

Extension and Alterations

To

Dolphin Cottage, South Street, Emsworth, Hampshire PO10 7NB



Figure 1: View of Dolphin Cottage from South Street

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the extension and alterations to Dolphin Cottage in Emsworth. Prior to the submission of this application, the client is going to let the neighbours know about the proposals and the submission of a planning application.

This document outlines the proposed works to include:

- Rear single storey extension
- Internal alterations
- Rebuild of existing outbuilding

The following documents will accompany the Application:

- Application Form
- Drawing series 20189
- Design and Access Statement

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in December 2020. The OS extracts are to show the site location and block plan only.

1.2 Relevant Planning History

There are no planning applications registered on the Havant Borough Council Website for the application site.

Planning permission has previously been granted to the neighbouring listed dwelling for similar proposals, including the replacement of the equivalent outbuilding and a single storey extension. The relevant planning applications are listed below.

Ref. No: APP/10/00573 – Listed Building Consent to rebuild existing outbuilding –

Application Granted Consent 05 October 2010

Ref. No: APP/10/00762 – Listed Building Consent for single storey rear extension and internal alterations – *Application Granted Consent 14 October 2010*

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1.3 Pre-application Advice

Pre-application advice was received in January 2021 (GEN/21/00004). A summary of the advice received is detailed below.

Conservation Officer Assessment: *'The proposed internal alterations would result in the loss of some historic fabric; however, this mainly comprises a section which already contains fenestration. The proposed replacement extension appears to be acceptable subject to materials. With regards to the proposed replacement garage/outbuilding, further information is required as to the heritage value of the existing structure and its current condition before it can be ascertained if it can be demolished and replaced. The proposed extensions are considered to appear subservient to the main dwelling house and would not be readily visible from the public realm. Therefore, it is considered to be in keeping with the character of the area.'*

Proposed Extension - The proposed extension is single storey and the position of the proposed rear wall will sit in line with the neighbouring property – as such, it was considered that the extension would not affect No 22 in terms of natural light, overbearing and overlooking.

Outbuilding – As the outbuilding will be built on the same footprint as the existing outbuilding and have the same roof light positions, it was considered that there would be no additional impact on the surrounding properties.

Summary

It was considered that the principle of development would be acceptable. Both the design and scale of the extensions were considered appropriate to the existing dwelling and surrounding area. It was also considered that the proposals would not have a negative impact on the neighbouring properties.

It was mentioned that additional information would need to be submitted regarding the current condition of the outbuilding to enable the Conservation Officer to assess if it could be demolished and replaced. In response to this, there is a section at the end of this Statement that provides additional information in relation to the outbuilding. This includes an outtake of the recent building survey that describes the existing outbuilding and its condition, plus a range of photos showing the outbuilding internally and externally. Should any further information/details be required in order to make this assessment, please do not hesitate to contact Helyer Davies Architects.

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2.0 SITE LOCATION

2.1 Surrounding Context

Dolphin Cottage is a Grade II Listed terraced dwelling located on South Street in Emsworth. The property sits within the Emsworth Conservation Area and the Chichester Harbour AONB.



Figure 2: Aerial Maps (from Google Maps)

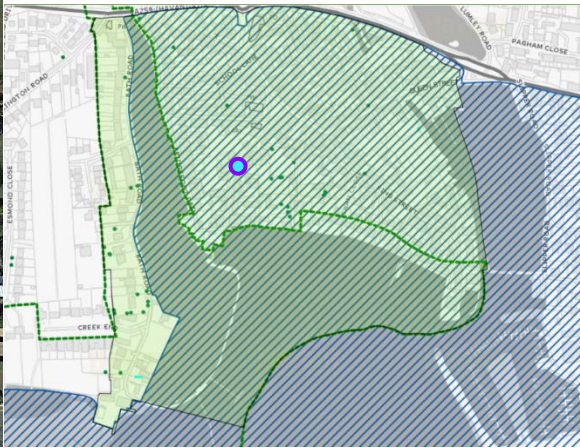


Figure 3: AONB and Conservation Area (maps.havant.gov.uk)

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.

