

Design and Access Statement & Heritage Statement

Proposed Dormer and Alterations

44 South Street, Emsworth, Hampshire, PO10 7EH



Photograph 1 – West Elevation

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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client to design a dormer window and associated alterations to Trinity Cottage, an existing dwelling in Emsworth. This application is for Householder Planning Consent in a Conservation Area.

The works consist of:

- Replace existing Velux window with new dormer window
- Replace and lower the second floor
- Provide a new compliant staircase to second floor

The following documents will accompany the Application:

- Application Form
- Combined Heritage Statement & Design and Access Statement
- CIL Additional Questions Form
- Drawing Series 20091

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Recent Planning History

08/73298/000 - Ground floor extension with roof terrace over; fit French doors within existing first floor dormer; fit roof light.

08/73298/001 - Conservation Area Consent for demolition of existing lean-to bathroom.

08/73298/002 - Replacement single storey extension, creation of roof terrace over. Enlargement of opening at first floor level (demolition of existing single storey extension).

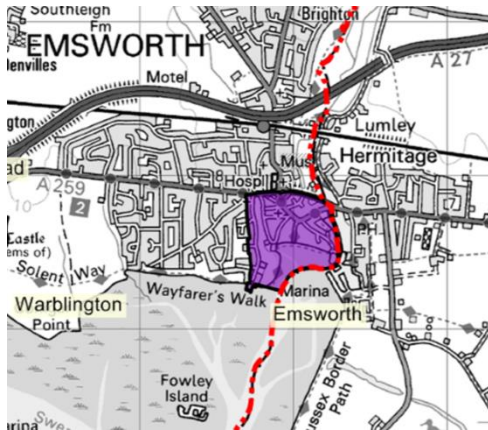
08/73298/003 - Conservation Area Consent for demolition of existing single storey extension.

09/73298/004 - Discharge of Condition No 2 of Planning Permission 08/73298/002

APP/10/00960 - Amendments to Planning Permission 08/73298/002 and 09/73298/004 to balcony to prevent access to flat roof area and retention of decking to roof area for aesthetic purposes. (Retrospective application.)

Site Context

44 South Street is a dwelling located at the southern end of South Street in Emsworth. It is situated within the Chichester Harbour Area of Outstanding Natural Beauty and Emsworth Conservation Area, as such it is bound to certain regulations of uniformity.



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.

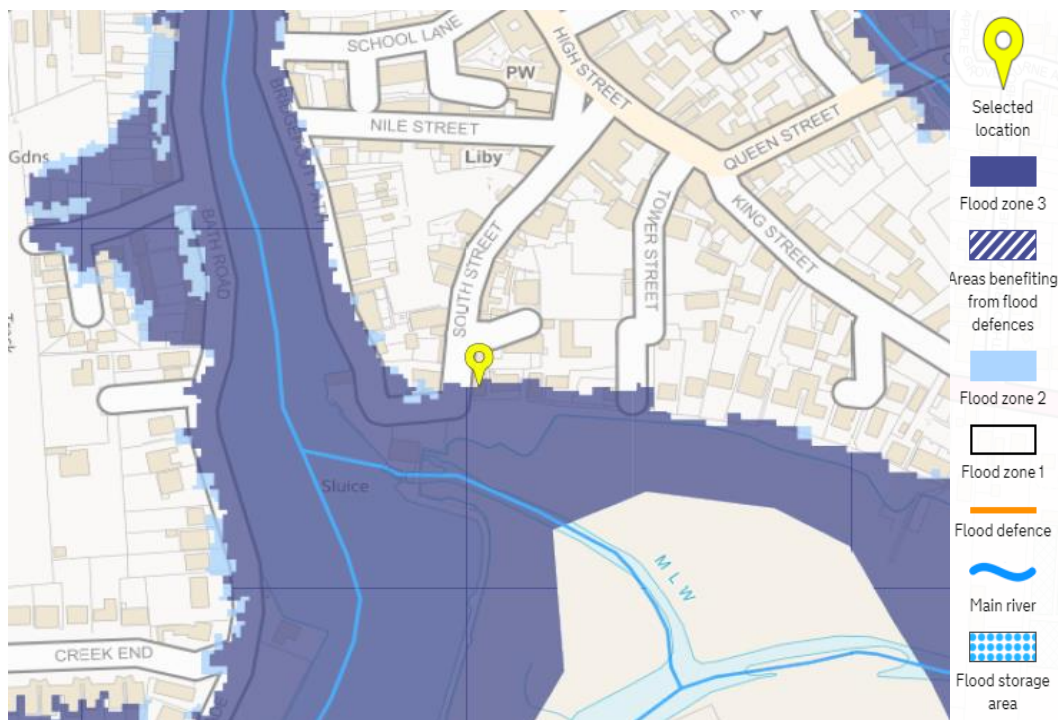
The section of the Emsworth Conservation Area Character Appraisal detailing South Street is included below:

'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 in location, built partly on piles against the side of the Town Mill Pond.'

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

Flood Risk



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 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)

The dwelling sits within the Environmental Agency's Flood Zones 1 and 3. Flood Zone 3 is defined as having a 'high probability of flooding'. As a result, our application would require flood risk assessment, however as the application is only for a dormer and alterations to the second floor the risk of flooding will not impact on the proposal.



Design

Use

The use is to remain as existing - for use of the residential dwelling's occupants.

Amount & Scale

The proposed dormer is designed to provide adequate height for access onto the second-floor storage area. The floor in this section will be lowered as part of the works to ensure the dormer height can be kept to a minimum and therefore will be in keeping with the scale of the building and to other examples of dormers on South Street.

Layout

The dormer window will be located on the rear (east) elevation.

Appearance

The materials chosen are of high quality and aim to reflect those on the existing building; to remain in keeping with the character of the surrounding area.

Dormer walls – Plain clay hanging tiles

Dormer roof – Lead

Windows – Metal or timber

The windows will be painted, or powder coated white to match the existing and surrounding buildings.

Landscape

To remain as existing.

Access

The access to and from the site will not be altered.

Impact on Emsworth Conservation Area

The proposed alterations to the building are rear facing and so will have limited impact as they will not be visible from the street scene. The dormer has been designed to appear as cohesive as possible with the neighbouring properties and the existing dwelling in terms of materiality and design. Therefore, the overall impact on the Emsworth Conservation Area is considered to be minimal.