14 Bridgefoot Path
Emsworth

Helyer Davies Architects

# Photos

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**Background to Application**

This application seeks to resolve the issues raised in APP/25/00368. The issues are as follows:

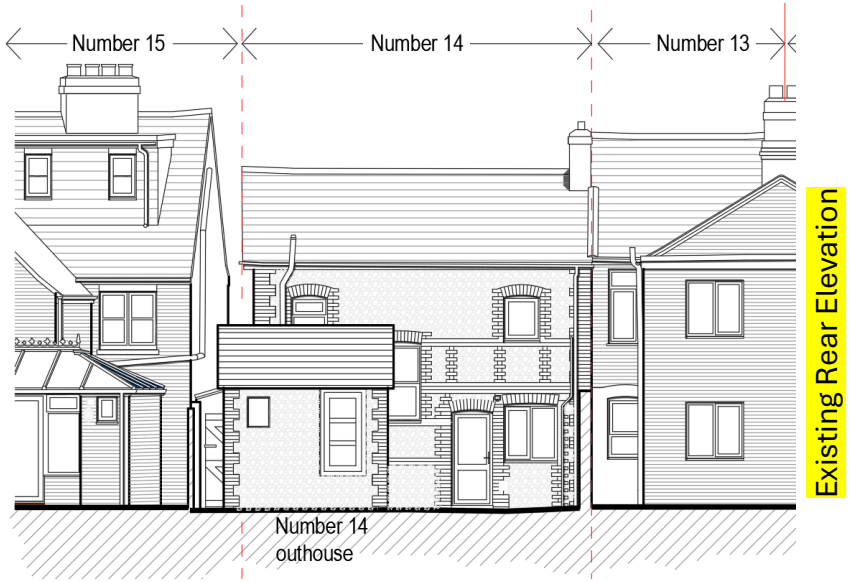
1. Overly bulky non subservient extension to existing property.

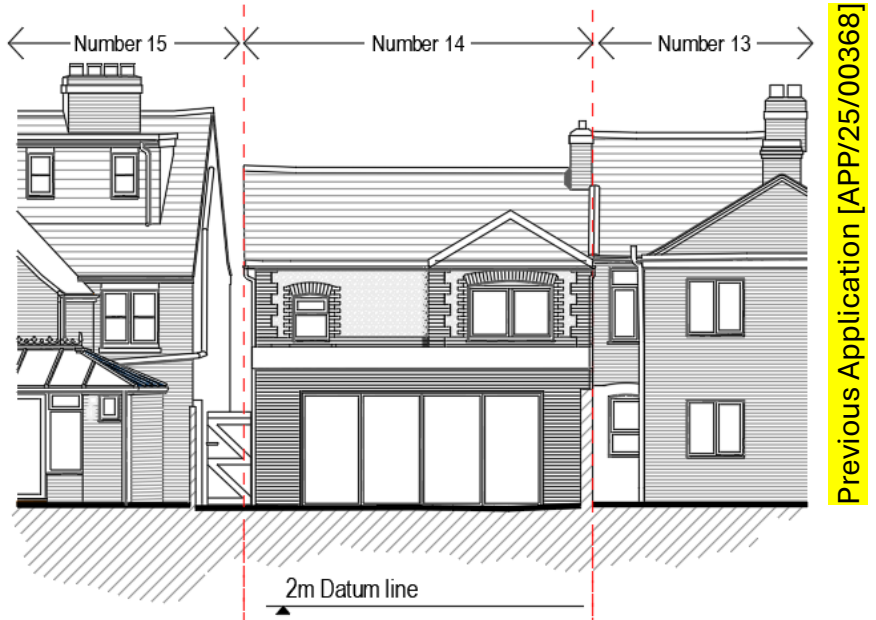
- Flat roof changed to pitched roof to reduce eaves height.
- 2no. Gables to rear elevation to break mass down and articulate the building.
- Glazed section added as junction between new and old building
- Additional drawings created to illustrate the levels better. The proposals are significantly lower and smaller scale than the adjacent properties.

