

DESIGN & ACCESS STATEMENT

hd
architects

Landscaping of Existing Dwelling

at

20 Queen Street, Emsworth PO10 7BL



Figure 1: Front Elevation

March 2021

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to re-landscape the existing frontage and make minor changes to the rear of the dwelling at 20 Queen Street.

This document outlines the proposed works to include:

- Landscaping of frontage of dwelling.
- New patio space at the rear of the property in space of existing shed.

The following documents accompany the application:

- 20186 Drawing Collection.
- Community Levy Infrastructure Questions.

Site Survey

A full survey of the existing landscaping and surrounding context was carried out by both Helyer Davies Architects and Encompass Surveys in December 2020.

Relevant Planning History

Reference: APP/16/00490

Proposal: Single storey rear extension at 20 Queen Street following demolition of single storey dwelling at 22 Queen Street.

Decision: Grant perm/ consent/ certify lawfulness.

Decision Issued Date: Fri 01 Jul 2016

Pre-application Advice

Pre-application advice was received in February 2021 (GEN/20/00794). A summary of the advice received is detailed below.

Conservation Officer Assessment:

- *"In principle, the overall scheme will enhance the CA and open up front view of the property which makes a very positive contribution to the street scene and is currently partially obscured.*
- *Any bricks for new sections of wall will need to be very carefully chosen and matched to the main house – I note the wall around the front landscaping bed (not within the site) features some flint work – might be worth a consideration to provide some cohesion between the two areas.*
- *Again, the railings / gate need to be of high quality in a heritage style.*

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

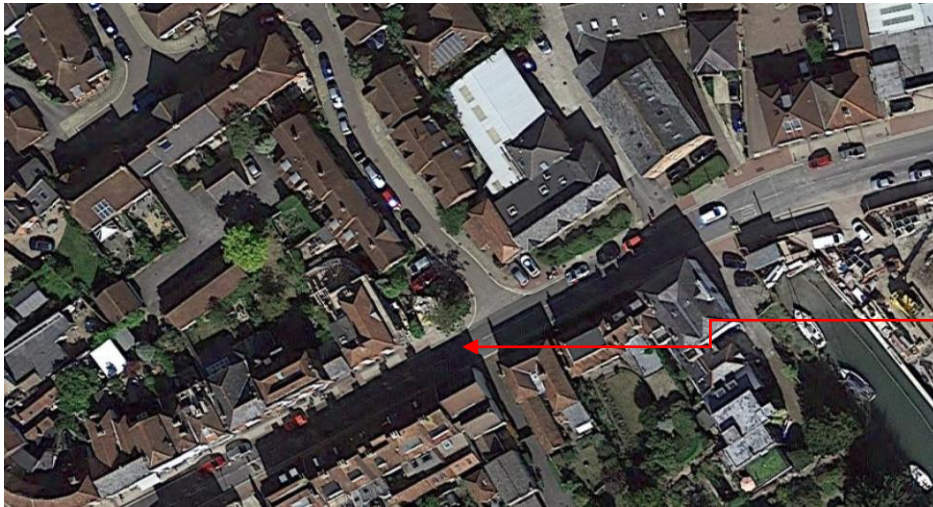
- *I have concerns over the new wall and railings at the side of the property which front directly onto Queen Street. There may have once been something here however at this present time, an introduction of a boundary wall and railings on this side would not be in keeping with the street scene, as the properties along this side of the road are very much street facing with no front amenity space other than the entrance steps.*
- *I'm not 100% convinced on the partially covered bin store. I feel the timber roof posts would detract from the newly opened up front elevation of the property. I would prefer to see this much more subservient in terms of its appearance. "*

The feedback received in February suggests the proposed works would be acceptable. The style and design were seen to be appropriate and beneficial to both the listed dwelling and surrounding area, making for a positive contribution to the area and not resulting in a negative impact to the neighbouring properties.

