

Design & Access Statement

Proposed Alterations

37 King Street, Emsworth, Hampshire PO10 7AZ



Photograph 1 – North Elevation

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to apply to change the existing roofing material on the rear single storey element from slate to zinc at 37 King Street. The application is a householder planning application.

The works consist of:

- Change of roof material on rear single storey element

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [14099 series]
- Design and Access Statement

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 O.S extracts are to show site location plan and block plan only.

Planning history

APP/14/00990 - Refurbishment work consisting of insertion of 2 pairs of French patio doors to rear; installation of 3No. roof lights to rear; 1No. first floor side window and relocation of 1No. ground floor side window; redecoration of external render; removal of existing front porch; replacement of front door; removal of fence and hedge to rear boundary and replacement with wall to match existing. - *Approved November 2014*

Site Context

37 King Street is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area as well as the Chichester Harbour Area of Outstanding Natural Beauty.



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 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 AONB and Ramsar sites within the locality will not be adversely affected by our proposals.

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)

37 King Street is located within flood zone 1, so does not require a flood risk assessment.

Design

Use

The clients wish to continue to use the property for residential purposes.

Amount & Scale

Both the scale and footprint of the dwelling will remain unchanged.

Layout

The layout is to remain as existing.

Appearance

Overall the external appearance will remain as existing. To the rear of the property, it is proposed that the single storey element of the dwelling will have its existing roof finish replaced. The material is to change from a grey slate to zinc. From King Street, there will be no visible changes to the external appearance to the dwelling. The proposals will only be visible from the rear of the property.

Landscape

To remain as existing.

Access

To remain as existing.

Conclusion

The planning application is for alterations to the existing house, which we believe will benefit the property whilst having minimal impact on the surrounding area. Due to the building's location in relation to the sea and the angle of the roof, the existing slate doesn't work and is causing the roof to leak. The proposed zinc roof is more appropriate for both the location and roof pitch, it will help prevent any future problems.