

Design, Access & Heritage Statement

Proposed demolition and re-construction of boundary wall.

Wharf House, 30 King Street, Emsworth, Hampshire PO10 7AZ



Photograph 1 – West (Side) Elevation

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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client to outline the need for the demolition and re-construction of the boundary wall at Wharf House, an early 19th Century Listed dwelling in Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Demolition to part of boundary wall due to structural integrity.
- Re-construction of boundary wall with reclaimed bricks to match existing.

The following documents will accompany the Application:

- Application Form
- Drawings [19165 series]
- Design Access & Heritage Statement

A measured survey has been undertaken by Helyer Davies to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

Planning History

Reference: APP/20/00275

Proposal: Listed Building Consent for alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacing the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall.

Address: 30 King Street, Emsworth, PO10 7AZ

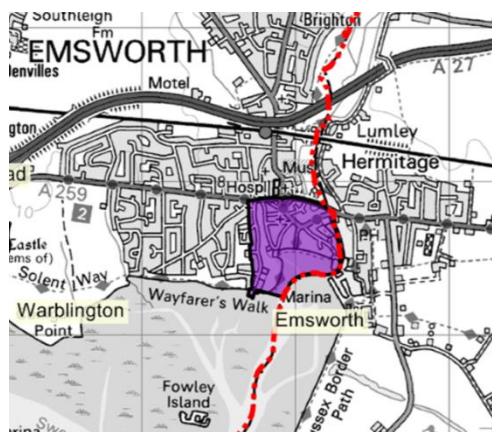
Decision: PERMIT

Decision Date: 09 Oct 2020

3 Separate permissions were granted between 1959 & 1963 (Ref: 05581, 14721 & 15160) however no further details are recorded on Havant Borough Council regarding these applications.

Site Location and Context

Wharf House is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

A public footpath runs down along the north boundary of the house and the garden extends down to the waters edge of the Emsworth channel.

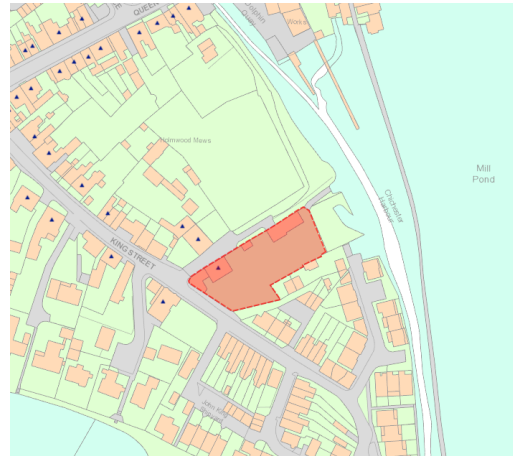
The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, render, brick and timber cladding with clay tiled and slate roofs.

The Listing – Warf House

Taken from Historic England website

Historic England – Listing Description:

House. Early C19. Brick, with a tile roof. Symmetrical front (west) of 3 storeys, 3 windows. Yellow brick in Flemish bond, parapet with stone coping, brick band with coupled brick dentils, rubbed flat arches. Sashes in reveals, ground floor bows of 3 lights within framework of cornice and moulded architrave. Doric porch with fluted columns and $\frac{1}{2}$ columns (now glazed), moulded door-frame and 6-panelled door, on 3 stone steps. Symmetrical rear elevation of 3 storeys, 3 windows, red brickwork, and sashes.



Listing NGR: SU7507405638

Grade: II

List Entry Number: 1154953

Flood Risk

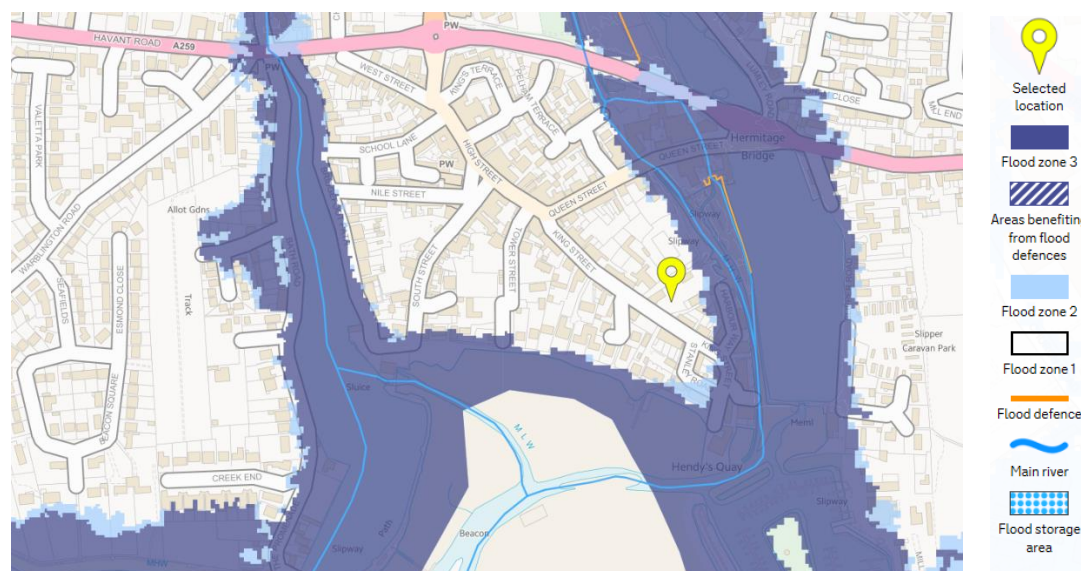


Figure 6: Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 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 (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

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)

Although the dwelling sits within Environmental Agency's Flood Zone 1, the end of the garden sits in flood zone 3 which is defined as having a 'high probability of flooding'. As a result, our application will require flood risk assessment.

In line with the national guidance for minor extensions (less than 250m²) in flood zones 2&3 (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>), the finished floor level of the proposed extension will sit no lower than the finished floor level in the existing dwelling. Precautions will be taken to minimise the possibility of flooding by surface water. The overall increase in footprint is only 19.1m² and for this reason there will be minimal impact on the surrounding area.

Proposals

Use

The property is to remain as a C3 dwelling house.

Proposals

The proposals seek to re-build the existing, dated and damaged brickwork boundary wall, following advice from the appointed Structural Engineer that the wall is currently unsafe.

Traditional materials and construction approaches are to be adopted to ensure the proposals positively respond to the character of the listed building.

The use of re-claimed bricks and lime mortar will improve the boundary walls' current appearance. As past additions to the wall using ill-matched bricks are clearly visible.

The wall is to be re-built to match the existing in size and shape. This will remove the possibility of the wall collapsing onto King Street Road in the near future due to its current structural condition.

The proposals have been designed to respond appropriately to the dwellings listing, ensuring that the proposals result in no loss of significant historic fabric.

Appearance Materials

The proposed works have been designed to respect and complement the existing character of the listed building through the use of materials.

The materials are as follows:

Brick – Re-claimed traditional handmade bricks to match the existing.

Mortar – Lime mortar to be used at a ratio of 1:3 to match existing.

Landscaping

Landscaping is to remain as existing.

Access

The existing entrance (gateway) from King Street is to be retained and re-built as existing.

Impact of Proposals on the Listed Dwelling

The existing boundary wall is in poor condition and as such needs replacing.

The wall is to be re-built to match the existing design.

The proposals seek to improve the external aesthetic appearance by replacing the ill-matched existing patches of brickwork with high quality re-claimed traditional bricks consistent with the existing property. As such there will be minimal impact to the listed dwelling.

Photographs