The issues raised regarding materiality of the bricks, railings and gates used has been addressed within the scheme, proposing reclaimed bricks to match the existing dwelling, as well as heritage railings and gates. Furthermore, the pergola and timber posts over the bin store have since been removed, further responding to the comments made by the Conservation Officer. Should any further information/ details be required to make this assessment, please do not hesitate to contact Helyer Davies Architects.

2.0 SITE LOCATION

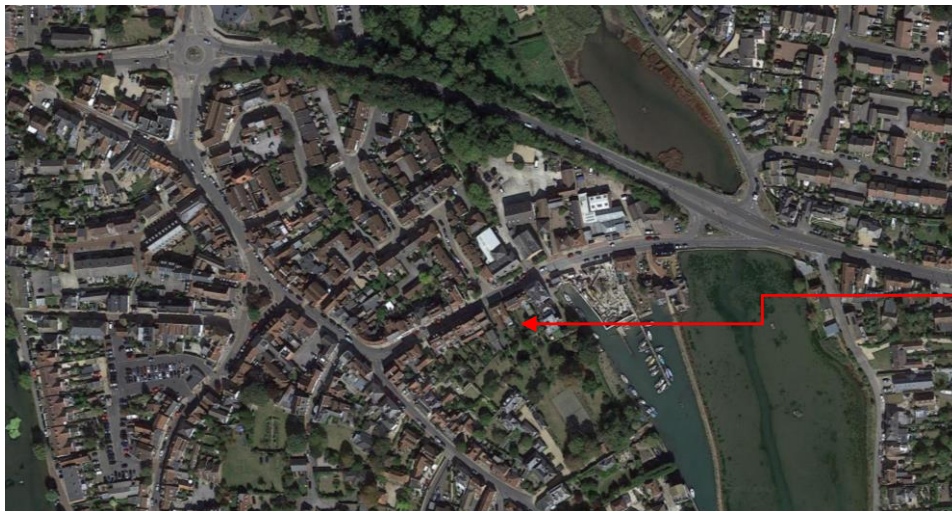
Surrounding Context



20 Queen Street

Figure 2: Google Map – Immediate Context

The Grade II Listed dwelling is positioned on the corner of Frankland Terrace and Queen Street. The existing landscaping is positioned on the boundary between the site and public pavement. There is currently a brick planter in front of the site, hosting a mature tree as well as smaller seasonal plants and flowers.



20 Queen Street

Figure 3: Google Map – Wider Context

The dwelling is surrounded by a mix of residential and commercial buildings on both Queen Street and Frankland Terrace. These buildings are mostly completed with the use of traditional construction methods, using a mix of brick and render wall finishes and a mix of clay and slate tiles for the roofs.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Emsworth Conservation Area

The site of 20 Queen Street is positioned within the Emsworth Conservation Area. As such, all design choices have been made to respond to both the existing dwelling on site, as well as the surrounding character of the Conservation Area.

