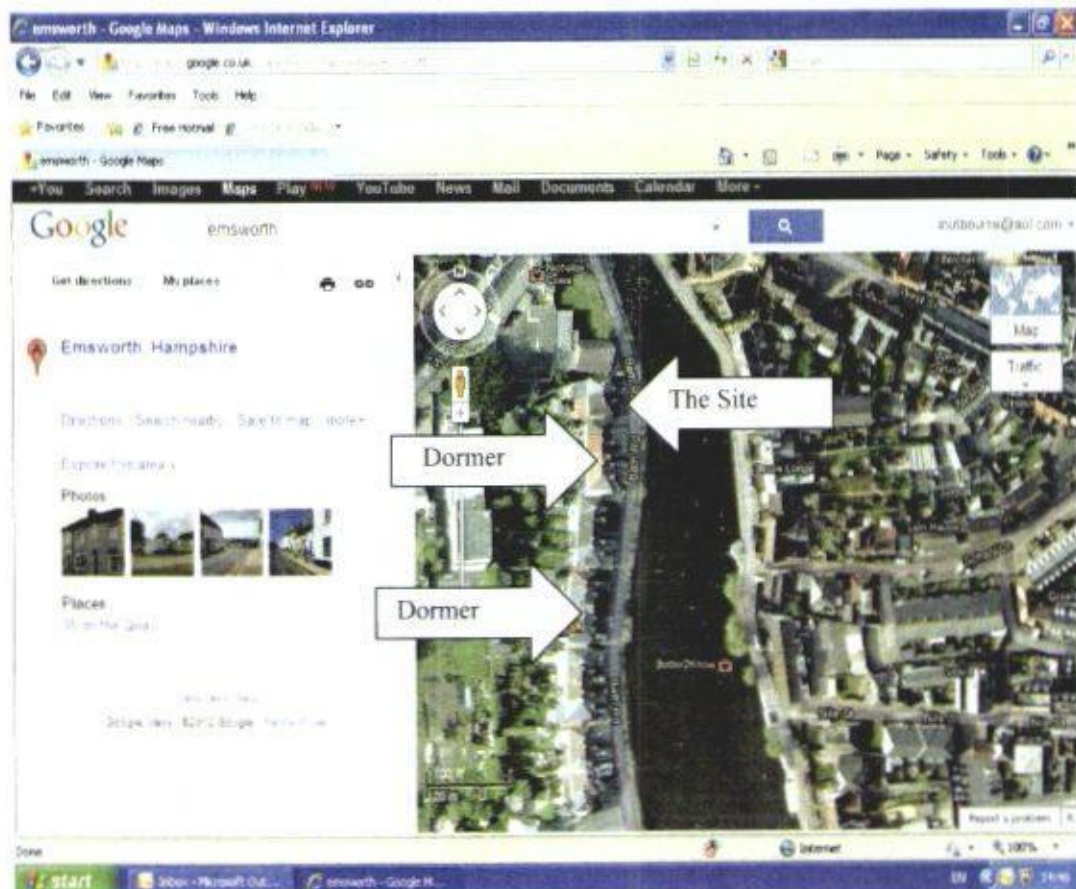
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

The above policy items have been included within the design proposal, the notion of Lifetime home, comes to mind when considering this application, especially with clause 7, adapting to the changing needs of the users and the changing climate over the life span of the building. Reinforcing PPS 1 – Sustainability.



Appendix 1 . Site Location .

1. Site location. Map 001.

The existing property is a typical 1930 semi detached which contain many traditional

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features such as the East facing two storey gables fronted bay window, traditional brick and render quoining along with Chimney stack. This house along with the majority of homes in this Road has had various alterations and adaption's undertaken over its life, with a recently added ground floor extension to the West facing elevation.

The precedent for Dormer extensions and conversions has already been given a principle consent by the addition of dormers within 800 – 1000m of our clients property. Photo 01, Gives a typical example of one style of dormer that can be seen along Bath Road, as does Photograph 02. Other styles of front facing dormers can be seen in photos 03, 04, 05.

Our scheme has attempted to maintain the typology of the Street by adding a dormer to Mimic the existing hip to the South Elevation, and another West facing located on the Rear of the Property, It is our view that the proposed dormer and loss of Chimney will not detract in any way from the existing Conservation area or street scene in anyway.

and in Architectural Terms continues the established use of the site and house as a home, for our clients and future generations. Obviously the existing fenestration has been replaced with sash, casements 'styled' windows and our intention will be to mimic the norm on this dwelling. The South facing window we do not consider causes in loss in amenity to the adjoining property, however we accept that the West facing Dormer may be problematic, but this window can be fitted with casement stays and possibly have obscure glass should loss of amenity be a cause for concern.



Existing East facing Dormer onto Bath Road. (Type 1).

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Existing East facing Dormer onto Bath Road (Type 2).



Existing West facing Dormer opposite Emsworth Basin.

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Existing West Facing Dormer opposite Emsworth Basin.



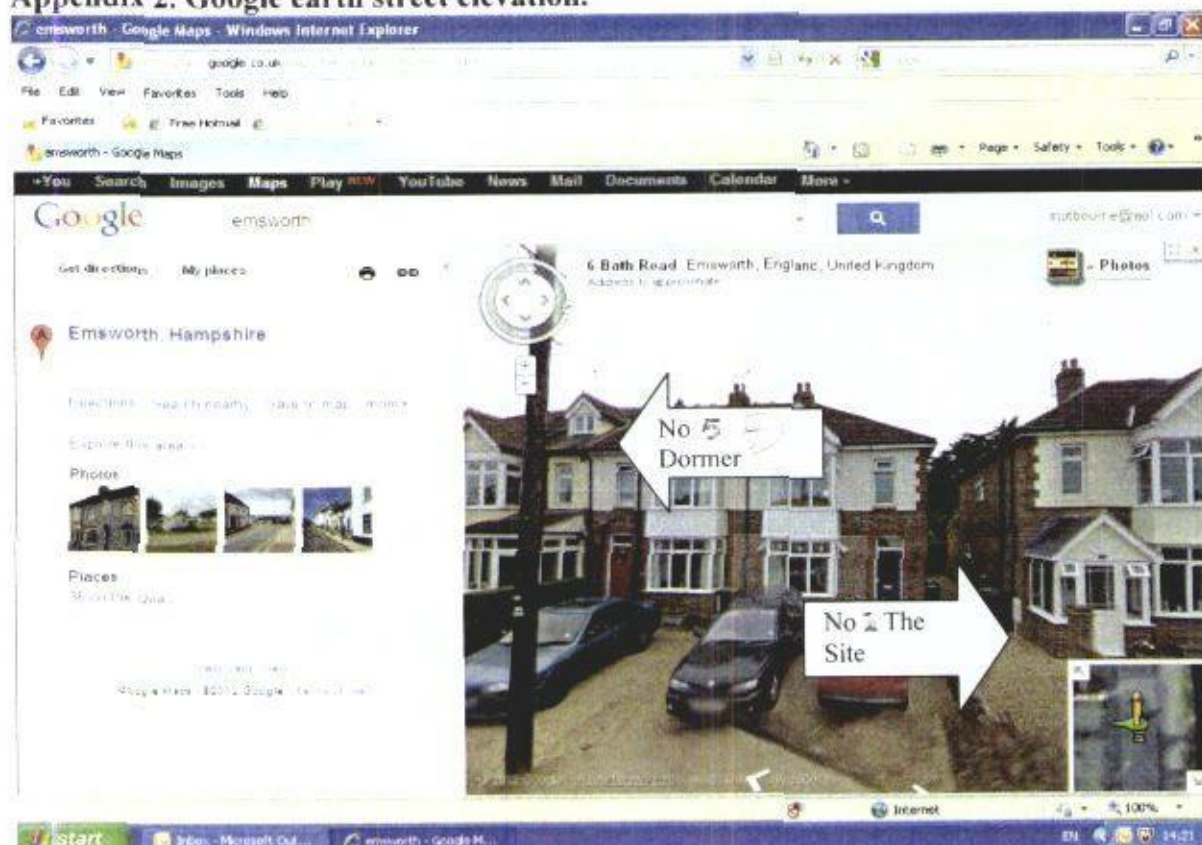
No 6 Bath Road, East facing. Front Elevation.

