

Helyer Davies Architects Ltd

HAVANT BOROUGH
COUNCIL

16 NOV 2018

RECEIVED

hd
architects

Design & Access Statement

Renovation of kitchen and alterations

to

8 King Street
Emsworth
Hampshire
PO10 7AZ



Fig.1 – Front Elevation.

November 2018

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects have been appointed by a private client to design the renovation to the kitchen and alterations to 8 King Street, in Emsworth. This application is for Listed Building consent; for alterations to a Grade II Listed Building in a Conservation Area.

Our client wishes to refurbish the existing kitchen on the ground floor at the rear of the property, with alterations to improve the functionality of the space and provide further access to the garden.

Pre-Application

Ref: GEN/18/00913

Description: Refit of Kitchen in Listed Building

Case Officer: Peter Fellows

Letter Dated: 17 October 2018



Site Context



Fig.2 – Site Location map.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Site Location

The site is located on King Street in Emsworth, Hampshire. This is a Conservation Area and the building is a Grade II Listed property.

Flood Zones - Sea and River

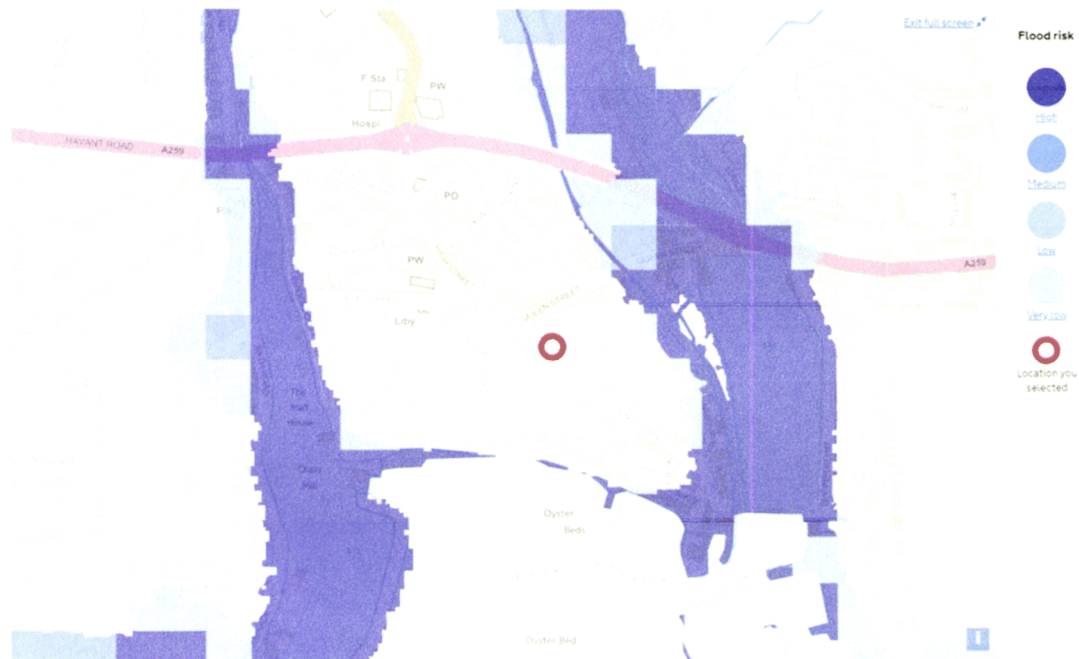


Fig.3 - Environmental Agency Flood Risk Assessment – Map
(<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>)

The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
HIGH (ZONE 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
MEDIUM (ZONE 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
LOW (ZONE 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
VERY LOW	Very low risk means that each year this area has a chance of flooding of less than 0.1%.

NOTES:

This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

Table 1: Environmental Agency Flood risk from rivers or the sea assessment – Flood Zone Definitions

This map shows that our site is not within a numbered flood zone, and is at a very low risk, meaning that each year this area has a chance of flooding of less than 0.1%, therefore this site does not require a flood risk assessment.

Physical Context

The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.



Site Photographs



Fig.4 – Window on eastern elevation.



Fig.5 - Windows to patio.



Fig.6. – Kitchen and windows to patio.



Fig.7 – Flooring to dining area and kitchen.

Helyer Davies Architects Ltd

Design

Use



Our client wishes to use the property for their own residential purposes.

Havant Borough Core Strategy:

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- Protects and where appropriate enhances the Borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, Listed Buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

CS16 High Quality Design

- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.

Amount and Scale

All floors are to remain as existing.

Layout & Proposals

**** Please note that for the refurbishment of the kitchen, the replacement of any kitchen units does not require listed building consent. The only thing that might require listed building consent is if any new extract flues are required**

The opening on the eastern elevation (as seen in Fig.3) is to be infilled internally to allow for the renovation of the kitchen and to allow for a new fridge. Externally the window will be retained and presented as a frosted window in order to minimise the impact of the alterations. The small adjacent window which sits at 90° will also be frosted.

The windows on the north east kitchen elevation are to be replaced to match the style and glazing height as the windows directly opposite (across the patio area)— see drawing 18160-01. The triple panel window (as seen in Fig.4&5) is to be extended to the internal ground level to provide a set of French doors and one fixed window panel to the side. The use of these doors would allow plenty of light to enter the room, further incorporate outside space and drastically improve the flow and use of the dwelling.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Helyer Davies Architects Ltd



The existing York stone flooring in the dining area (as seen in Fig.6) is to be extended out into the kitchen area, replacing the existing floor. The existing timber flooring and odd tiling to the kitchen is not original and is of limited historic significance. This will provide a quality flooring material throughout and will improve the overall finish of the Listed dwelling.

A door is proposed to enclose the back of the alcove (as seen in Fig.5) to create a larger, which will drastically improve the use of the space and the kitchen overall.

Appearance

The external appearance of the windows to the eastern elevation will remain as existing, with a very minor alteration of frosted glazing. This will remain in keeping with the appearance of the dwelling and will have minimal impact on to the conservation area.

The proposed opening to the patio area will be a triple panel timber framed unit similar to the existing to remain in keeping with the Listed dwelling. Two of the panels will be French doors opening out to the patio area, with the third panel remaining as a window.

The stone flooring has already been used in the dining area of the home. Extending this out to the kitchen will only improve the overall finish of the home and strengthen the historic character of the house.

Landscape

The landscape will remain as existing.

Access

Access to the house will remain the same, apart from the proposed rear doors to the kitchen. There are no parking alterations, and nothing will affect the public concerning access.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715