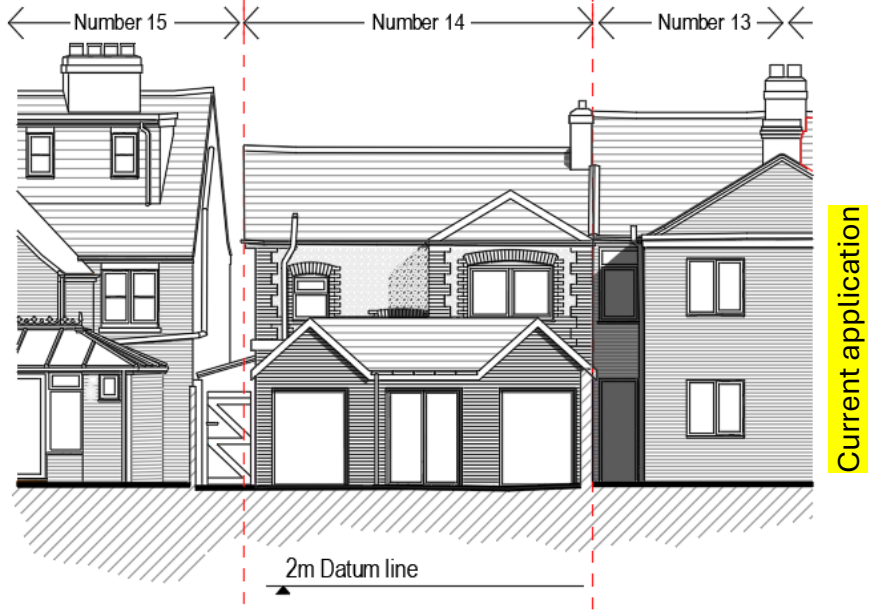
2. Due to height and design the amenity of 13 & 15 would be affected.

- Eaves dropping from parapet flat roof detail to a pitched roof has lower the eaves by over 950mm. This helps both 13 & 15
- The same client owns 14 & 13 – therefore we are now proposing to bring the rear wall of 13 out further to preserve the light to the rear room.
- It should also be remembered that there was an existing masonry outhouse on the site until recently that obstructed the light to no.15 and this proposal

Given the above we feel that the extension does not dominate the rear elevation nor does it effect the amenity of no. 13 or 15.

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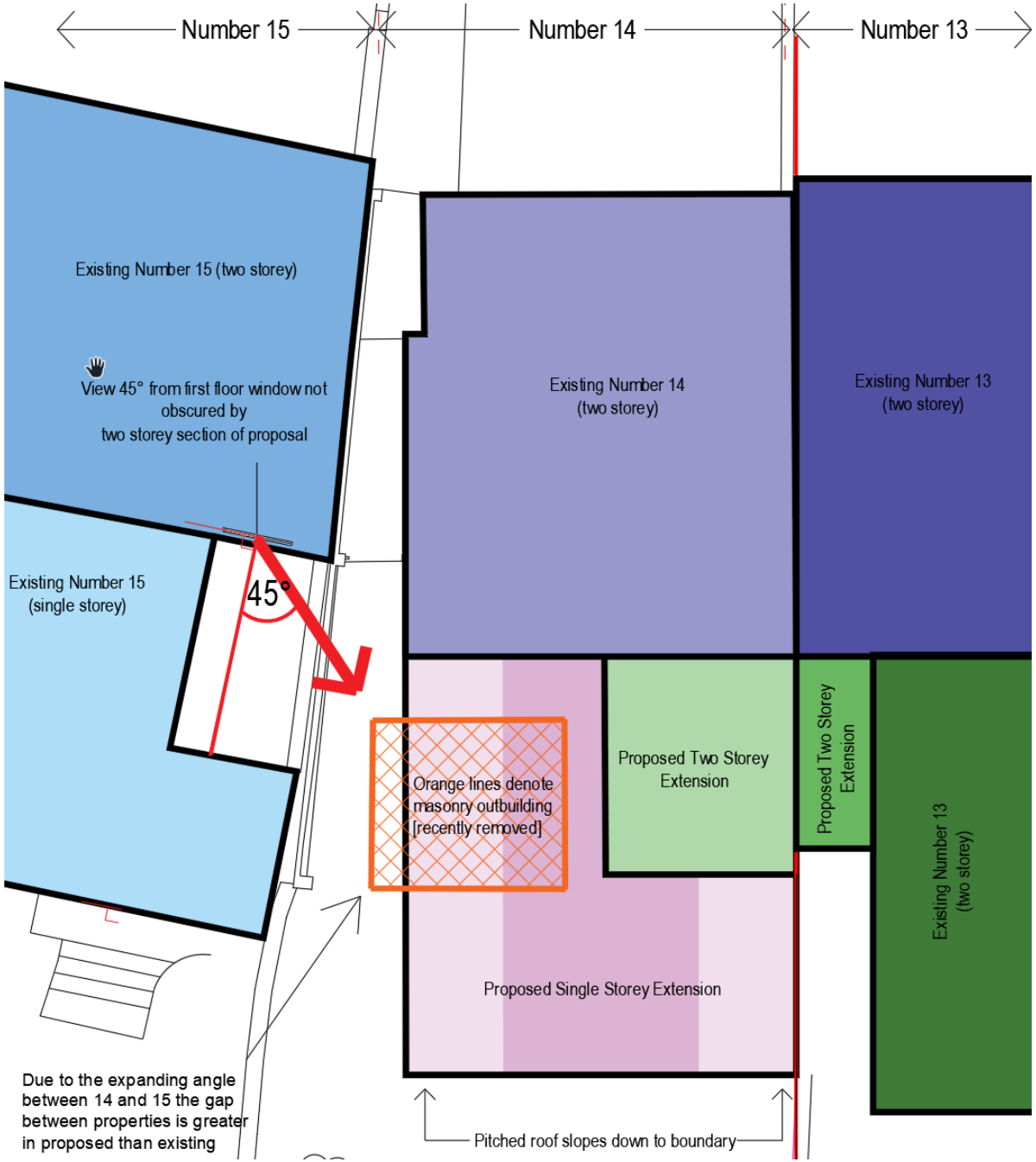