The surrounding buildings are a combination of dwellings and commercial units with residential accommodation at first floor.

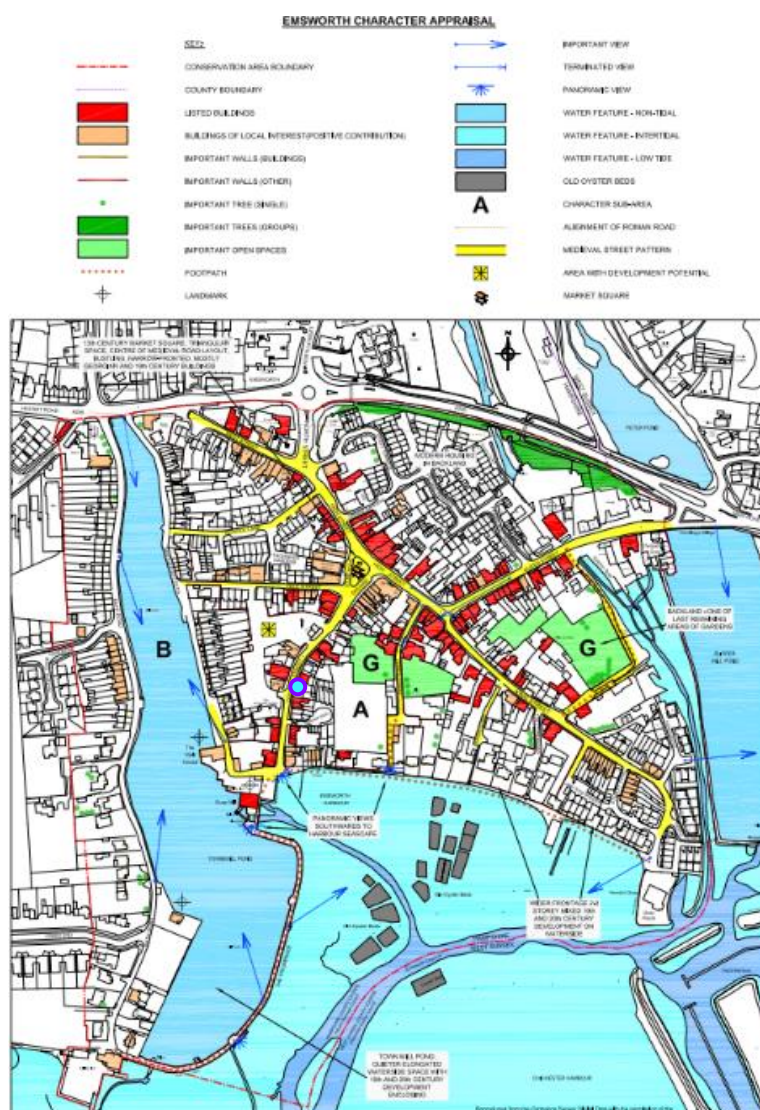
Dolphin Cottage and neighbouring dwellings along South Street are positioned directly on the boundary leading onto the street. Dolphin Cottage has a pink painted rendered façade with exposed timber sashed framed windows and a clay tile roof. The surrounding dwellings carry a similar design of three storeys including loft extensions with lead dormer windows, each finished in a mix of painted and unfinished brick and painted render, with most houses having clay tiled roofs and white timber sashed windows.

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2.2 Emsworth Conservation Area

The section of the Emsworth Conservation Area Character Appraisal detailing South Street is included below:

'South Street and Town Quay: From the market square the street narrows and leads southwards falling gently down to the quayside. Its buildings are mostly simple, small shops and houses (Q). The only noticeable gap in the streetscene is the municipal car park on the west side, which is fronted by the utilitarian, single storey block of the public toilets (N) (O). Adjacent is The Coal Exchange public house (Q) which has a ground frontage clad in traditional green ceramic tiles. Just beyond is a well proportioned house (now an off-license), which was the brewer's house for the brewery which occupied the site of the car park until the 1930s. The narrow street scene continues with former fishermen's cottages to the left and the modern housing infill of Orange Row, with more mixed uses including pubs and restaurants on the right side, culminating on the corner with a 17th century building, formerly The Anchor Inn. Arrival at the bottom of the street at the Quay, one is presented with a guided view of the harbour straight-ahead and to the left with a more open aspect to the east.



