

Design & Access Statement

Proposed Extension and Alterations

Wharf House, 30 King Street, Emsworth, Hampshire PO10 7AZ



Photograph 1 – West (Side) Elevation

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Introduction

Helyer Davies Architects have been appointed by a private client to design an extension and alterations to Wharf House, an early 19th Century Listed dwelling in Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Internal alterations
- Repositioning the entrance from King Street
- Replace existing conservatory with single storey extension

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [19165 series]
- Design and Access Statement

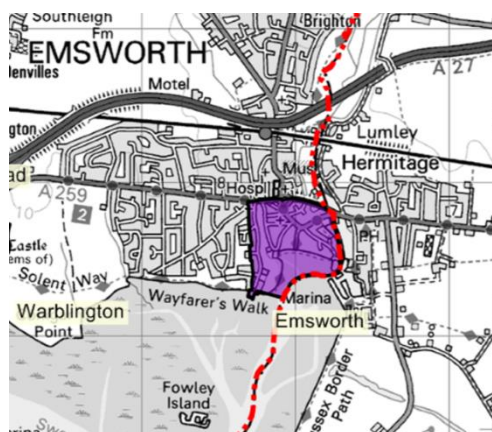
A measured survey has been undertaken by Helyer Davies to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

Planning History

3 Separate permissions were granted between 1959 & 1963 (Ref: 05581, 14721 & 15160) however no further details are recorded on Havant Borough Council regarding these applications.

Site Location and Context

Wharf House is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area.



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.

A public footpath runs down along the north boundary of the house and the garden extends down to the waters edge of the Emsworth channel.

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.

Flood Risk

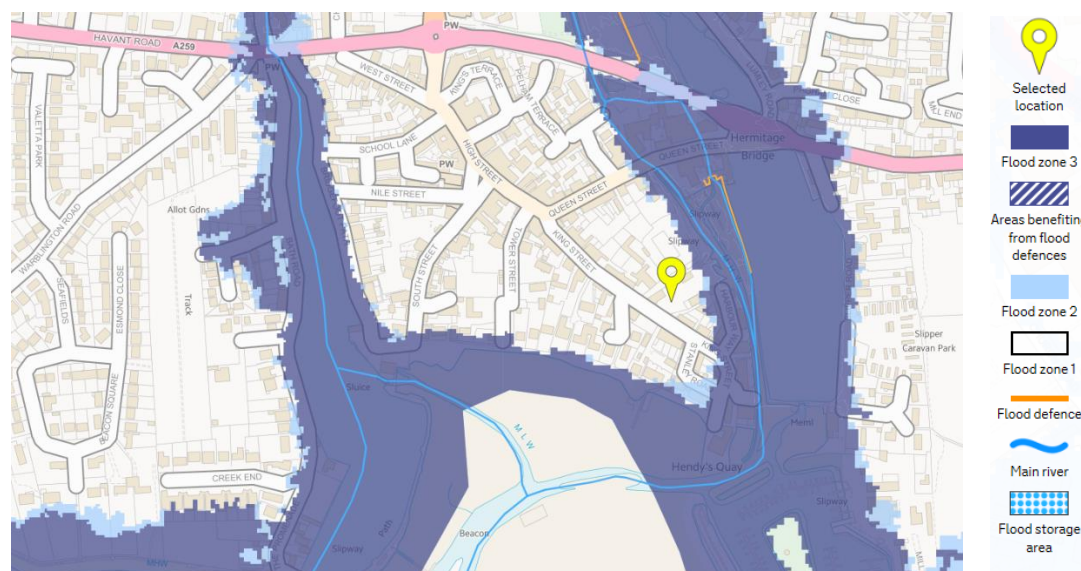


Figure 6: Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

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)

Although the dwelling sits within Environmental Agency's Flood Zone 1, the end of the garden sits in flood zone 3 which is defined as having a 'high probability of flooding'. As a result, our application will require flood risk assessment.

In line with the national guidance for minor extensions (less than 250m²) in flood zones 2&3 (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>), the finished floor level of the proposed extension will sit no lower than the finished floor level in the existing dwelling. Precautions will be taken to minimise the possibility of flooding by surface water. The overall increase in footprint is only 19.1m² and for this reason there will be minimal impact on the surrounding area.

Proposals

Use

The property is to remain as a C3 dwelling house.

Amount and Scale

The proposals seek to replace the existing conservatory with a single storey extension. The roof will sit level with the existing single storey element and so will not impose on the surrounding area. The increase in GIA is only 15 m². As such it is considered that the proposals are of reasonable scale in relation to the existing dwelling and will not impact on the surrounding area.

Proposals

Internally on the ground floor layout within the single storey element is to be reconfigured to provide more usable spaces that are more conducive to family living and make better use of the space.

The new layout will provide a modest open kitchen-diner, off which is located a utility room. A shower room/ground floor w/c is accessed off the utility room.

The existing conservatory is to be demolished and replaced with a single storey extension, which will form a 'sunroom'. Corner sliding doors and two large roof lights will make the room light and airy, as well as connecting with the garden making an indoor-outdoor space.

The existing gateway entrance from King Street is to be re-positioned to allow for the proposed shower room; the existing entrance will be re-formed and will become a window to the shower room.

Existing roof lights within the single storey element of the building are to be removed and replaced with two large rectangular roof lights, these will provide additional natural daylight into the kitchen and dining area.

Externally a canopy will extend around the sunroom to provide solar shading. The canopy will also extend across to the western boundary wall, providing a covered area between the new proposed entrance from King Street and the rear entrance into the utility room.

Appearance Materials

Proposed materials, where possible, will reflect those on the existing extension to the main house whilst providing a modern and high-quality living space. The materials are as follows:

Brick – to match the existing

Roof – Single Ply with zinc profiles

Windows – Combination of Aluminium and white painted timber

Landscaping

Landscaping is to remain as existing.

Access

The existing entrance (gateway) from King Street, is to be repositioned to allow for the ground floor shower room. The doorway will be moved approximately 2.2m south along the boundary wall.