**Planning Statement**

**Site Context:** 14 Bridgefoot Path is situated within a conservation area. To the North of the property 12 and 13 Bridgefoot Path have substantial two-storey flat roof extensions at the rear. To the south, the boundary is angled, creating an increasing gap between the buildings as one moves away from the house. The garden of 14 is also lower which helps reduce the scale of the proposals.

**Front Elevation Enhancements:**

1. The proposal includes the addition of solar shading and a first-floor terrace facing the mill pond. This design element has precedent elsewhere Bridgefoot Path, ensuring it is in keeping with the character of the area.

2. Reducing the amount of glazing in the current conservatory will significantly enhance the aesthetics of the building, aligning with the conservation area's objectives to preserve and enhance its visual appeal.

**Neighbouring Properties:** The design ensures no overlooking or overshadowing of neighbouring properties.

**Enhancement of Property:** The replacement of the structurally failing outbuilding and the reduction of glazing in the conservatory will enhance the property's overall appearance and structural integrity, contributing positively to the conservation area's character. The property is currently very tired and in need of modernisation internally.

**Conclusion:** The proposed development at 14 Bridgefoot Path is a carefully considered response to the site's context within the Emsworth Conservation Area. The single-storey extension, structural replacement of the outbuilding, and front elevation enhancements are designed to preserve and enhance the area's character while respecting the amenity of neighbouring properties.