It is only when the quay is reached that the relationship between the town and the water is apparent and if the tide allows, the remains of the former oyster beds along the foreshore (Q). A public footpath runs eastwards along the foreshore as the tide allows. However, it is from The Promenade which extends from the Quay that the principle views of the harbour are gained. The quayside here is dominated by the former tide mill (now the Slipper Sailing Club), a functional red brick building placed against the jetty, a local landmark which dates from about 1760 (Q). Just to the north is the old malt house, another functional, rectangular building in plain render, but effective in its location, built partly on piles against the side of the Town Mill Pond.'

Figure 3: Emsworth Conservation Area

● Dolphin Cottage

2.3 The Listing

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Dolphin Cottage

List Entry Number: 1155475

Location: 25 South Street (*The building may lie within the boundary of more than one authority*)

County: Hampshire

District: Havant

Grade: II

Date first listed: 06 February 1984

List Entry Description

Details: SU 7405 HAVANT SOUTH STREET Emsworth (East Side) 11/36 No 22 (Dolphin Cottage) (formerly listed as Nos 20 to 26 (even) GV II

House (once 2). C18. Stucco, with a tile roof. Regular front of 2 storeys, 4 windows. 1st floor band. Sashes in exposed frames. Late C20 Georgian doorcase with cornice, pilasters, and 6-panelled (2-top-glazed) door.