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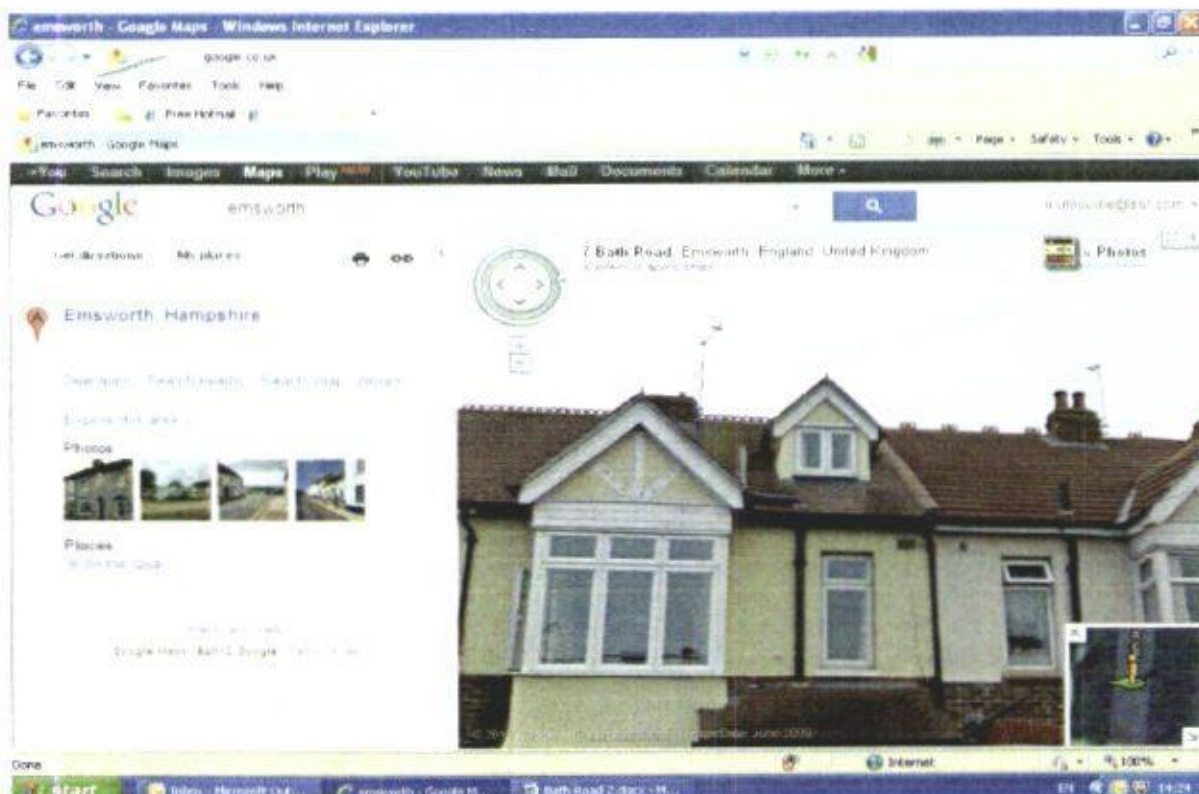


Appendix 2. Google earth street elevation.

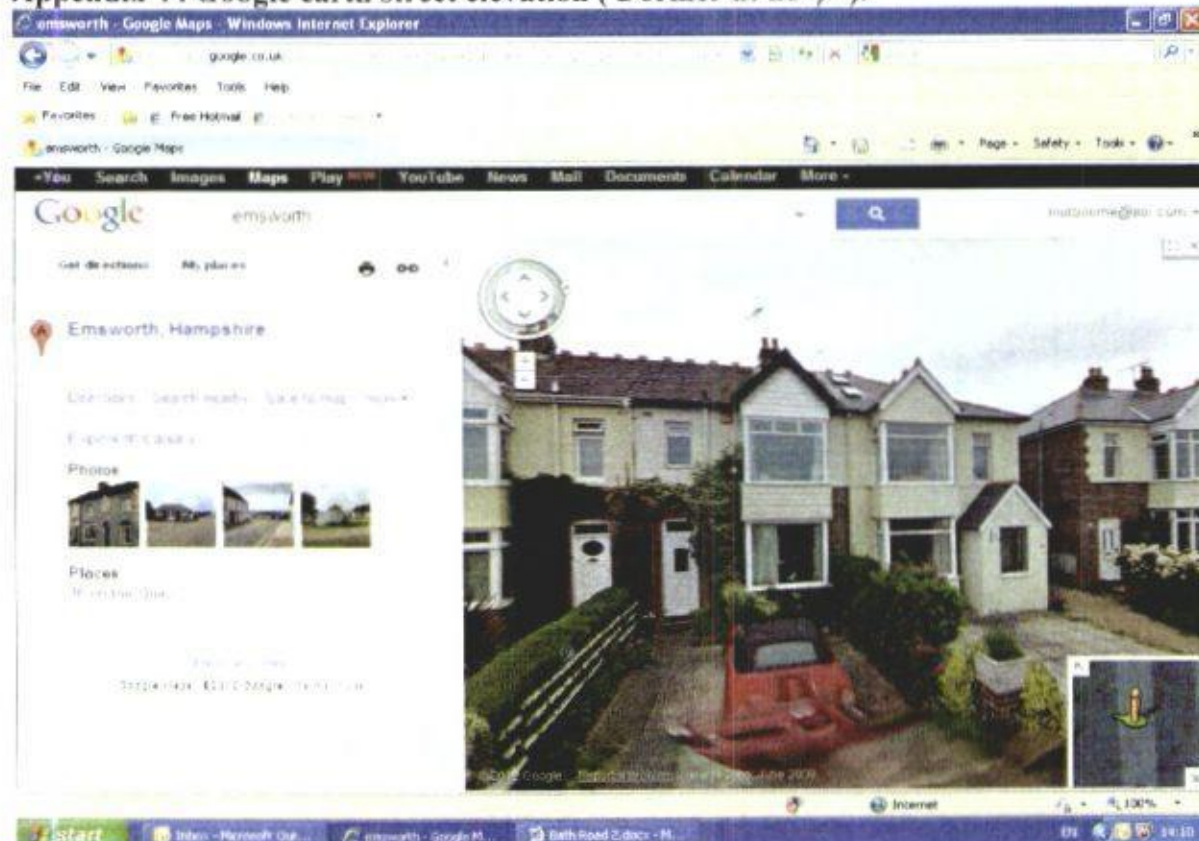


Appendix 3. Google earth street elevation (No 5 and Dormer at no 10).

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Appendix 4 . Google earth street elevation (Dormer at no 5).