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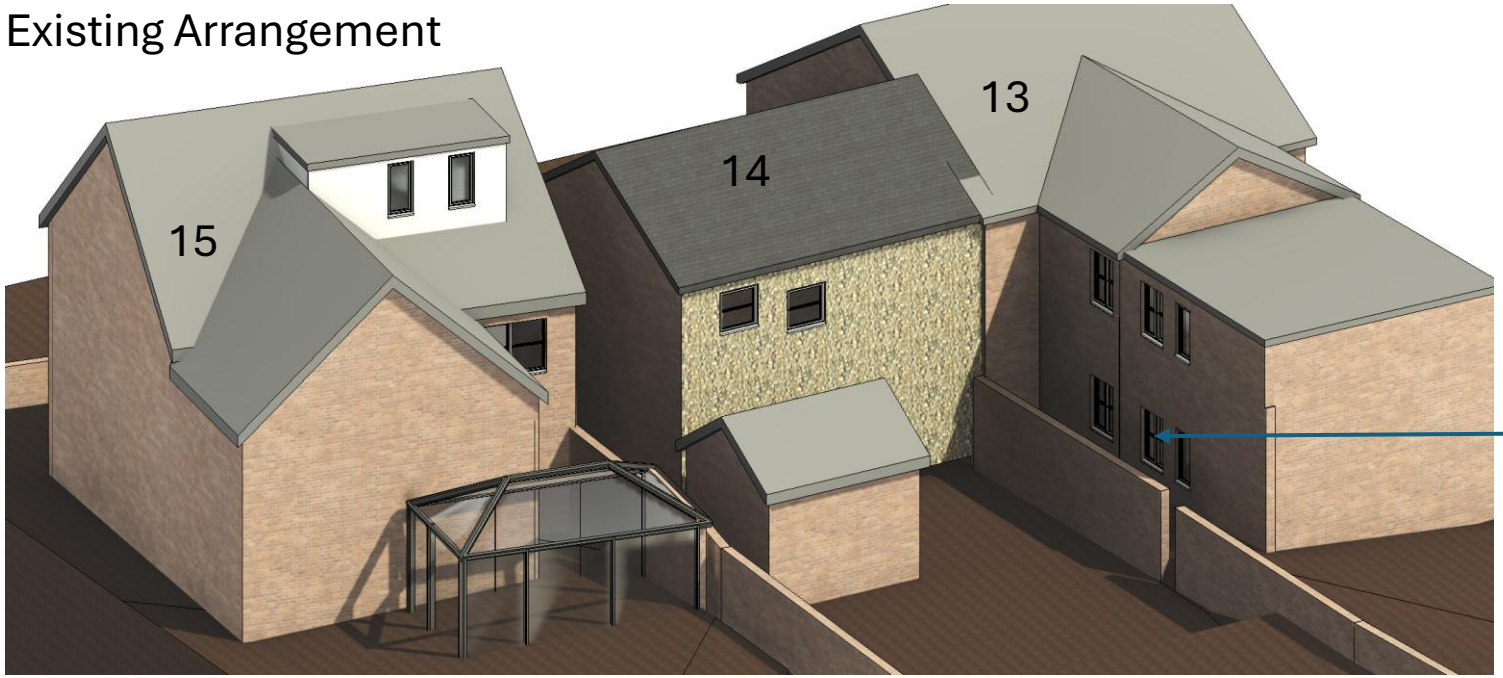
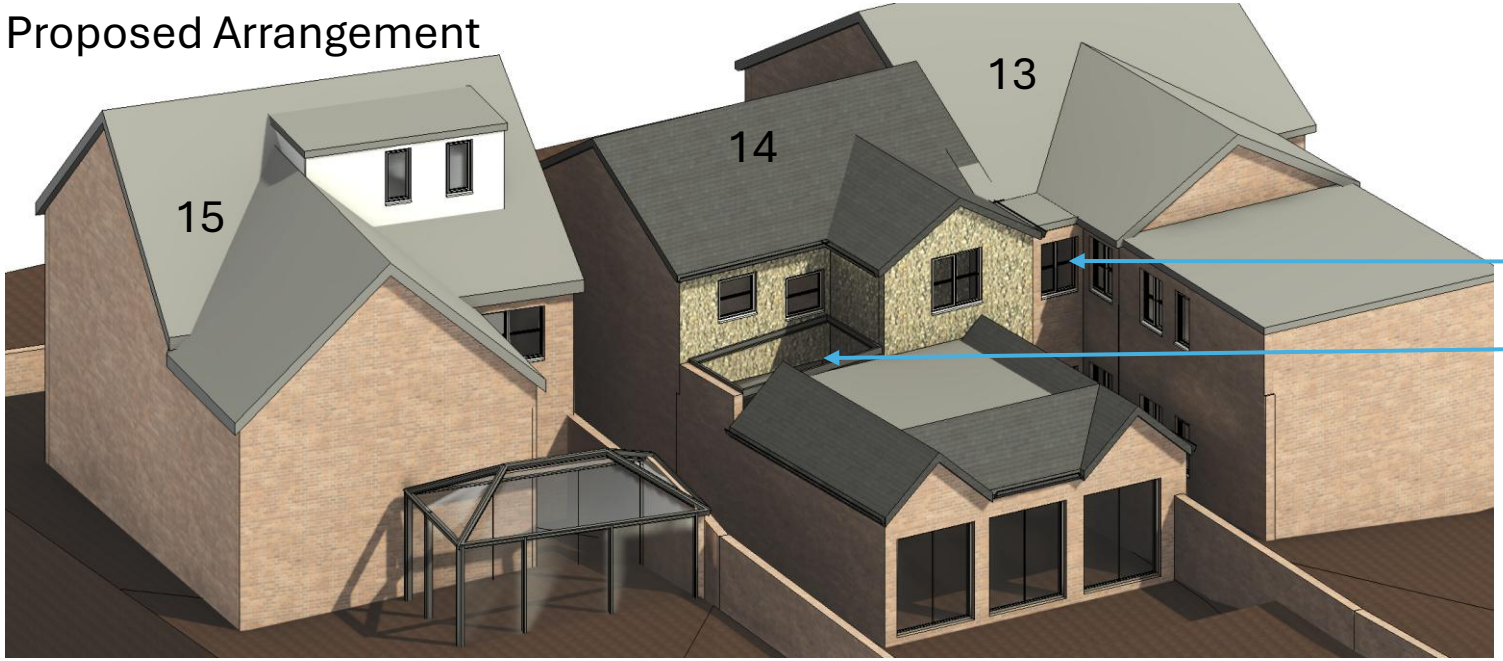
Existing Arrangement




Non habitable rooms.

Proposed Arrangement




Pitched roof to single storey to reduce mass on boundary.
Improves light for neighbours.

Rear of 14 extended to maintain light

Pitched roof stops short of house to maintain all flint

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Existing Arrangement

Pitched roof to single storey to reduce mass on boundary. Improves light for neighbours.

