

15 King Street
Emsworth
Hampshire
PO10 7AX



Refurbishment & Alterations to Listed Dwelling

Design and Access Statement

August 2018

Contents

1.0	Introduction
2.0	Site Location
3.0	Site Photographs
4.0	Use
5.0	Amount
6.0	Layout
7.0	Scale
8.0	Appearance
9.0	Landscape
10.0	Access
11.0	Pre-application Advice

1.0 Introduction

1.1 Helyer Davies Architects Ltd have been appointed by a private client to design alterations and refurbishments for 15 King Street, Emsworth. The application is for Listed Building consent in a Conservation Area.

1.2 A measured survey has been undertaken by Shaw Colegate Land and Building Surveyors to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only.

1.3 The works consist of:

Ground Floor

- Internal alterations
- Replacement windows
- Conversion of existing workshop space into residential accommodation
- Alterations to side access and side entrance

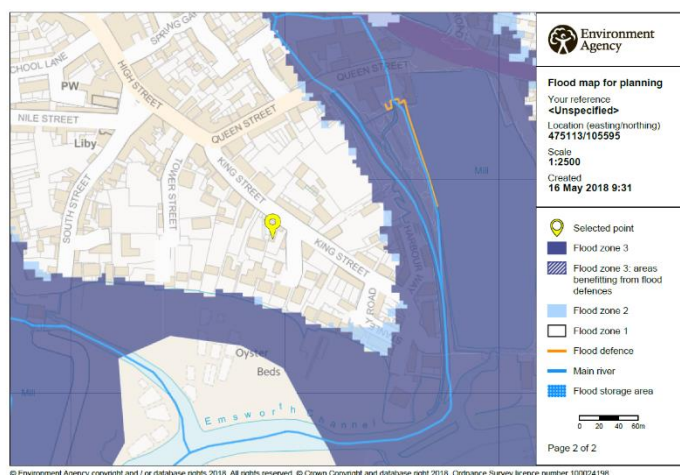
First and Second Floor

- Replacement windows
- Cladding of existing dormers

2.0 Site Location

- 2.1 The site is situated on King Steet 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.
- 2.2 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.
- 2.3 The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.
- 2.3 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 with clay tiled and slate roofs.
- 2.4 Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:



- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year

- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.

Although the site is located near the edge of the flood zone, the barn sits on the higher level of the site.

3.0 Site Photographs



North West Elevation and Existing Side Access from King Street



Garage, workshop and Rear of Dwelling from Driveway



Existing Dormer, Low Flint Wall and Rear Elevation



Front Elevation viewed from King Street

4.0 Use

4.1 To remain as residential.

4.2 Relevant Planning Policy:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

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.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

5.0 Amount

5.1 Existing and Proposed Habitable Space

Existing Ground Floor Area: 83.4 m²

Existing First Floor: 60.8 m²

Existing loft space: 22.8 m²

Existing Garage & Workshop: 46.7 m²

Total: 213.7 m²

Proposed Ground Floor Area: 114.4 m²

Proposed First Floor: 60.8 m²

Proposed loft space: 22.8 m²

Proposed Garage: 15.7 m²

Total: 213.7 m²

To remain as existing.

6.0 Layout

- 6.1 The proposals seek to enhance the north west elevation and side gate to make this the main entrance into the house for the owners. This includes redefining the entrance from the road with a new brick archway and gate to replace the existing. These have been designed to be in keeping with the existing house. All the existing Crittall windows on the north-west elevation are to be replaced with aluminium frame windows. The design also incorporates a glass canopy over the door which will open into an entrance hall.
- 6.2 The proposals seek to provide a modest, open plan kitchen/dining space with utility room that is conducive to family living. The client also wants to ensure that the rooms are light and have views and access into the garden; creating an indoor/outdoor living area.
- 6.3 The existing family room is to be extended into the current workshop. The single garage parking space will be retained. The enlarged living area will now house a separate utility room and open plan kitchen/dining/living space which opens out onto the patio area via bi-fold doors. Conservation roof lights will be incorporated into the space to take advantage of the morning and evening light.
- 6.4 The existing kitchen is to become a snug with a log burner in place of the existing chimney (to be removed). Bi-fold doors and full length windows are to replace the existing windows and will open out onto the patio.
- 6.5 Raise the cill height or window to ground floor w/c.
- 6.6 Replace the existing roof light over the stairs with a conservation roof light.

7.0 Scale

- 7.1 The scale of the dwelling is to remain the same.