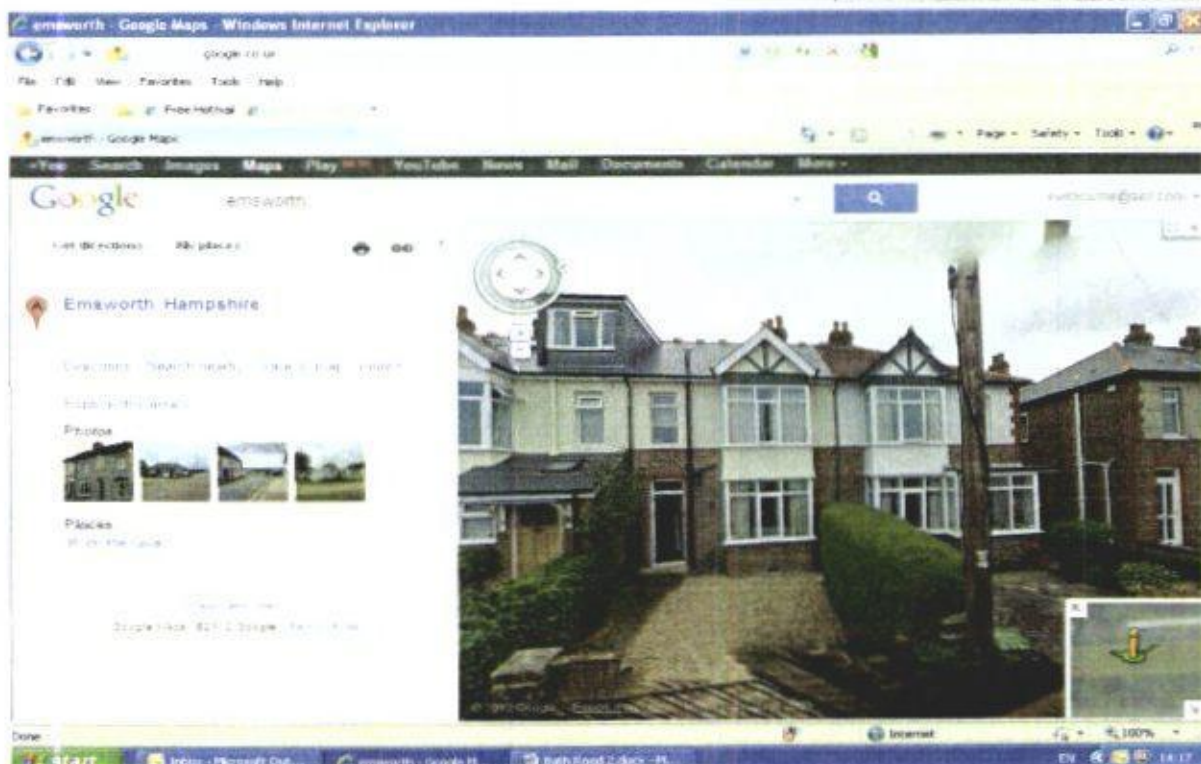
Appendix 5. Google earth street elevation (Roof lights).

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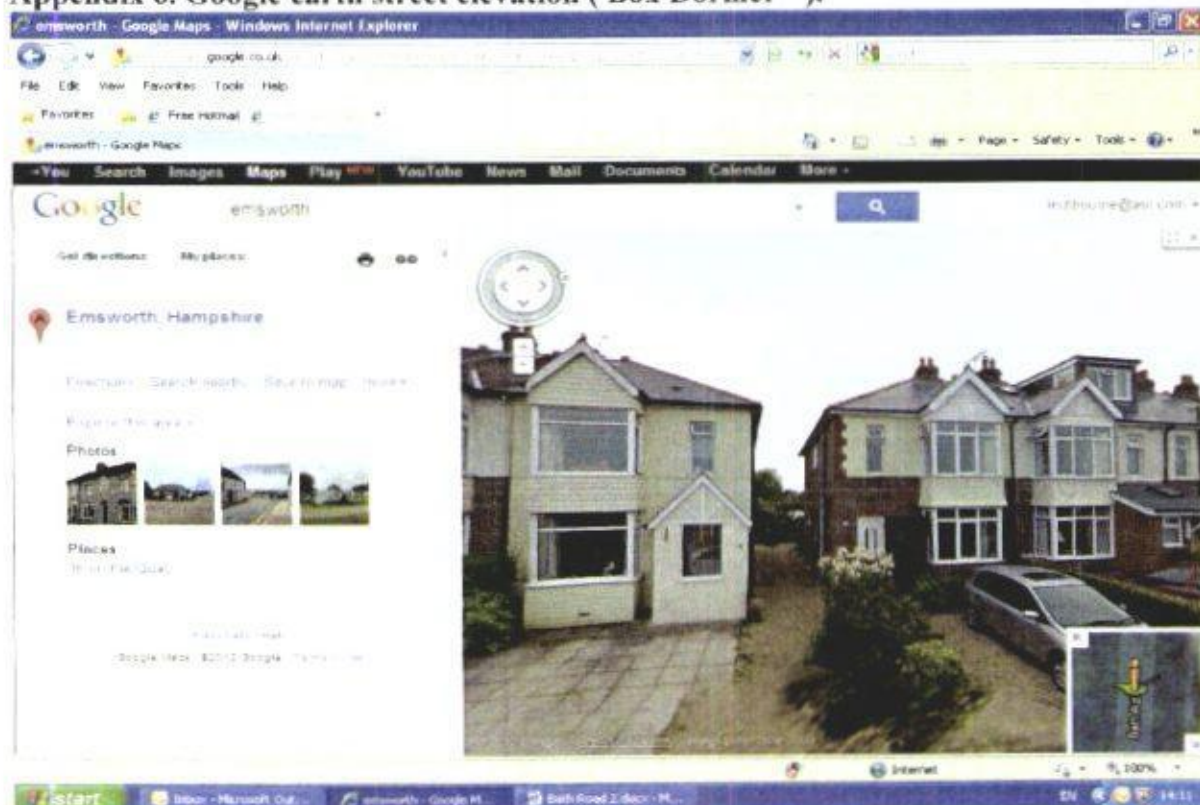
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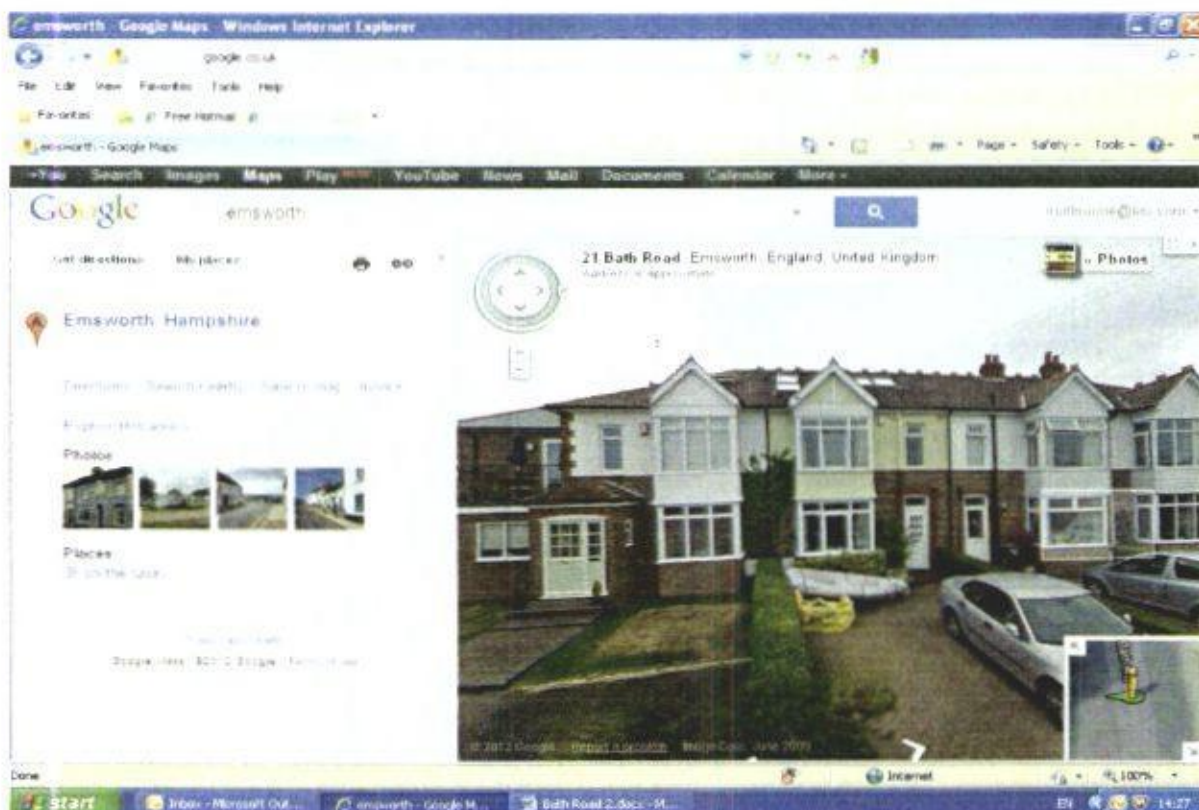