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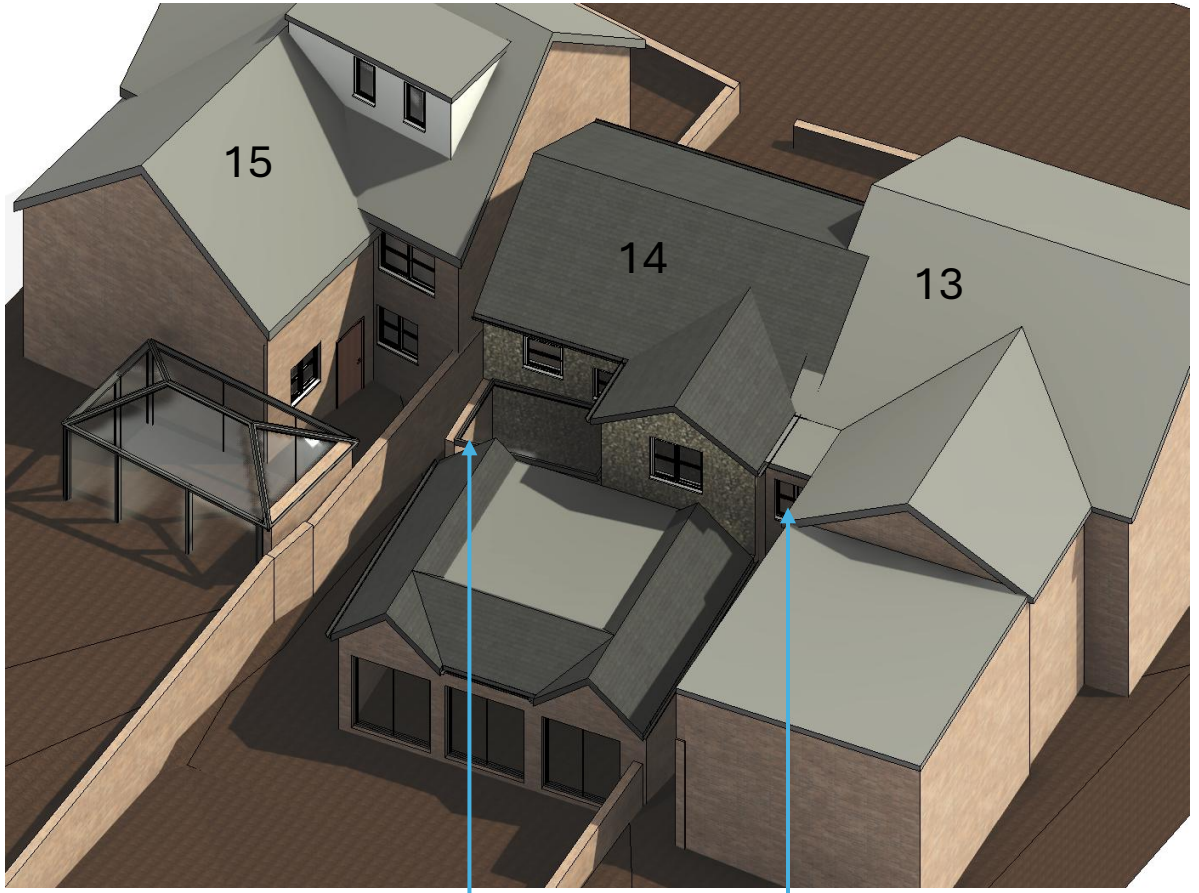


Pitched roof stops short of house to maintain all flint

Rear of 14 extended to maintain light levels.