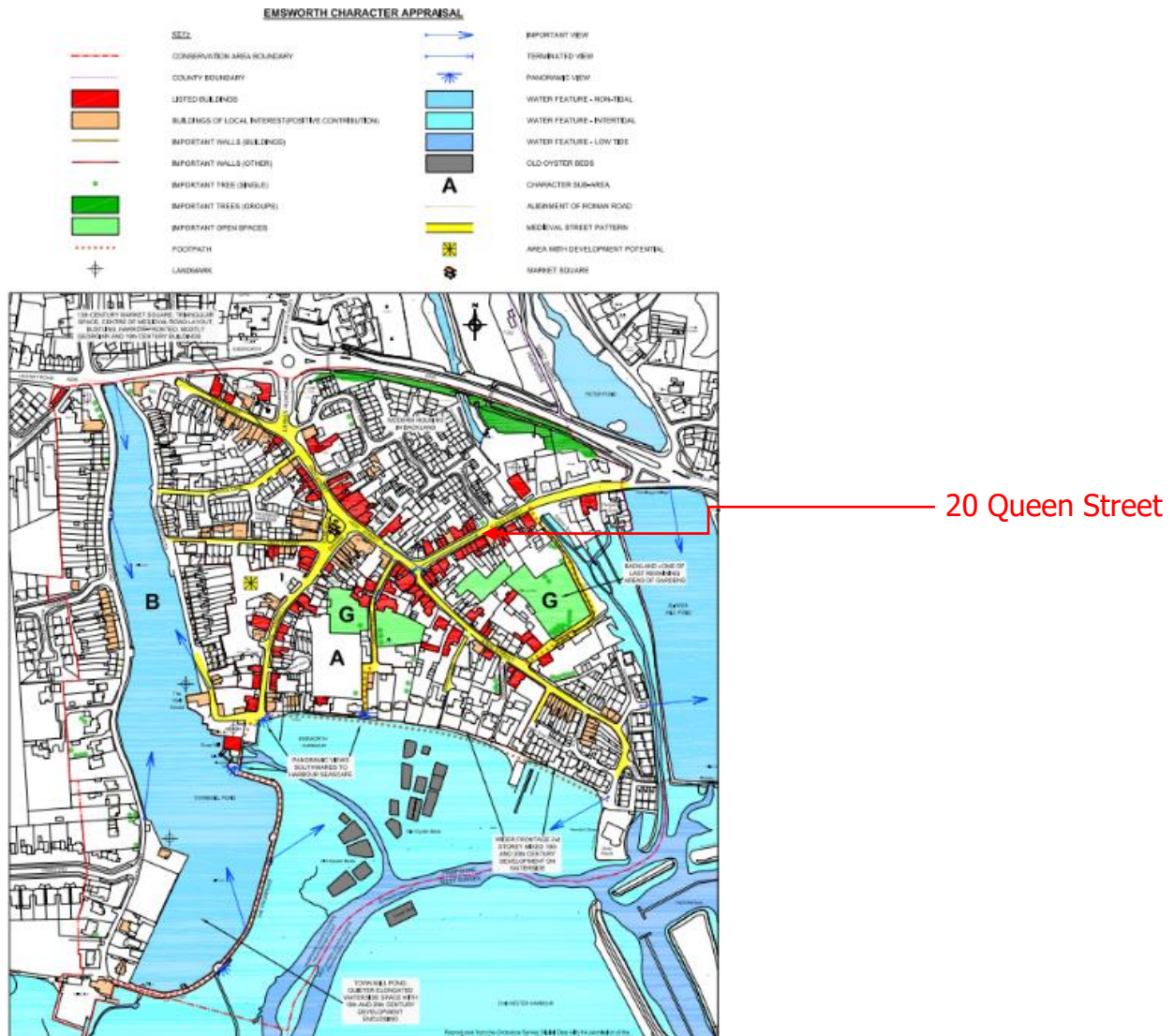


Figure 4: Emsworth Character Appraisal

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: 18 AND 20, Queen Street

List Entry Number: 1339927

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

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT

mail@hdarchitects.co.uk

www.hdarchitects.co.uk

01243 370 715

County: Hampshire
District: Havant
Grade: II
Date first listed: 16th of May 1952

List Entry Description

Details: SU 7505 HAVANT QUEEN STREET Emsworth (North Side) 16.5.52 11/48 Nos. 18, and 20 II

Pair of houses (18 an office). Late C18. Brick, with a tile roof. 3 storeys, 2 windows. Hipped roof, brick dentil eaves. Red brickwork in Flemish Garden Wall bond, cambered openings. Sashes in exposed frames. Entrances at sides, 18 being mid C20. No. 20 has a symmetrical prominent east elevation of 1.1.1 windows, pediment gable (with cement-panelled Vesica) above projecting centrepiece. Sashes (central casement at the top). Wood doorcase with cornice, frieze, panelled pilasters and 6-panelled (2-top-glazed) door.

Listing NGR: SU7510205734

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

3.0 SITE PHOTOS



Figure 5: View of dwelling from Queen Street.



Figure 6: Front Elevation of 20 Queen Street from Frankland Terrace.



