

DESIGN AND ACCESS & HERITAGE STATEMENT

hd
architects

Internal alterations

to

Unit 3, The Old Flour Mill, Queen St, Emsworth



Figure 1: View of Unit 3.

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to redesign the internal layout of Unit 3 The Old Flour Mill on Queen St in Emsworth.

The following documents accompany the application:

19122_Design and Access and Heritage Statement
(Drawings)
19122-01_Existing/Proposed plans

1.1 Site Survey

A partial building survey of the existing unit was carried out by Helyer Davies Architects in September 2019. The OS extracts are to show the site location and block plan only.

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2.0 SITE LOCATION

2.1 Surrounding Context

The site is located off Queen St in Emsworth.



Figure 2: Ariel Maps (from Google Maps)

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2.2 Site photos



Figure 3: Rear of unit 3.



Figure 4: Existing access adjacent to Unit 3 (looking south).



Figure 5: Existing access adjacent to Unit 3 (looking north).

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3.0 FLOOD RISK ASSESSMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

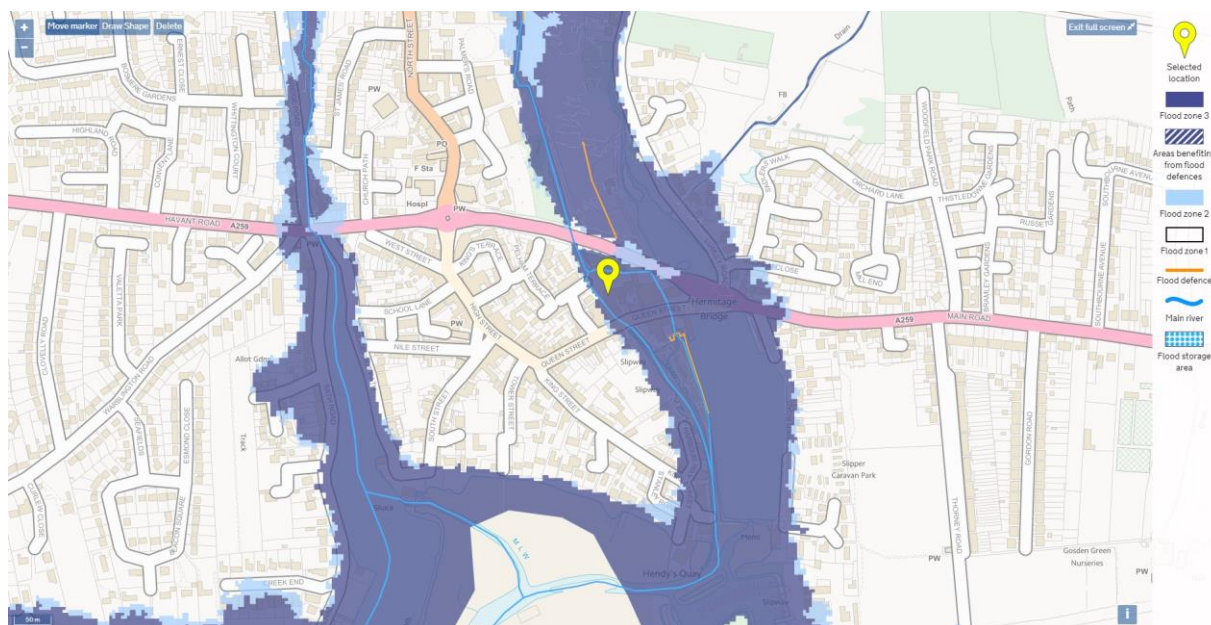


Figure 6: Environmental Agency Flood Risk Assessment – Map (<https://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 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 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The site is located within the Environmental Agencies Flood Zone 3, which is defined as having a 'high probability of flooding'. We do not believe our application requires a full flood risk assessment as the proposals are for internal alterations only and will not increase flood risk on the site or in the surrounding area.

4.0 DESIGN

4.1 The Proposed

The proposals seek to alter the existing layout of unit 3 forming the following new units:

- Unit 2 annex (accessed from unit 2)
- Unit 3 workshop and store
- New Mill Office

The proposals fall within the curtilage of a listed building; however, they will have minimal impact on the listed building as the works are to erect new internal partitions only.

The existing and proposed layouts are shown on drawing 19122-01.

4.2 Use

Existing use

Unit 3 is classified as Office/Workshop (with store).

Proposed use

Unit 3: Workshop (with store)

Unit 2 Annex: Office

Mill Office: Office

All uses classified under B1 'Business use'.

4.3 Amount

No change to the floor area.

4.4 Scale

No change to scale.

4.5 Appearance

No change to the external appearance (including the elevations which will be unaffected by the works.)

4.6 Landscaping

No change to landscaping.

5.0 ACCESS

5.1 Access to Site

There are no proposals to change or alter access to or from the site.

5.2 Parking Plan

There is no loss of existing parking provision. The spaces associated with Unit 3 will be divided proportionally between Unit 2 annex, Unit 3 and The Mill Office as follows:

Existing total number of spaces associated with unit 3 - 7 parking spaces.

Proposed associated parking:

Unit 3 – 2 parking spaces

Unit 2 Annex - 3 parking spaces

The Mill Office - 2 parking spaces