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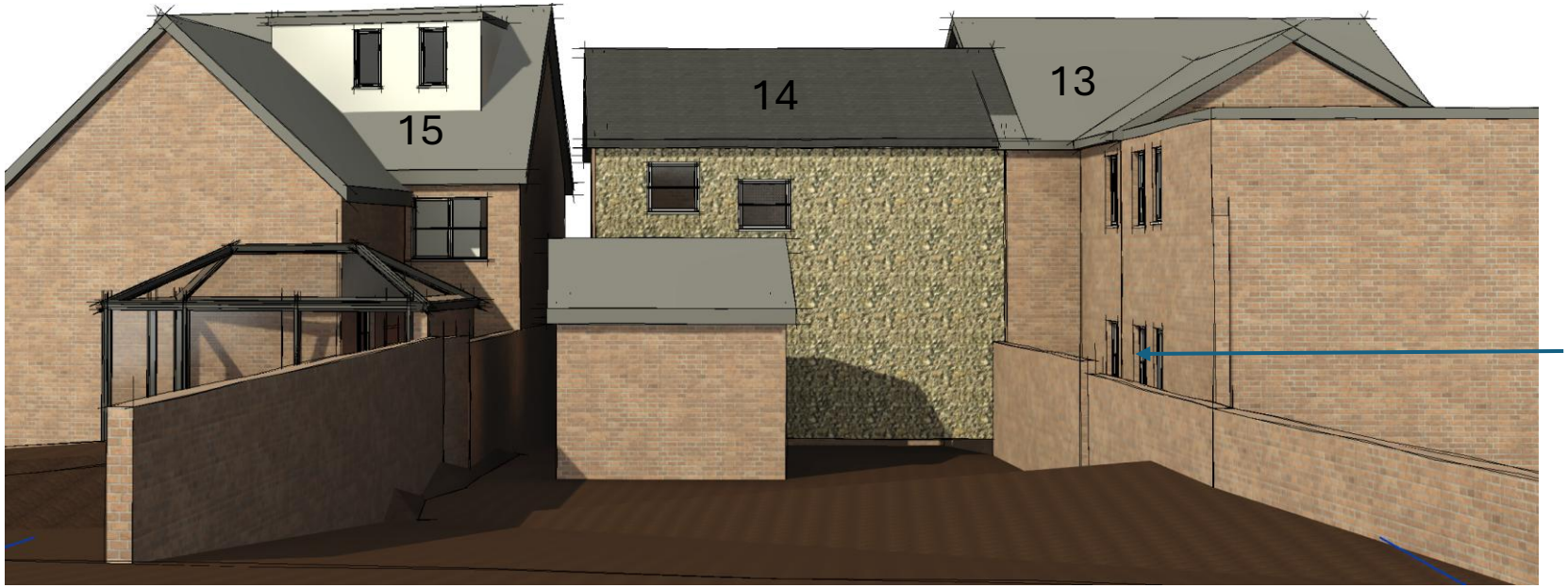


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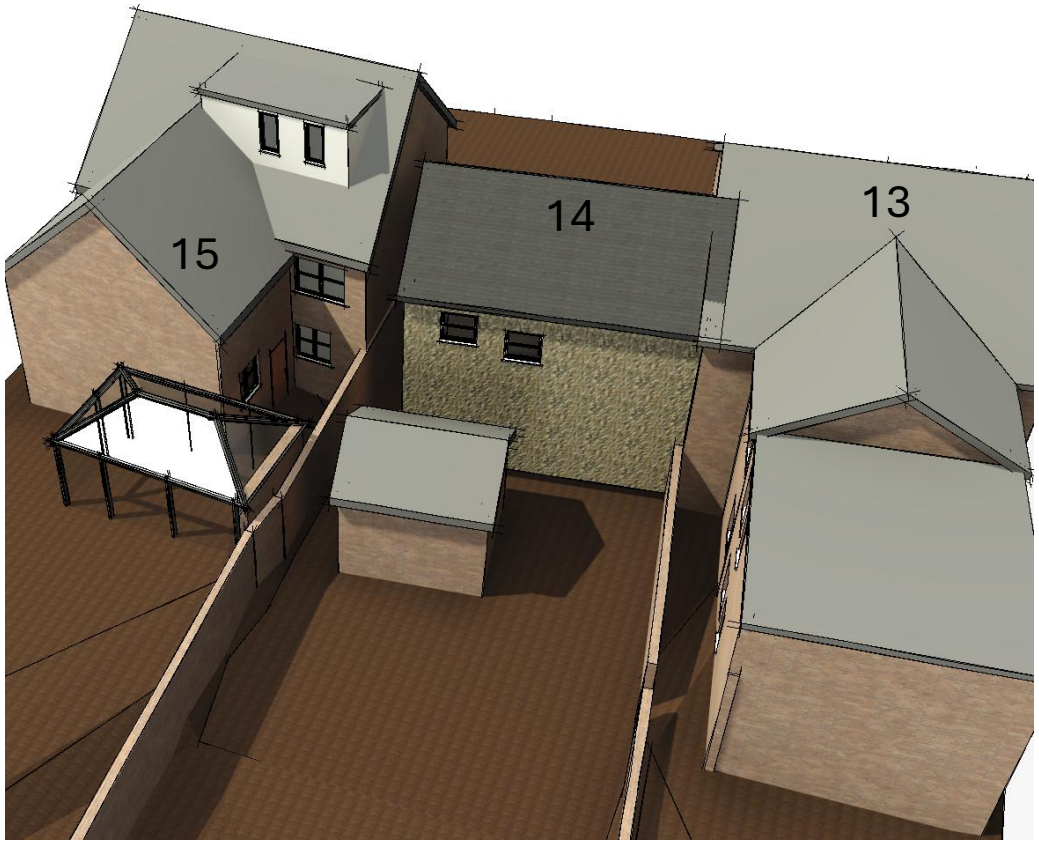


