

Application No. APP/13/00405

Address: 1E, School Lane, Emsworth PO10 7ED

Comments

This property and its neighbour are a symmetrical pair of modern semis. Given the narrowness of the street and set back of the subsidiary extensions, the full elevation composition is not really viewable from the public realm. While the proposal necessitates a design compromise in raising the eaves, I do not consider the impact on the conservation area to be such as to refuse permission. Rendering the elevation is probably the cleanest way of dealing with the change, although it will make the elevation slightly bolder. The works to convert the main roofspace, as illustrated, has no impact on the conservation area as the rooflights and escape window are confined to the rear, hidden roofslope. I am suspicious that this is achievable, as normally the escape window has to be located on the front elevation where the fire brigade can obtain access. Can this be checked with building control?

I would wish to avoid punctuating the front roofslope, particularly given the awkward position where an escape light would need to be located. A possible alternative would be to provide a fully protected stairs, which on the layout shown would be reasonably straightforward. Again Building Control would be able to advise,

It is not entirely clear how the return elevation is to be treated as no proposed side elevation has been provided – currently fair faced brick. I consider this an essential requirement. Upvc windows are proposed. Although contrary to the guidance set out in the Conservation Area Appraisal & Management Plan, given the current arrangement this would be difficult to resist.

John Townsend
Conservation Consultant
24/05/13