Figure 7: View of location of proposed landscaping.



Figure 8: View towards the back garden of 20 Queen Street where timber panels have been proposed.



Figure 9: View of rear patio space.



Figure 10: Location of proposed landscaping works.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

4.0 FLOOD RISK ASSESSMENT

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

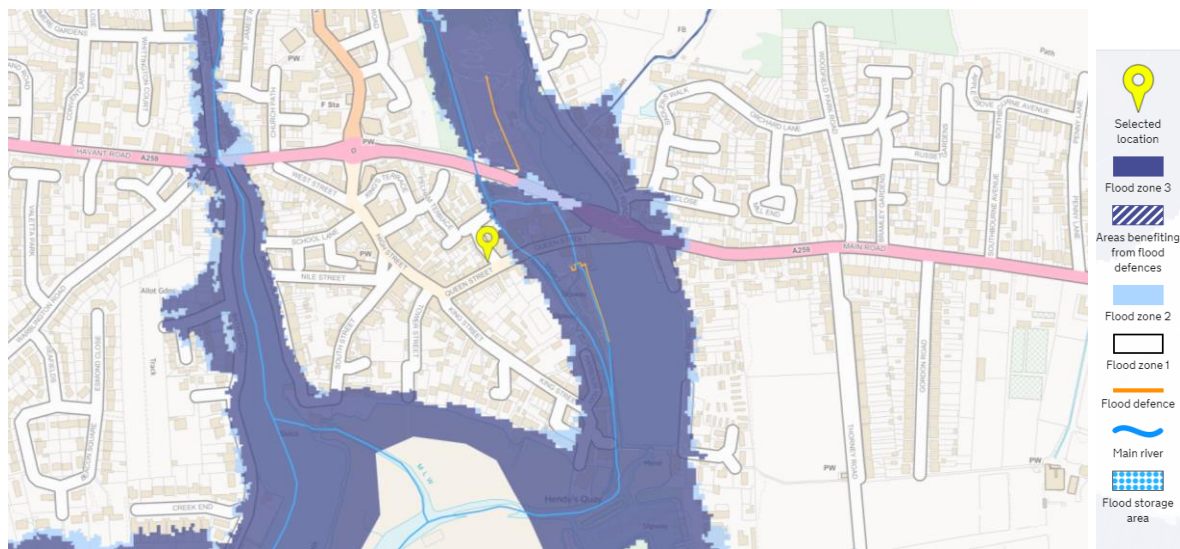


Figure 9: Environmental Agency Flood Risk Map

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

20 Queen Street is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, our application does not require a flood risk assessment.

5.0 DESIGN

This proposal seeks to redesign the existing landscaping at the front of the dwelling on Queen Street. The project aims to replace the existing landscaping with a new layout that creates a distinctive entrance to the site, whilst removing the existing visual obstructions of the dwelling from Queen Street. The landscaping will include a designated parking space and bin store, hidden from public view. There will be a low brick wall as a base for black heritage railings, creating a distinct boundary between the site and public access route.

Use

C3 residential dwelling.

Appearance

Landscaping Materials

Walls – Reclaimed bricks to match existing used on dwelling.

Railings – Heritage Black steel railings to match existing.

RHS Panels – Timber

6.0 ACCESS

Access to the Site

The existing access point to the site will be retained.

Parking

The proposed works on the dwelling will not affect the existing parking arrangement.

7.0 IMPACT ON HERITAGE ASSETS

Listing

The replacement of the existing landscaping will allow for the dwelling to reconnect to Queen Street, where it has previously felt visually disconnected due to the existing landscaping that has created an obstructed view from the street. Furthermore, the reclaimed bricks and heritage railings and gates have been chosen to directly respond to and create a connection between the existing dwelling and proposed works.

Emsworth Conservation Area

With the dwelling being situated within the Emsworth Conservation Area, the proposal has been designed to ensure that the materials used are in keeping with both the dwelling and the character of the Conservation Area to ensure they do not detract from the visual features of the area.