

GEN/25/000422
16 Bridgefoot Path,
Emsworth,
PO10 7EA

Design and Access Statement
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Proposal:

This proposal comprises a proposed loft conversion with front and rear dormers, a front bay window and a detached outbuilding located at the end of the garden.

Site Context

The property is a traditionally constructed brick terraced house situated on the eastern side of the Mill Pond. It lies within a narrow pedestrianised lane (Bridgefoot Path), characterised by a uniform row of dwellings with subtle individual variations. The rear garden is modest in depth, enclosed by fencing, and largely hidden from public view.

The site is located in Flood Zone 3, indicating a high probability of flooding, and appropriate measures are proposed to mitigate this risk.

Design

Loft Conversion with Front and Rear Dormers: The dormers are designed to be modest in scale, set down from the main ridge line and above the eaves to remain subservient to the existing roof form. Materials will match those of the existing building, ensuring visual continuity with the terrace. The addition enhances usable space without detracting from the roofscape or the character of the conservation area.

Front Bay Window: The proposed bay window replicates the detailing, scale, and position of the existing bay at No. 15, providing a cohesive and enhanced appearance to the terrace. This contributes positively to the architectural rhythm of the street and respects the heritage setting.

Detached Outbuilding: Located at the rear end of the garden, the outbuilding features a flat roof and is proportionate to the plot size. With limited public visibility and non-habitable use, it will not impact the character or appearance of the conservation area. It is designed to provide functional space while maintaining adequate garden amenity.

Access

Access to the property remains unchanged, via the existing pedestrian route along Bridgefoot Path. The proposed works do not affect any external access points or create new access demands. The outbuilding is accessible via the rear garden, maintaining safe and practical usability.

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Flood Risk and Mitigation

Please see the Flood Risk Assessment Document.

Conclusion

The proposed development is a well-considered and proportionate response to the site context. It enhances the functionality of the dwelling while respecting its heritage value and architectural setting. With appropriate flood mitigation measures in place, the development represents a sensitive and sustainable improvement to the property, preserving the character of the Emsworth Conservation Area and the wider Chichester Harbour landscape.

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