

Design, Access and Heritage Statement

Proposed Rear Extension and Alterations 36 Bridgefoot Path, Emsworth, PO10 7EB

Applicant: Mr Richard Bury

Agent: Mr Ron Henderson

Planning Authority: Havant Borough Council

Date: 15 May 2025

1. Introduction

This statement accompanies a householder planning application for a rear extension and alterations to the front and rear elevations at 36 Bridgefoot Path, Emsworth. The proposals are modest in scale and form and are intended to enhance the usability and sustainability of the property, while respecting its architectural character and sensitive location within both the **Emsworth Conservation Area** and the **Chichester Harbour Area of Outstanding Natural Beauty (AONB)**.

This statement should be read alongside the submitted architectural drawings.

2. Site Context and Existing Property

The application site is located on the eastern side of Mill Pond, within a distinctive residential grouping. The development comprises three short terraces of four houses each and a pair of semi-detached dwellings, all built in a consistent mid-20th-century style.

No. 36 is located toward the centre of one of the terraces and is of two-storey construction with a white-painted concrete block finish to front and rear elevations, unpainted blockwork to the gable, and red concrete roof tiles. A small rear offshoot has a shallow felt-pitched roof.

The front of the property faces a pedestrian pathway and a minor road, with open views across Mill Pond. Notably, the properties along Bridgefoot Path are set approximately 2 to 2.5 metres above road level, significantly reducing visual prominence from the public realm. To the rear, the house backs onto a public car park, which sits at a higher elevation than the rear gardens of the terrace.

3. Proposed Development

The proposed works comprise:

- A single-storey extension to the existing rear offshoot to the side, requiring removal of part of the existing side wall.
- Replacement of the existing pitched felt roof with a flat, single-ply roof over both the existing and new rear elements.
- Addition of two flat rooflights above the kitchen and utility room.
- At first-floor level, the replacement of an existing rear window to Bedroom 3 with French doors, providing access to a small roof terrace (above the flat-roofed extension), enclosed with chrome and glass balustrading.
- At the front elevation, replacement of an existing ground-floor window with French doors to access the front garden.

Additionally, two small new windows are proposed:

- A small rear window to the ground-floor WC.
- A small side window to the utility room.

All materials will match or complement those of the existing dwelling, ensuring architectural continuity and minimal visual impact.

4. Justification for Front Elevation Alteration

Among the group, **No. 40 Bridgefoot Path** has previously implemented a similar change by replacing a front window with French doors. This proposal at No. 36 seeks to replicate that alteration, using matching proportions and materials.

Given the raised elevation of the dwellings above the road, the public visual impact from the road is minimal. The alteration will appear entirely in keeping with the established style and will enhance functionality without compromising the architectural harmony of the terrace. It is a logical and consistent design response to an already approved precedent.

5. Balcony and Rear Amenity Considerations

While there are currently no balconies at the rear of this section of Bridgefoot Path, a terrace of more modern properties to the immediate south (Nos. 42–42C)—built in the 1970s–80s—all feature first-floor balconies overlooking their respective gardens.

The proposed rear balcony at No. 36:

Is modest in scale and will face a public car park, not private gardens.

- Is enclosed with a clear, lightweight glass balustrade, which is both safe and visually unobtrusive
- Will not materially increase overlooking beyond what is already possible from existing first-floor windows.

Due to this rear context, the proposal is not considered to cause any material harm to residential amenity.

6. Impact on the Conservation Area and AONB

The site lies within the **Emsworth Conservation Area** and the **Chichester Harbour AONB**, where great care must be taken to preserve the special character and visual quality of the area.

The proposed alterations are localised and restrained in scale. The use of matching materials, low-profile roof detailing, and sensitively positioned new openings ensures that the changes are not intrusive or visually dominant.

Importantly, the visual setting of Slipper Mill Pond will be preserved due to the elevated position of the houses, meaning the front French doors will not result in any significant change to key views.

As a result, the proposal will have only a localised and neutral effect on the character and appearance of the Conservation Area and the AONB, with no harmful impact on ecology, biodiversity, or protected species. The modest nature of the scheme ensures no adverse effect on landscape quality or public enjoyment of the AONB.

7. Sustainability and Responsible Design

The applicant, Mr Richard Bury, is committed to maintaining and improving the sustainability of his home.

The proposals seek to maximise internal space through reconfiguration rather than overdevelopment. The inclusion of rooflights and modern insulation in the new flat roof will improve natural light and thermal efficiency.

No part of the proposal will affect flood risk or surface water drainage.

8. Access Considerations

There will be no change to the means of access to the dwelling. The proposal does not affect public access, rights of way, or site circulation. Internally, the proposed alterations will provide a more functional layout to support modern living standards.

9. Conclusion

This is a well-considered proposal that balances the need for modest home improvement with respect for local character, residential amenity, and the sensitivities of the Emsworth Conservation Area and the Chichester Harbour AONB.

The design draws on precedent, uses appropriate materials, and is discreetly located. The changes are sympathetic and proportionate and will deliver improved living standards with no adverse impact on neighbours, ecology, or the public realm.