Appendix 6. Google earth street elevation (Box Dormer).



Appendix 7. Google earth street elevation (Box Dormer).

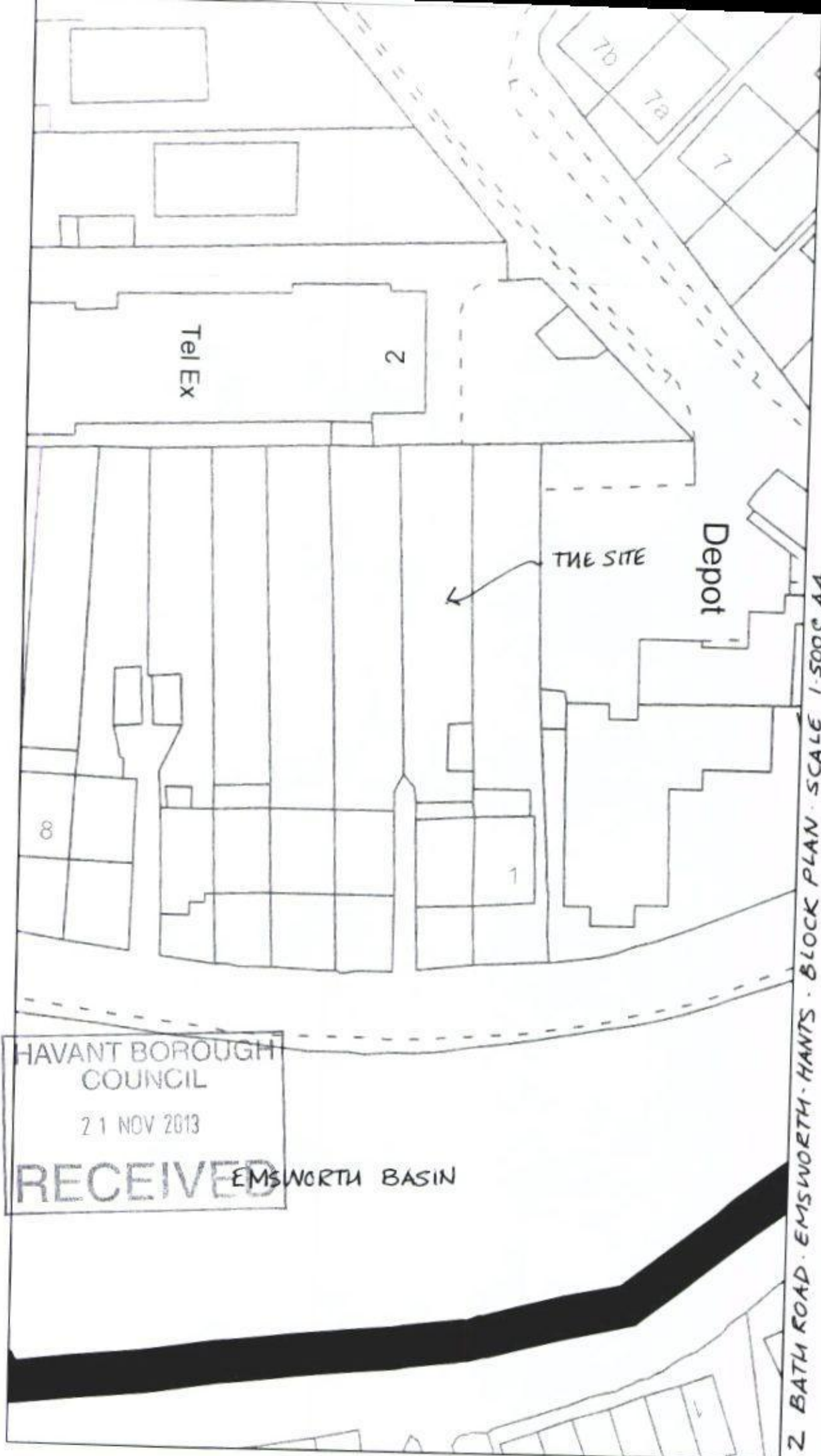
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Appendix 8. Google earth street elevation (Rooflights).



Appendix 9. Google earth street elevation (Rear Dormers).



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EMSWORTH BASIN

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Character Areas

You can work out which Chichester Harbour Character Area you fall into by using the map below. As well as the general guidelines for development in the AONB, each Character Area has a set of specific design guidelines.

Your proposals may be for a property outside the boundary of the AONB, but might still be considered by Havant Borough Council and Chichester District Council to be development which would impact on the natural beauty of the AONB.