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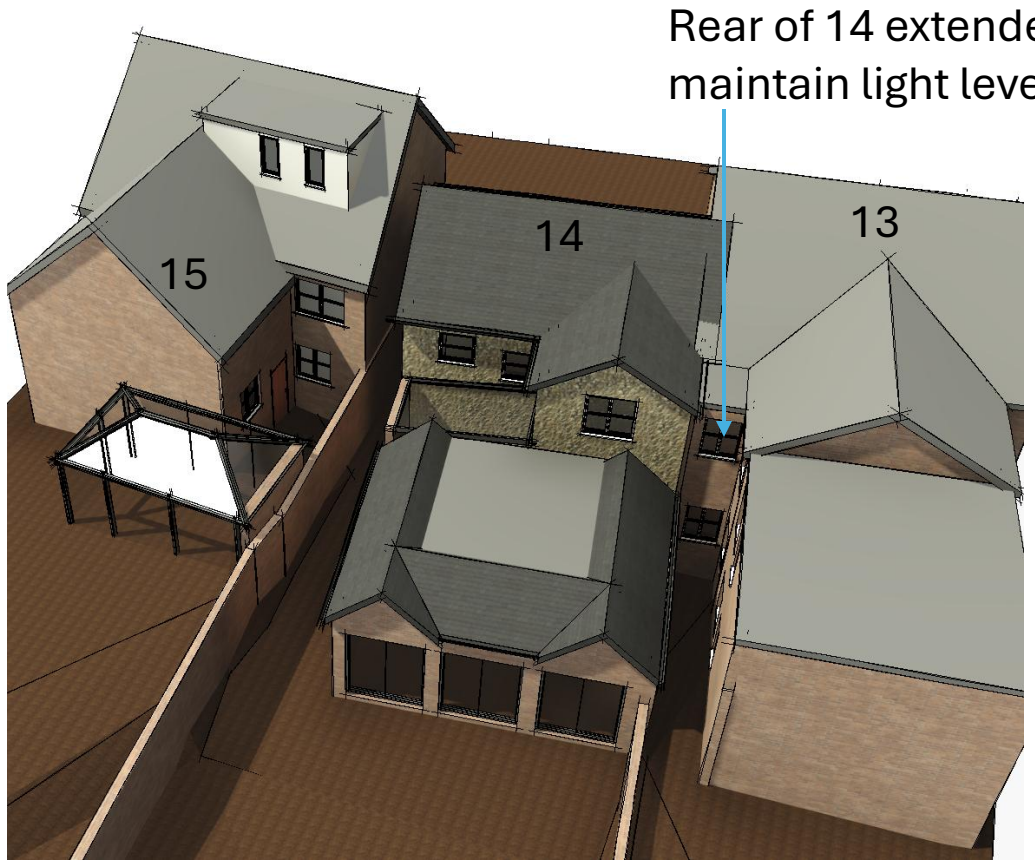


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# 14 Bridgefoot

## FLOOD RISK STATEMENT

The following statement has been prepared using information from:
https://flood-map-for-planning.service.gov.uk/
https://www.gov.uk/guidance/flood-risk-assessment-standing-advice