Listing NGR: SU7494805653

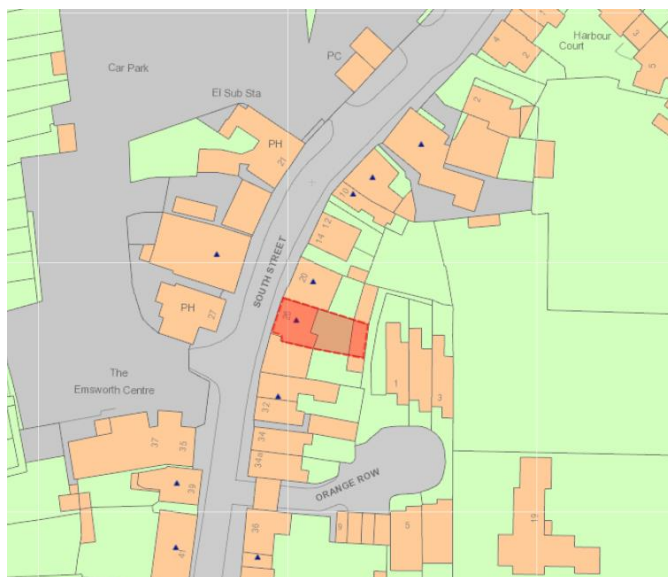


Figure 4: Listed Building as identified on historicengland.org.uk

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2.4 Site Photos



Figure 4: Rear Elevation of dwelling



Figure 5: Front Elevation of outbuilding



Figure 6: Front Elevation of Dolphin Cottage

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2.5 Flood Risk Assessment

Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

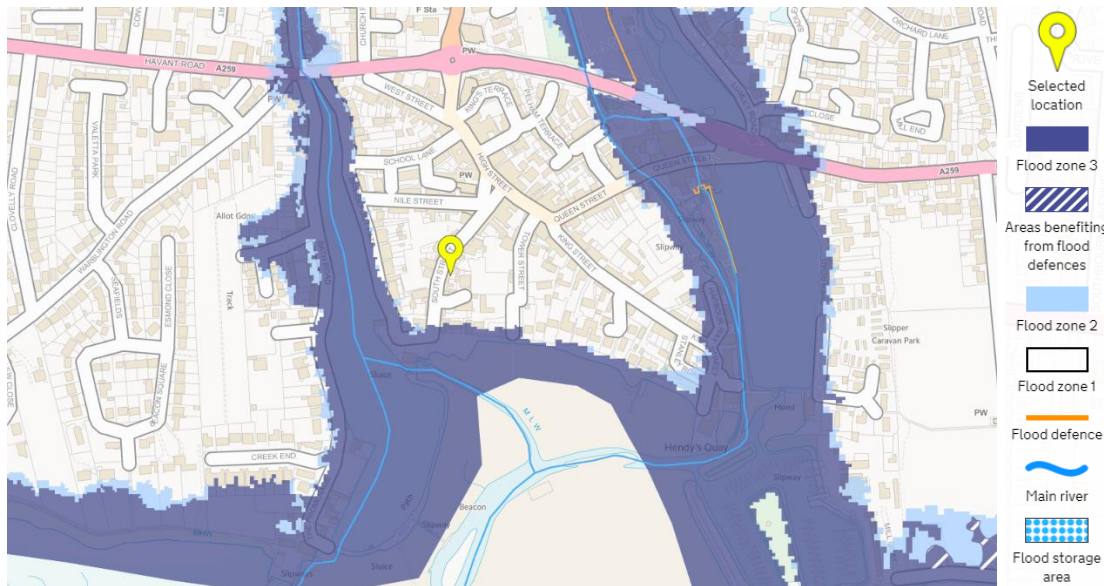


Figure 7: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

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

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)

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

Dolphin Cottage is located within the Environmental Agency's Flood Zone 1. This suggests that the dwelling has a low probability of a flood risk. As a result of this, this application will not need a Flood Risk Survey.

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3.0 DESIGN

3.1 The Proposal

This proposal seeks to add a single storey extension to the rear of the dwelling alongside internal changes on the ground, first and second floor, alongside the rebuild of the existing outbuilding.

The ground floor extension at the rear of the property aims to connect onto the existing kitchen and dining room to create a seamless open plan kitchen diner opening out onto the garden. A lean-to roof, matching that of the existing will be created for the extension. The extension roof will be finished with clay tiles and incorporates three conservation roof lights to allow the new space to benefit from generous levels of natural lighting.

On the first floor, alterations to the existing landing will allow for the addition of an en-suite bathroom for the master bedroom. The toilet will also be relocated into the existing bathroom, allowing room for a new desirable landing. To accommodate for the internal alterations on the first floor, the window positions will be changed on the rear façade of the dwelling. Despite the changes, the design style of the rear façade will be kept as existing, with clay hanging tiles and white timber framed windows. The existing location of the hot water storage in the bathroom will be relocated to the store on the second floor.

In the second-floor loft room, the existing section of fibre-board flat ceiling will be removed to create a vaulted ceiling. All the existing beams will remain and be exposed within the room, making them a feature. This will also help the room to feel more spacious.

At the end of the garden, the existing outbuilding will be demolished and rebuilt. The outbuilding will have a room designated as a snug/office with a shower room. The outbuilding will open out into the garden via generous sliding doors and is to be finished with brick walls and clay tiles.

3.2 Use

The building will continue to be used as a residential dwelling.

3.3 Amount

Existing Floor Area

Ground Floor: 54.2 m²

First Floor: 41.6 m²

Second Floor: 23.1 m²

Outbuilding: 15.8 m²

Total: 134.7 m²

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Proposed Floor Area
Ground Floor: 61.1 m²
First Floor: 41.6 m²
Second Floor: 23.1 m²
Outbuilding: 15.8 m²

Total: 141.6 m²

Total Net Increase: 6.9m² [5.1% Increase]

3.4 Scale

The proposed single storey extension is to be situated at ground floor on the rear of the dwelling, making the works hidden out of public view from South Street and the wider Conservation Area. The extension is to only come forward 1.4m from the existing and will sit in line with the neighbouring property. Therefore, these works will not have an effect on neighbouring dwellings' access to natural light or impose upon their privacy.