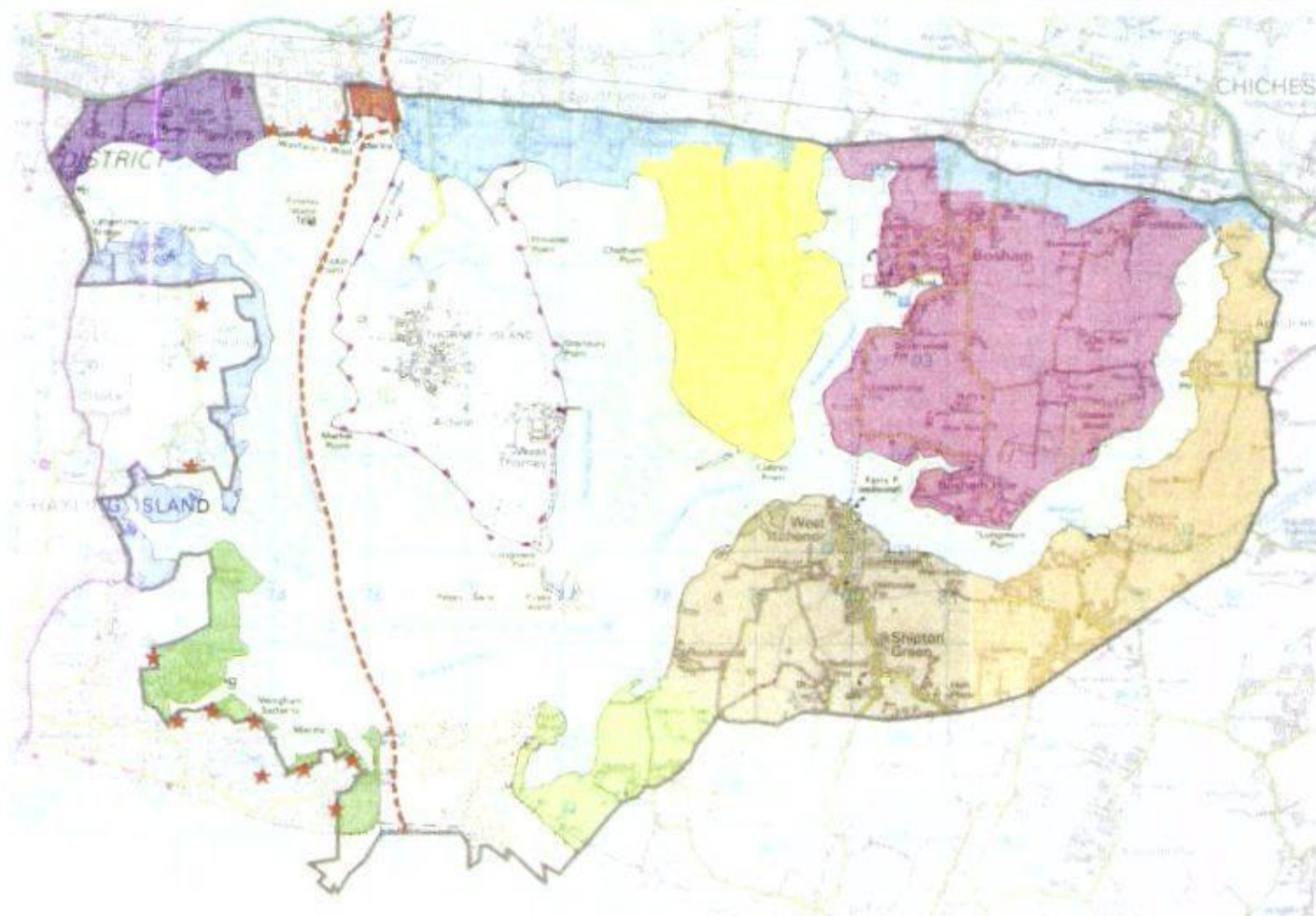
There are a number of areas that can be easily identified as falling into this category. These are marked on the map with a star ★ and they are:

Hayling Island: Treloar Road, Bracklesham Road and Eaststoke Avenue, Marine Walk, Salterns Lane, Laburnum Grove, Woodgaston Lane, and St Peters Road

Emsworth: Western Parade and part of Bath Road

If this is the case, your proposals will be considered against their likely effect on the quality of the landscape. Outside of the built up area development will be resisted unless there is a compelling reason for its location and no alternative sites are available.

Further information on these policies can be found in:
Havant Borough Council Local Plan: Landscape Policy L1
Chichester District Council Local Plan: Rural Environment Policy RE4, Coastal Environment Policy C1 and Housing Policy H12.



Areas within Havant Borough:

- South Hayling Island
- North Hayling Island
- Langstone and Warblington
- Emsworth historic core

Areas within Chichester District:

- Hermitage to Fishbourne
- Chidham Peninsula
- Bosham Peninsula
- Dell Quay and Birdham

West Itchenor

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GUIDELINES FOR NEW DWELLINGS AND EXTENSION
Chichester Harbour Area of Outstanding Natural Beauty

General guidelines:

4. DESIGN OF EXTENSIONS

In the design of an extension to an existing dwelling it is important to respect or complement the style of the main house. Repetition of vertical or horizontal elements can help to relate the extension to the main house.

The scale and massing of an extension should generally be in scale and proportion to the main house, ie. roof pitches should reflect the existing. Side extensions should be carefully designed and usually work best when they are subservient to the main building.

Extension subservient to main house with lower eaves and set back from front wall



Rear and side extensions should be carefully designed to avoid impact on neighbouring properties; you should also ensure that there is sufficient amenity or garden space left for the house. Loss of car parking spaces may also be unacceptable.

If you are considering a front extension, be careful to ensure that this does not impact on the character of the local area as well as on neighbouring buildings. It might be possible to consider a joint scheme with your neighbours, for instance a larger porch if the front doors are adjacent.

Ancillary buildings

Careful thought should be given to the siting of these so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.

Garages, car ports and boat houses should be set back from the front face of the building to avoid dominating the street scene, and increasing the mass of a house. There should also be at least 6m of space so that a car can pull off the street.



Sensitive joint scheme design in Itchenor for the extension of a pair of semi-detached houses: before above, after below



Sympathetic conservatory style extension in keeping with the character of the house

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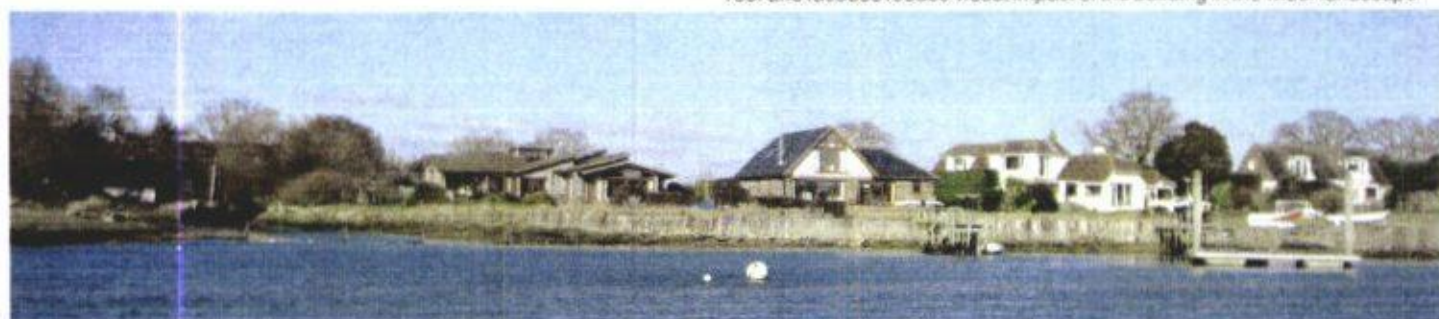
5. COLOUR, APPEARANCE AND FINISH

Choice of colour and finish of materials can be one of the most important design factors in reducing the impact of the building on the landscape. Generally very light colours (such as white, cream and light grey) and large areas of intense strong colours do not blend well with the rural landscape of the AONB, which in general is characterised by subtler, darker colours.



Above: Example of a house with areas of light colouring in a treed setting, showing how it stands out visually against the natural background.

Below: Contemporary dwelling in Bosham (left of image): Darker colours for roof and facades reduce visual impact of the building in the wider landscape



Large expanses of one colour can be undesirable as this may serve to increase the apparent size of the building. The use of predominantly darker tones and matt finishes can ensure that the building 'blends into' its setting. This can be particularly important in minimising impact, for example, where a replacement dwelling would result in a significantly larger building than its predecessor. Dark roofs can also help to reduce the visual perception of size of a building and are less conspicuous from the wider landscape.



Emsworth: Before and after images show how careful choice of materials for remodelling of dwelling can dramatically reduce visual impact

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General guidelines:

WINDOWS AND GLAZING

Understandably most proposals for new dwellings and extensions include large amounts of glazing to maximise light and, particularly in waterside locations, views across the harbour. However the visual impact of glazing, in particular the issue of reflection, is a key concern in the AONB.

Reducing impact of windows

The design of windows is an important part in the development of a new or extended dwelling and should be complementary in scale, style, materials and proportion to the original dwelling and / or the character of the setting.

On the outside of most buildings glass often appears highly reflective, increasingly so when seen from an oblique angle. Almost every type of architectural glass under the right conditions reflects the sky, clouds, or nearby trees and surrounding landscape. Night time lighting can also be a visual intrusion.