8.0 Appearance

- 8.1 The proposals seek to improve the external appearance of the dwelling. To the rear of the house there are three dormers; a modern addition to the Listed dwelling. They are currently tile hung with white UPVC windows. Our proposals are to replace the windows with aluminium frame windows to fit the existing openings. The first floor bathroom window is to have clear glazed top lights with opaque glazing below to provide privacy. The dormer cheeks are to be replaced with vertical timber cladding. The materials chosen are of high quality and will enhance the features of the Listed Building.
- 8.2 The existing concrete tiles currently on the barn roof are to be replaced with clay tiles to match those on the main house.
- 8.3 The alterations are to use high quality materials and design and aim to improve the internal quality and external appearance of the dwelling whilst retaining the historic features of the Listed Building.
- 8.4 Internally we have incorporated a new feature flint wall that will run between the kitchen and utility room, this will enable to proposals to retain an element of the existing historic wall which currently separated the workshop and main house. This idea was suggested by Peter Fellows in our pre-application advise.
- 8.5 The proposed alterations and refurbishments will not detract from the Listed Building and will help to improve the quality and functionality of the internal living spaces as well as the external appearance of the dwelling.

9.0 Landscape

- 9.1 External proposals include a new patio area outside the kitchen/dining area and snug.
- 9.2 The erection of a garden wall which will separate and define a garden area to the rear of the site from the drive.
- 9.3 A single garage will be retained for covered parking, there is also space for off road parking on the driveway for several vehicles.
- 9.4 The well and low flint wall to the rear of the property are to be retained and will feature in the proposed patio area. The proposed window and bi-fold doors to the snug will also help to enhance these historic features internally and externally.

10.0 Access

10.1 Access to the site is to remain as existing.

11.0 Planning History and Pre-application Advice

11.1 A previous planning and Listed Building application was submitted in January this year. The proposal was for a ground floor extension located to the rear of the Listed dwelling. Ref: APP/18/00037.

11.2 The extension was deemed to cause harm and detract from the historic significance of the building. The key comments made related to the proposed flat roof and loss of the rear wall which defines the property's 'historic core'. The other concern was the loss of the well located behind the rear wall.

11.3 The principal Conservation Officer suggested in the feedback that a preferable alternative would be to convert the existing garage into residential accommodation; opening up the wall that currently separates the two.

11.4 We took this advice into consideration and our proposal has been designed in accordance with the comments made. All the proposals are within the current footprint and building envelope; as suggested, the proposal seeks to convert a portion of the existing garage space.

11.5 We requested pre-application advice for the new proposals in May 2018 and received advice from the historic buildings & conservation officer, both on site where we met with him and in a follow up written report - GEN/18/00533. I have highlighted the comments made by Peter Fellows below;

11.6 Conversion of garage/workshop:

The proposals to extend living accommodation into the existing garage/workshop appear to be acceptable and make a good use of the space. The garage/workshop is relatively hard to date as it has undergone much alteration. However, an outbuilding of a similar size is shown on historic maps dating back to 1870. I therefore welcome the retention of the building.

Externally the bi-fold doors and conservation rooflights would not harm the character of the building. I particularly support the removal of the concrete tiles which will be replaced by handmade clay tiles and the use of timber boarding which will be allowed to naturally silver off.

Internally an existing flint wall is to be removed to make way for the kitchen. This has some historic value and as such I recommend that the flint is used to make a new feature wall which would sit between the new utility room and kitchen.

- 11.7 Dormer windows:
The modern dormer windows currently house poor upvc windows which are at odds with the character of the property. It is therefore proposed to alter these windows with high quality aluminium units. In principal I would not object to this alteration.
The dormer cheeks are also to be altered to timber which will replace the current mix of upvc/tiles. This alteration will tone well with the other alterations proposed and is not considered to be harmful to the character of the building.
- 11.8 Bi-Fold doors to main house:
The section of the building where the bi-fold doors are proposed has been previously rebuilt using modern brickwork and windows. Therefore, the proposal to insert doors into this section of the property is deemed acceptable. Again, the detail of the doors should preferable be submitted upfront with the application.
- 11.9 New brick archway to side:
I fully support the addition of a new brick archway and gate. The existing gateway is of no historic value and the design of the replacement appears in keeping with the character of the property.
- 11.6 The proposed alterations and refurbishments will not detract from the Listed Building and will help to improve the quality and functionality of the internal living spaces as well as the external appearance of the dwelling.