The proposals have been designed in line with the guidelines set out by the Chichester Harbour Conservancy. The proposed extension is well below the 50% increase in footprint and there will be no increase to visible silhouettes. It is also considered that the proposals will have minimal impact on the harbour as they cannot be seen from the harbour and are positioned within a built-up area.

The new outbuilding is to be built on the existing footprint with the same roof line, resulting in no change of external appearance in scale.

3.5 Appearance

The proposed extension has been designed to respectfully respond and complement the character of the existing dwelling through both design and use of materials.

Roof

The roof of both the extension and outbuilding will be completed with pitched roofs, clay tiles and conservation roof lights, linking to both one another and the existing roof design and material choices.

Walls

On the ground floor extension, the walls will be finished in painted render, whilst on the first floor the walls will be left clad in hanging clay tiles and the outbuilding will be finished in brick, all matching the existing materials used.

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Windows/Doors

Both the new extension and outbuilding incorporate large sliding doors which open out onto the garden. These will be modern, in contrast with the very traditional appearance of the rest of the proposals and the existing dwelling. To achieve this, the sliding doors will have aluminium frames. White painted timber frame windows to match the existing are to be used throughout the dwelling and within the outbuilding.

4.0 ACCESS

4.1 Access to site

Access to the site is to remain as existing.

4.2 Parking Plan

There is no loss of parking as a result of the proposed works.

5.0 IMPACT ON HERITAGE ASSETS

5.1 Listing

The usage of the existing materials and design approach within the proposal allows for the extension and works to be completed seamlessly into the property, ensuring not to impose upon the image or style of the listed property. Although there will be some small loss of historic fabric this will be kept to a minimum and it is considered that the benefits or the proposed works will outweigh any loss.

The replacement outbuilding is to be built in traditional materials to match in with the house and reflects on the existing outbuilding. It will be built in the same style and will match the existing footprint and roofline. Whilst the existing outbuilding is in extremely poor condition with stability issues and unsafe materials, the re-building of the outbuilding would provide a high quality, safe and functional space. We feel that this will have a significant positive impact on the listed dwelling.

5.2 Emsworth Conservation Area

With the property being situated within the Emsworth Conservation Area, the proposals have been designed to ensure the materials are in-keeping with the character of the Conservation Area to ensure they do not detract from the visual features of the area. The proposal is also situated at the rear of the property, out of view from public sight along South Street.

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ADDITIONAL PHOTOS (INTERNAL)

OUTBUILDING PHOTOS



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OUTTAKE FROM BUILDING SURVEY REPORT – SECTION REGARDING OUTBUILDING

'8.1 Outbuildings

Rear Store

This is of 102 mm brickwork with a concrete floor. The roof is pitched and clad in plain clay tiles to the front and corrugated asbestos to the rear. The floor is uneven; movement has, and to a limited degree, is probably still occurring to the walls. The structure is wet and generally in a neglected/poor condition.

A considerable amount of work is required to repair and stabilize this structure.

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With asbestos, provided it is left undisturbed and kept encapsulated/painted, the health risk is minimal. If it is ever removed, then this work should be carried out by a specialist contractor, properly trained and fully licensed to deal and dispose of this type of material I advise.

The coal bunker in this area also has an asbestos lid and front cover.'

ADDITIONAL PHOTOGRAPHS OF THE EXISTING DWELLING



Second floor loft room – flat section of fibre board ceiling to be removed.



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Rear first floor windows to be repositioned to allow for revised layout.



Toilet to be relocated and landing extended.



Existing landing window to be repositioned and replaced.



Existing kitchen and rear wall



Existing extension area – kitchen and dining space

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Existing dining area and position of proposed sliding doors.



Master bedroom, cupboard to be removed and replaced with en-suite, extending into the landing.

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