Coated surface glass such as low emissivity and solar control glass can be seasonally useful in keeping heat in and sun radiation out, but these can be highly reflective and are unlikely to be appropriate in the wider landscape.

Disproportionately large expanses of glazing or picture windows can have a very unsympathetic appearance and tend to draw the eye from the wider landscape. Likewise, light coloured window frames can accentuate the prominence of windows, thereby increasing the visual intrusiveness of a building in the wider landscape.

Window frames

Generally dwellings should be designed with proportionate windows; there should be more building than window. The visual impact of larger windows can be reduced by the use of vertical subdivision of frames, which helps to reduce the window proportions.



This dwelling has been designed with upper and lower windows of same size, however the impact of the lower windows is reduced with the addition of vertical subdividing frames.

White is often the traditional colour for window frames, and is frequently found on older buildings such as those within the historic core of the villages in the AONB. White or other light colours can also be appropriate in other parts of the built-up areas. However, careful consideration should be given to the colour of window frames where the building lies within a rural or natural setting and is visible in the wider landscape, i.e. from the land or the water. In these instances it is usually more appropriate to choose a muted, darker or non-contrasting colour to the elevations, as to minimise the visual intrusion of the building within the natural landscape setting. This is particularly relevant where a replacement dwelling or extension results in a significantly larger building than its predecessor. Examples are shown on pages 9 & 10.

The Conservancy's education centre at Dell Quay clearly illustrates the reduction in visual impact achieved through the use of non-contrasting window frames.

before



after



Techniques

Simple design techniques can be employed to reduce the impact of glazing, particularly from reflection, which will also maintain a good balance of natural light; these can include the use of brise soleil, louvres, overhanging eaves and canopies. These can also help to reduce the problems of solar gain by creating shade, which may be particularly appropriate in south facing locations where light levels may be higher.

Brise Soleil



Horizontal structure projecting outwards above an area of glazing, with slanted struts that deflect direct sunlight, without affecting the views available from inside a building.

Louvres



Windows can be fitted with fixed or movable slats that will admit light, allow views, but will reduce the visual impact of areas of glazing.

Overhanging eaves



Overhanging eaves can reduce the visual impact of large areas of glazing by blocking the direct path of sunlight, without affecting the views available from inside the building.

Roof lights



Internal natural light can be maximised by the inclusion of small conservation style rooflights. This is a particularly useful technique to introduce light on exposed roof slopes.

Dormers

Dormer windows should be in keeping and proportionate to the design and materials of the building; they should not dominate the facade. Choice of colours is also important.



Soffits, fascias and guttering

Where light coloured window frames are not appropriate, the colour of soffits, fascias and guttering should similarly be a subdued, dark or non-contrasting colour to the elevations, or should match the colour of the window frames, as this also avoids increasing the prominence of the building in the AONB landscape.



General guidelines:

However, the use of lighter colours and render can be appropriate in some areas, where they reflect the general character of the surroundings, for example in the historic core of a village.



South Street, Emsworth. Light coloured finishes are characteristic of this row of houses in the historic core.



Contemporary dwelling in Birdham: Darker materials fit well into a planted context

Choice of colours and materials

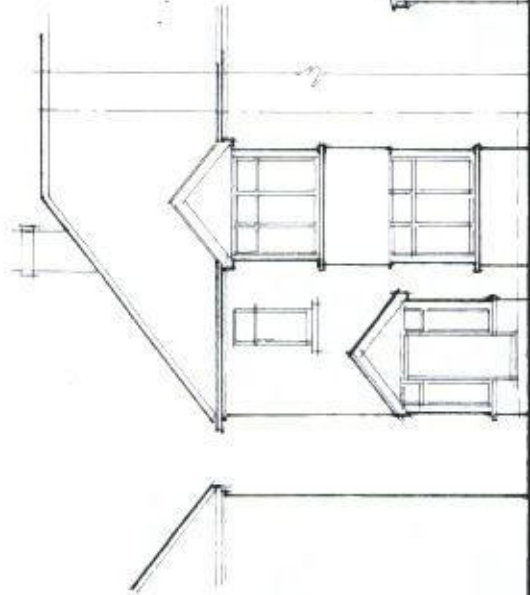
The use of materials that complement the character of the surrounding area is particularly important in maintaining and enhancing the character of the AONB.

The use of traditional, natural (preferably locally sourced) materials is generally more appropriate than man-made synthetic / pre-coloured materials, as these lack the variation in colour and texture found in natural materials. Painted or pre-coloured cladding such as the increasingly popular grey/ blue 'New England' style cladding is unlikely to be appropriate in relation to the more traditional local styles and materials found within the AONB, and can be highly visually intrusive and 'alien' in a natural landscape setting.

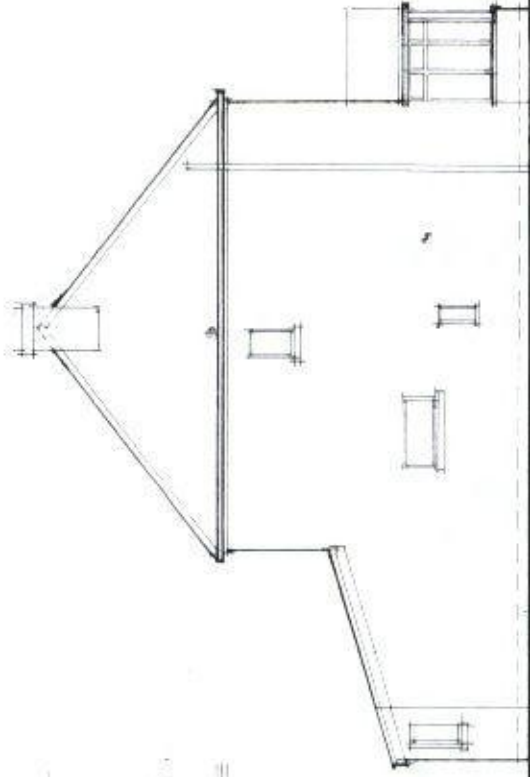
A small range of complementary materials can be used, however too much variation can create disharmony. In general terms, to ensure that a replacement dwelling or extension is in keeping with the setting or original house, materials should be chosen that respond to the landscape setting and/ or match or complement the existing house. Materials should be chosen which will weather well over time.

Examples of particularly appropriate materials are shown on pages 9 and 10, with darker and more muted colour schemes also indicated. However the suitability of the examples will depend on the location and setting of the dwelling and other features of any particular proposal.

