



Ref : 901/A/DA/Front

Heritage and 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 replacement of the first floor bay window to the to the **front (west) elevation** and the replacement within the existing bay of the full height glazing with similar silicone jointed fixed double glazed windows and side and top hung windows to the side returns of the bay window.

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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
front elevation
west 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.



first floor
lounge
interior view
west facing
(front)



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 south west
from lounge

The dwelling and proposed works (cont).

The proposal described here includes a small alteration to the front west facing elevation at 1st floor level.

The proposed works are to remove the glazed windows to the bay window, which are now old and have failed and are impacted by failed glazing seals and are now subject to condensation blooms within the glazing panes.

The proposed window is to be silicone jointed and capped with painted wood and to be double glazed units of superior thermal performance in keeping with the original intent.

The introduction of the above in this position will improve thermal performance and preserve and enhance the dwelling visually internally and externally and the improve the amenity to the living room 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.

Where the above is proposed the front panes are to be fixed while the flank /sides of the window has opening lights above fixed lights introduced for ventilation purposes to equate to 1/20th of the floor area.

The new windows will enable good condensation free views of street and across the waterway from this , the principal living room.



view from
bay window

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.

Paragraph: 065 Reference ID: 7-065-20140306

Revision date: 06 03 2014

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 building.

The bay window depth, 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



view to south
from bay
window

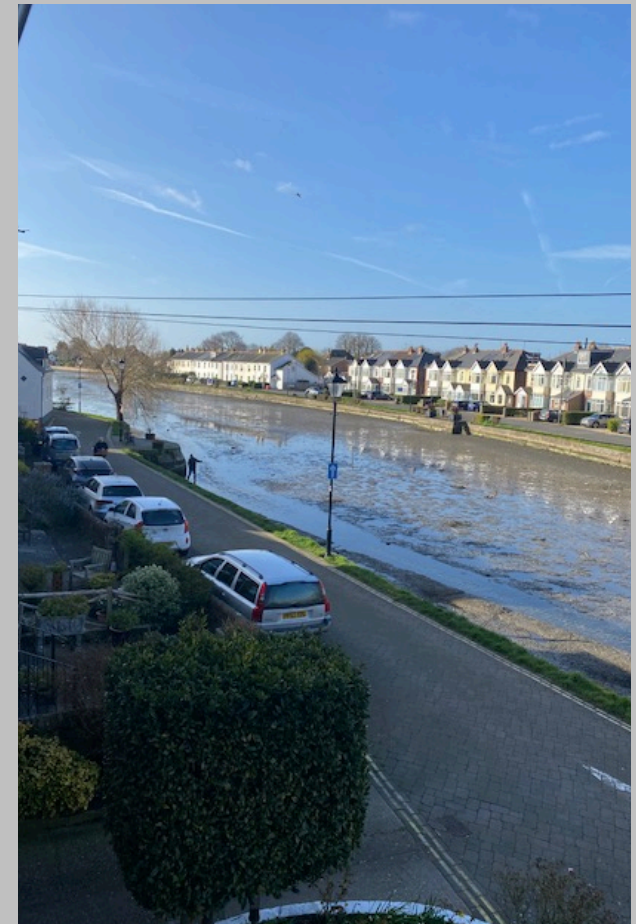


view across
waterway
from lounge





view of front
from north



view to south
from lounge