### 1.0 Flood Zones

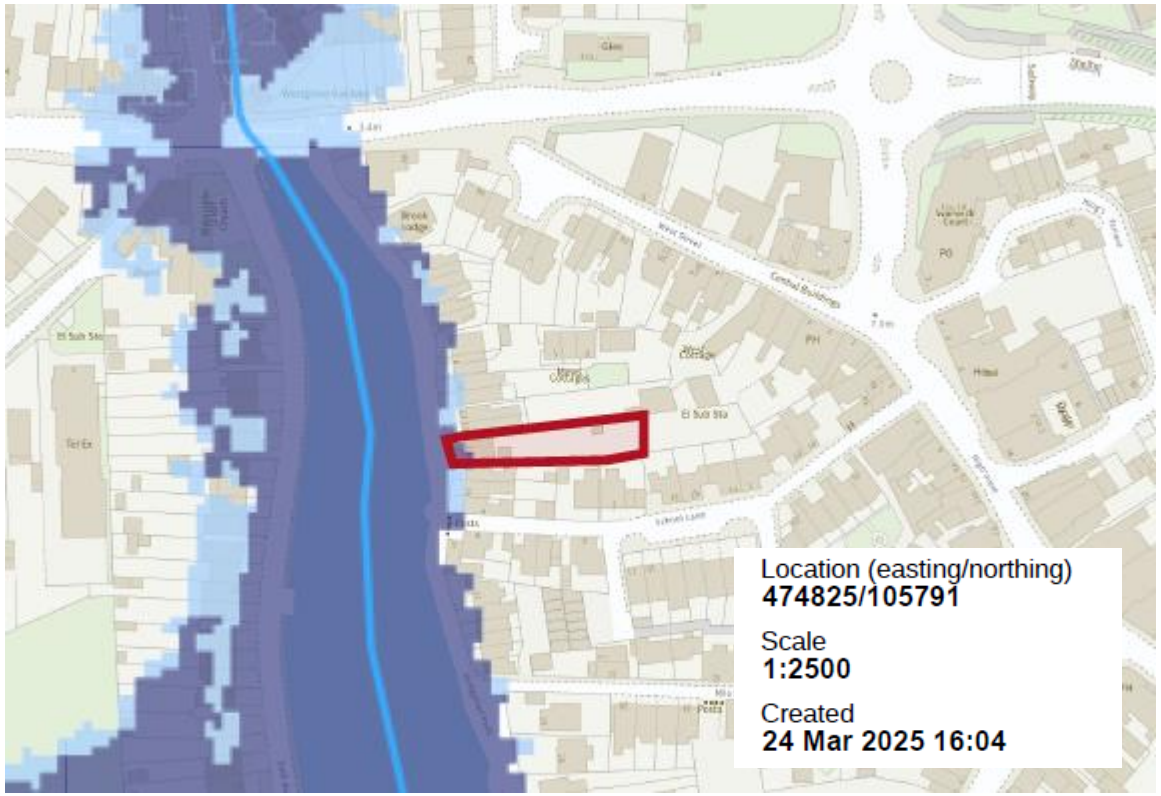
Figure 1: Environmental Agency Flood Risk Assessment – Map

14 Bridgefoot is located within Flood Zone 3 at the front of the site – but where the proposals are located it is flood zone 2, an area with a medium probability of flooding.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 1 shows the extent of flood risk and is to read in conjunction with the table below.

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

| FLOOD ZONE | DEFINITION |
|---|---|
| ~~Zone 1 (Low Probability)~~ | ~~Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)~~ |
| Zone 2 (Medium Probability) | Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.) |
| Zone 3a High Probability | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map) |
| ~~Zone 3b The Functional Floodplain~~ | ~~This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)~~ |




### 2.0 Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

### 3.0 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way values to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building;

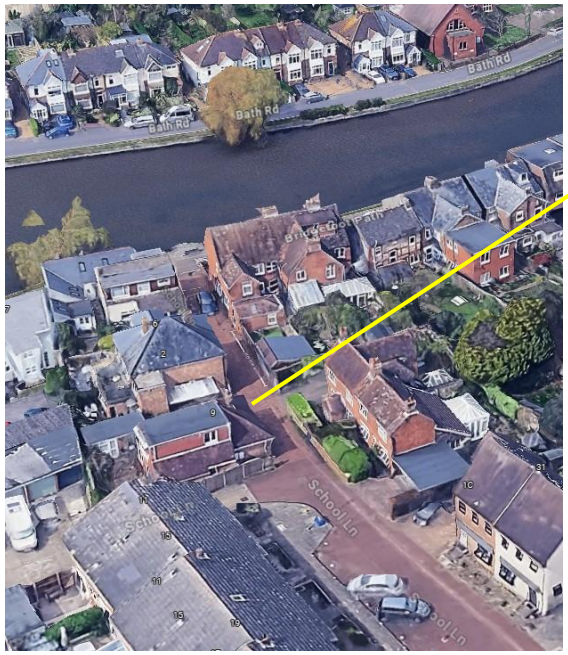
- all sleeping accommodation remains located at first floor level to ensure there is no increased flood risk to occupants at night when asleep.

## Views from school lane and a focus on flint

The conservation officer reviewed the pre app and mentioned the view of the flint on the rear elevation. The current rear elevation features a large amount of flint, the plan is to honour this flint feature in the new proposal. Emsworth features a handful of flint filled elevations on buildings, with some examples shown below. Ensuring that the material is used in the proposal honours the heritage of the original structure and also ensures that the view from School Lane features the same materials from the approaching view. More flint will be visible with the new proposal than it is with the existing. It will also conceal the monolithic, red brick, flat roofed rear extension of Numbers 12a & 13 Bridgefoot Path as viewed from school lane which is in the conservation areas. Some of the original rear elevation shall remain alongside new flint on the new proposal.

Flint on side elevation of 13A High Street, Emsworth

Flint on side elevation of 1 Tower Street, Emsworth




Arial of School Lane showing view where No. 14 is visible.

Views of flint on rear elevation on approach from School Lane

New proposal will conceal view of brickwork from Number 13

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