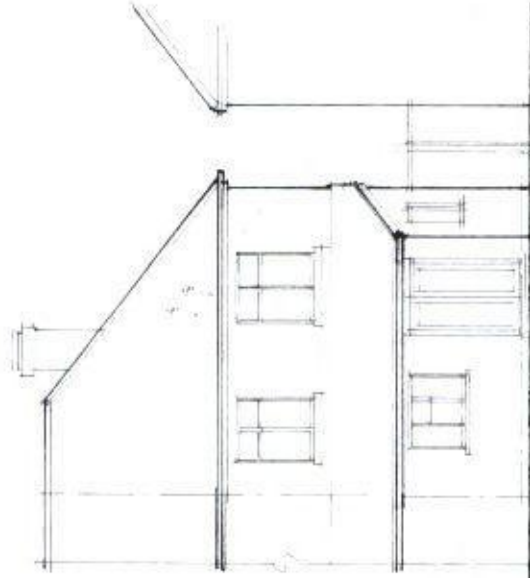




EXISTING EAST ELEVATION
SCALE 1:100 @ A3



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

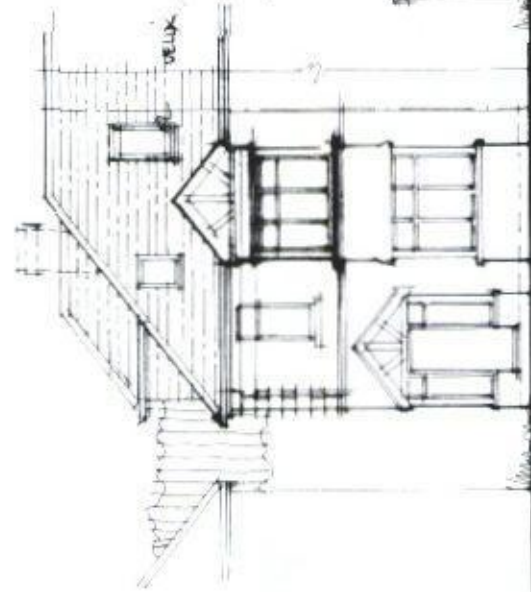


Architectural Planning limited.
Building Designers & Surveyors

**Proposed Alterations and improvements to; 2 Bath Road
Emsworth, Hampshire. For Mr & Mrs Chandler.**

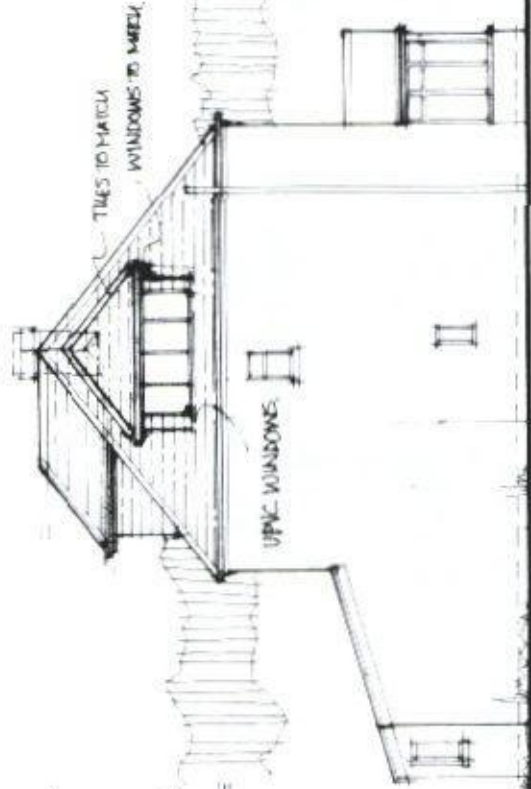
EXISTING ELEVATIONS, JANUARY 2011, DRG NO. Y201/01/03/03, SCALE 1:100 @ A3

*Registered offices: 1a Nubourne Road, Sandy Point, Hayling Island, Hampshire, PO11 9RF.
Residential, Commercial Building Surveyors & Designers, Project management & Administrators.
Telephone: 02392 463904, mobile: 07795 633100
Registered in England No. 6738305*

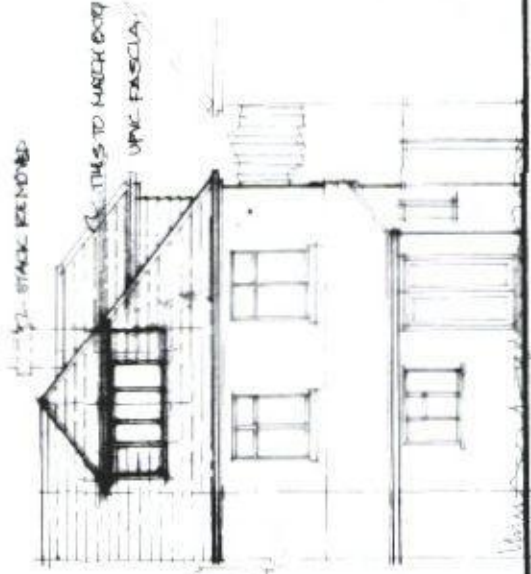


PROPOSED EAST ELEVATION

SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION



WEST ELEVATION

HAVANT BOROUGH
COUNCIL

21 NOV 2013

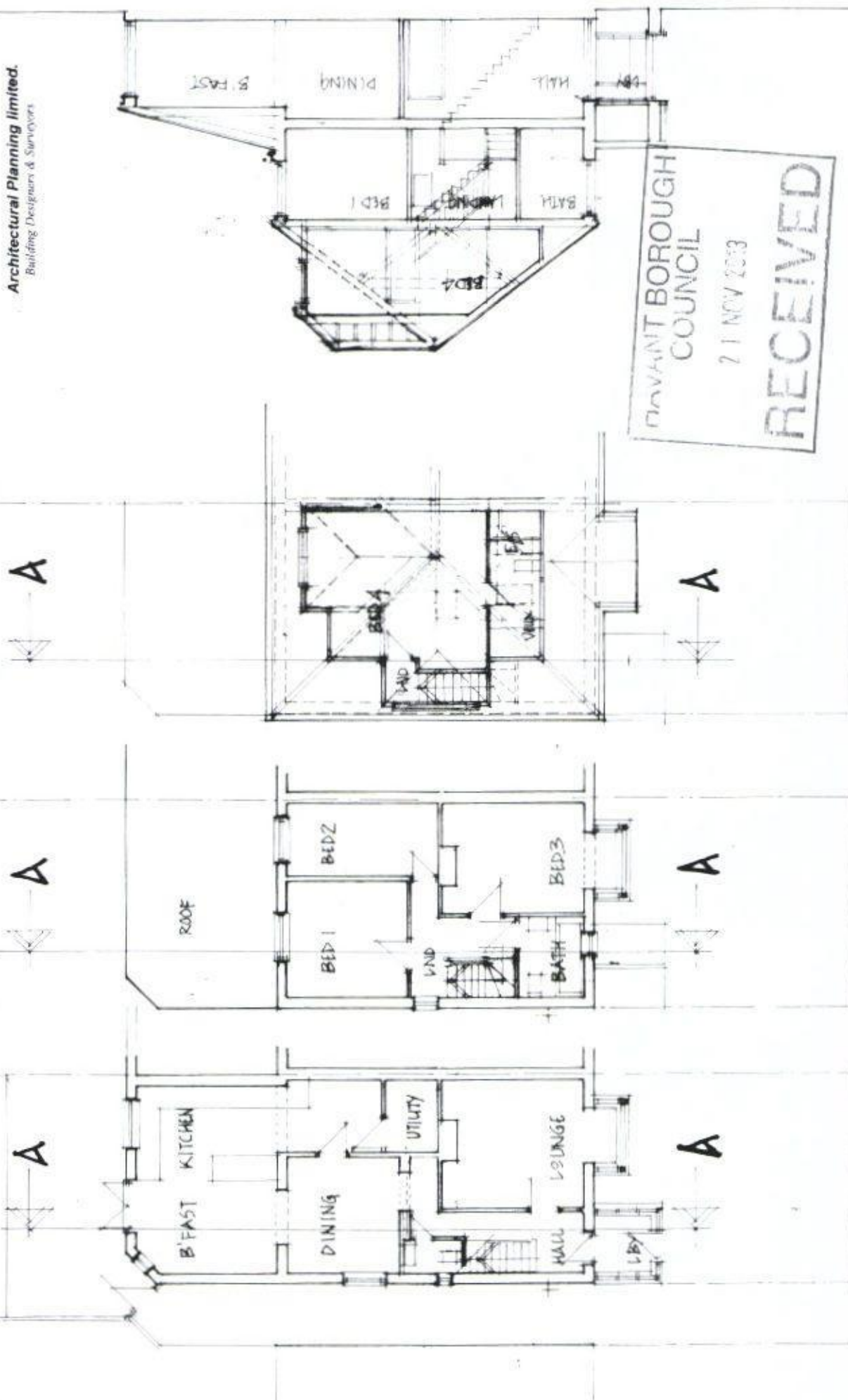
RECEIVED

Architectural Planning limited.
Building Designers & Surveyors

**Proposed Alterations and improvements to; 2 Bath Road,
Emsworth, Hampshire. For Mr & Mrs Chandler.**

PROPOSED ELEVATIONS, JANUARY 2011, DRG NO. Y/201/01/03-05, SCALE 1:100 @ A3

Registered offices: 1a Nathourne Road, South Point, Havant Island, Hampshire PO11 0RT.
Residential Commercial Building Surveyors & Designers. Project Management & Administration
Telephone: 07192 461994, mobile: 07795 633100



