



Ref:901/B/DA/Rear

## Design and access statement !

### Project proposal overview.

Repairs and minor alterations as part of an upgrade of the interior and exterior of this three/four bedroom semi detached single family dwelling house.

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The work described here includes the removal of the second floor dormer windows to the **rear (east) elevation** bedroom and bathroom and replacement within the existing dormer of full height glazed door/windows to the bedroom, behind a 'juliette balustrade' and reinstatement of a replacement bathroom casement window to the existing width and height and sill height.

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### The premises general description of accommodation.

The premises are circa 1970's semi detached townhouse over three floors.

Accommodation comprises as follows :

#### Ground floor :

Forecourt parking hard standing to west side

Entrance hall and stairwell

Cloakroom with shower

Utility Room

Bedroom 4 /Study

Garage ( at lower level )

Rear patio and raised flower beds and borders to the east.



exterior view  
rear elevation  
east facing





Accommodation continued .

**First Floor**

Landing

Kitchen /Dining

Living Room/Reception

Bathroom/Cloakroom

**Second Floor**

Landing

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

It should be noted that the essential arrangement and the amount of the accommodation as proposed , remains as the existing.



second floor  
bedroom  
interior view  
east facing  
(rear)



**Site and environs.**

The dwelling is situated in the town of Emsworth, within the Emsworth Conservation Area, at the northern end of Bridgefoot Path, to the east side of The Slipper Millpond and to the north west of Thorney Island.

The neighbour hood is a quiet coastal town close to the well established holiday retreats of East and West Wittering and Hayling Island and the dwelling and environs sit to the west of the Chichester Harbour , Area of Outstanding Natural Beauty.

The property overlooks the street and waterway to the west and on to its own rear garden and the car park space allocated to adjacent dwellings .

The surrounding and neighbouring properties are for the most part late nineteenth , and early to mid twentieth century two storey single family dwelling houses some terraced some semi detached and of varying types in style and treatment.

**The dwelling and proposed works.**

As previously stated the dwelling is circa 1970's townhouse design over three floors with internal garage at ground floor level.

The premises original design heeded the probable need to be elevated against the possible rise of water level within the adjacent water way and acknowledged the slope to the site by raising the ground floor of the dwelling approximately 600mm above the garage and the external ground level to the drive.



interior view  
to east from  
bedroom



### **The dwelling and proposed works (cont).**

The proposal described here includes a small alteration to the rear east facing elevation at 2nd floor level.

The proposed works are to remove the high silled window, within the existing dormer window, to the existing rear bedroom and to introduce full height casement doors/windows behind a 'juliet balcony' of handrail and balusters in painted mild steel .

The proposed window to be in painted wood and double glazed in sympathy with the original intent.

The introduction of the above in this position will both preserve and enhance the dwelling and the amenity to the bedroom in question .

The works described will not impact unfavourably the amenity enjoyed by any of the neighbouring properties.

The works intended described in this statement are also in line with the spirit and intent of the applicable sections of the Permitted Development Rights for Householders described in the Technical Guidance September 2019 in so far as the profile of the roof remains unchanged, is not raised while no additional volume is gained.

'A juliet balcony , is proposed to be compliant with the above guidance , where no external platform would be permitted ' , as described on Page 29 of the above document.

Where the above is proposed the tiled roof beneath the bedroom windows is therefore omitted and a leaded section of flat roof is proposed from door/ window sill/threshold to the remaining tile courses of the roof at the eaves beneath, and constructed with lead clad side cheeks to underside of verge each side.



second floor  
bathroom



## Likelihood of flooding in this area

This location is in an area with a low probability of flooding

### FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:
  - smaller than one hectare
  - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- 2 If your development is in flood zone 1 and:
  - larger than one hectare
  - is affected by sources of flooding other than rivers and the sea, for example surface water drains
 you can [learn more about flood risk assessment in flood zone 1](#)
- 3 You can also [read more about flood risk assessments for planning applications](#)



flood risk indication

**Table 1: Flood Zones**

These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's [Flood Map for Planning \(Rivers and Sea\)](#), available on the Environment Agency's web site, as indicated in the table below.

| Flood Zone                        | Definition                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone 1 Low Probability            | 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         | 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          | 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) |

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential future flood risks to developments and land uses.

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flood zone table

**In summary and conclusion.**

The works do not increase the size or footprint of the building.

The works do not change the height of the roof.

The dormer window bay height and width remain the same.

The works do not harm the amenity of the neighbouring properties.

The works enhance the amenity of the subject premises.

The works are sympathetic to the original design in style and spirit.

The works preserve and enhance the dwelling albeit within a conservation area.

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In light of the above the applicants and I request that the Planning and Conservation officers of Havant Borough Council view this application favourably and grant Conservation Area Consent as applicable.



front (west)  
elevation



rear (east)  
elev view



adjacent rear  
car park area



rear  
car parking  
area



adjacent  
properties  
to rear