PROPOSED GROUND FLOOR SCALE 1:100 @ A3

FIRST FLOOR PLAN

ROOF PLAN

PROPOSED SECTION A-A

Proposed Alterations and improvements to; 2 Bath Road
Emsworth, Hampshire. For Mr & Mrs Chandler.
PROPOSED FLOOR PLANS, JANUARY 2011, DRG NO: Y20110103-04, SCALE 1:100 @ A3

Registered offices: 1a Nuthorne Road, Sandy Point, Hayling Island, Hampshire, PO11 9RT
Residential, Commercial Building Surveyors & Designers, Project management & Administrators.
Telephone: 02302 463994, mobile: 07795 633100.
Registered in England No: 6738305

7th February 2012.

Our ref: Y2012/01/06/ LR/ VA.

Mr. M. Ricketts,
Area Conservation Officer,
Havant Borough Council,
The Civic Offices,
Civic Centre Road,
Havant,
Hampshire,
PO9 2AX.



Dear Sir,

RE: PROPOSED ALTERATIONS AND IMPROVEMENTS TO 2 BATH ROAD, EMSWORTH, HAMPSHIRE – PRELIMINARY PLANNING DRAWINGS.

Please find enclosed two copies of our clients preliminary proposed Plans, sections and elevations for a proposed side and rear Dormer extension to the above property, along with one copy of our draft design access statement indicating our reasons to why we consider that our scheme should win your support in the event of a formal application being submitted. Our clients would like to obtain your views on the design prior to submitting a full application.

If you consider it prudent to meet up on site, and assess the scheme first hand, then we would be happy to tie up with you at fairly short notice, in this case perhaps you can call me on 07795 – 633100, to arrange a mutually acceptable time. We await your earliest comments, and await your reply in due course. Thanking you in abeyance for your time and consideration give.

Yours faithfully,

L. I. G. Reed.
Architectural Planning.

Architectural Planning limited.

Building Designers & Surveyors.

7th February 2012.

Our ref: Y2012/01/06/ LR/ VA / PL-01

Havant Borough Council,
The Civic Offices,
Civic Centre Road,
Havant,
Hampshire.
PO9 2AX.

Dear Sir,

**RE: PROPOSED ALTERATIONS AND IMPROVEMENTS TO 2 BATH ROAD,
EMSWORTH, HAMPSHIRE – PRELIMINARY PLANNING DRAWINGS.**

Please find enclosed two copies of our clients preliminary proposed Plans, sections and elevations for a proposed side and rear Dormer extension to the above property, along with one copy of our draft design access statement indicating our reasons to why we consider that our scheme should win your support in the event of a formal application being submitted. Our clients would like to obtain your views on the design prior to submitting a full application. A copy of this letter has been sent to Mike Ricketts, the Area Conservation officer as we understand that this site falls within the Emsworth Town Conservation Area, as such any Planning Consent will be subject to obtaining the Conservation officers support.

If you consider it prudent to meet up on site with the Conservation officer and assess the scheme at first hand, then we would be happy to tie up with you at fairly short notice, in this case perhaps you can call me on 07795 – 633100, to arrange a mutually acceptable time. We await your earliest comments, and await your reply in due course. Thanking you in abeyance for your time and consideration give.

Yours faithfully,

L. I. G. Reed.
Architectural Planning,



GEN/12/00172

Address: 2 Bath Road, Emsworth PO10 7EP

COMMENTS:

This semi-detached property forms one of a sequence of similar buildings fronting Bath Road, a highly visible area seen across the waterfront. It forms part of the Emsworth Conservation Area.

The building has a relatively shallow roof pitch, designed for natural slate, which unfortunately has been replaced by concrete tile. This provides limited practical space within the attic for additional accommodation. There appears to have been some partial conversion of attic space to other properties, evident from the insertion of a number of rooflights, although at present these are relatively contained visually.

The proposal is a marked departure from the present development by extending the plane of the roof slope to the side and rear. The rear dormer extension, while poor in design terms is likely to have limited impact on the conservation area, being largely screened from public view. The side dormer and associated front rooflights would in my opinion impact detrimentally on the character and appearance of the conservation area, and is what the enhanced planning controls are intended to prevent. The side dormer alters the balance of the semi-detached pair and introduces an alien form of development into what is otherwise a fairly harmonious row. Although there is some punctuation of the front roof slopes by rooflights and one very poor dormer (probably built as p.d); in Bath Road and Bridgefoot Path there is relatively little punctuation of the front roofslope. Where it has occurred, is generally modest. With the more intense use of the attic space and need for an escape rooflight, the design becomes more intrusive.

In summary, the conversion of attic space can often be carried out satisfactorily with care and sensitivity. In this case, the shallow roof design does not lend it to conversion, certainly not on the scale proposed. The resulting need to expand the roofspace through the dormers and addition of misplaced rooflights on the front elevation creates an unsympathetic and inappropriate form of development. The Conservation Area Character Appraisal for Emsworth identifies cumulative relatively small scale changes such as alterations to windows and roof coverings etc as contributing to the erosion of character and recommends the introduction of an Article 4 Direction to address. Whilst this as yet has not been acted upon, the develop proposed would contribute to this erosion and is subject of planning control.

Accordingly, if it came forward as an application, I would have to recommend REFUSAL.

John Townsend
Conservation Consultant
24/02/12



Fwd GEN1200172 2 Bath Road Emsworth.txt
From: Ian Reed [inutbourne@aol.com]
Sent: 06 March 2012 21:27
To: Laurence Reed
Subject: Fwd: GEN/12/00172: 2 Bath Road, Emsworth
Attachments: 2_Bath_Road.doc

-----Original Message-----

From: Jenna Shore <Jenna.Shore@havant.gov.uk>
To: 'inutbourne@aol.com' <inutbourne@aol.com>
CC: Jenna Shore <Jenna.Shore@havant.gov.uk>
Sent: Wed, 29 Feb 2012 10:21
Subject: GEN/12/00172: 2 Bath Road, Emsworth
Dear Mr Reed,

I am writing in regards to a recent general enquiry for proposed development at 2 Bath Road, Emsworth.
I have now received comments back from the Conservation Officer, these comments are attached for your attention.

If an application were to be received it is likely that the conservation officer would be the primary consultee and as such the comments received would carry significant weight. Based on the comments received as part of this general enquiry it is likely that the conservation officer will object to the proposal.
If however you wish to submit amended details prior to any formal submission we can look into this for you.

I would however be grateful if you can advise whether you wish to close the current enquiry or whether you wish to discuss a revised proposal.

Should you have any questions please do not hesitate to contact me

Regards

Jenna

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Page 1



Fwd GEN1200172 2 Bath Road Emsworth.txt
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necessarily represent
those of the council.
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