

Design & Access Statement

Proposed Alterations and Refurbishment

11 King Street
Emsworth
Hampshire
PO10 7AX



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Introduction

Helyer Davies have been appointed by a private client to design the alterations to 11 King Street; an 18th Century Listed dwelling in the centre of Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Internal alterations
- Replacement windows
- Loft conversion

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [18168 series]

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

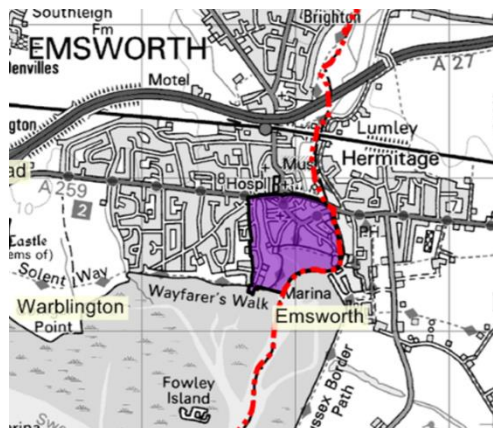
Planning History

06/62686/001 – *Erection of small composite 'Resident Parking/Limited Waiting' restriction sign on northerly gate pillar of property. Listed Building Consent. Permitted 2007*

97/62686/000 – *Listed Building application to take down and rebuild two chimneys and parapet coping bricks on east elevation. Permitted 1997*

Site Location and Context

Ivy 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.

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.

The map displays the Havant area, including the main river and surrounding roads. Key features include:

- Selected location:** A yellow location pin is placed near the center of the map, near the intersection of West Street and Quayside.
- Flood zones:**
 - Flood zone 3:** Dark blue shaded areas.
 - Flood zone 2:** Light blue shaded areas.
 - Flood zone 1:** White areas.
- Area benefiting from flood defences:** A hatched blue area.
- Flood defence:** A solid blue line.
- Main river:** A blue line.
- Flood storage area:** A blue area with a grid pattern.

Other labels on the map include: Havant Road, Main Road, West Street, Quayside, Oyster Bed, Yacht Harbour, Embsworth Harbour, New Farm, and various streets like F Station, Hospital, Post Office, Library, and Tower Street.

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)

The dwelling is in Flood Zone 1 and therefore does not require a flood risk assessment.

Pre-Application Advice

GEN/19/00068 received 27/02/2019

The above document was submitted to Havant Borough Council alongside a set of existing and proposed drawings highlighting the proposals. We met with Rachael McMurray and Tina Pickup on site on 20th February 2019 to further discuss the proposed works where we had a very positive meeting. In the feedback received, the comments were very positive and most of the proposed works were deemed to be acceptable.

Ground Floor – Most of the proposed works on the ground floor were deemed to be acceptable; including the replacement windows, new kitchen patio doors, log burner in the dining room. The proposal to raise the lintel in the kitchen was raised as a concern as preliminary investigations suggest that it is possibly an original feature. The proposal to enlarge the opening between the kitchen and dining room was deemed unacceptable:

- *Section of wall to be moved to allow for open plan kitchen / diner- **this would not be supported as would adversely affect the original layout of the house.***

In response to this comment our client has removed this element from the application.

First Floor – All proposed works were viewed positively, including the replacement windows in the living room and annex as well as the full height doors with Juliet balcony.

Second Floor – All works to the second floor were viewed positively, except for the proposal to raise an existing window cill to allow for the proposed stairs:

-*Window cill raised 600mm to allow for proposed staircase. Replacement window to match style of existing – **this would not be supported as the window appears to be original.***

Following discussion on site, the staircase has been redesigned so that the landing sits below the existing window cill negating the need to change the existing window.

Proposals

Use

The property is to remain as a C3 dwelling house.

Amount and Scale

All the proposals are within the existing building, both the footprint and the mass of the dwelling will remain as existing.

Internally, the loft conversion will increase the floor area by 20.2m².

Alterations & Layout

Windows and Doors

- The application includes the replacement of five existing windows on the ground floor, three at first floor and two at second floor.
- The existing south facing kitchen window is to be widened and the cill dropped to allow for the incorporation of timber frame patio doors.
- At first floor level, the annex dormer window will have the cill dropped to accommodate timber frame patio doors with Juliet balcony.
- On the second floor, a new window is proposed to the master en-suite on the south facing elevation. The window will provide light and views across the garden towards the harbour.
- In the loft conversion, a glazed opening is proposed on the south elevation. This section of glazing will have an aluminium frame and will appear contemporary; contrasting with the historic building and providing a high-quality finish.
- The loft conversion will also incorporate two conservation roof lights to provide ventilation.
- At ground floor, the back door and external annex door are to be replaced.
- For more details of replacement and proposed windows/doors, please refer to drawings 18168-02, 18168-03 and a window schedule which is in the Heritage Statement.

Reconfiguration of First Floor Annex Layout

- Removal of some existing internal walls and reconfiguration as per drawing 18168-02 to provide a new bathroom and larger bedroom space.

Fireplaces

- A previous occupier has removed the hearths. These will need to be replaced.
- Installation of log burner into the existing fireplaces in both the dining room and main sitting room.
- The existing replica Victorian fireplace surround to be replaced with a Georgian surround.

Kitchen

- Removal of existing internal wall to enlarge the kitchen; a new glazed wall is to be incorporated as per the plans to separate the hallway. This will help to bring more light into the middle of the house.
- Raise the lintel over the stove and square off.
- The kitchen is also to be replaced during the works.
- The existing window on the south elevation (as mentioned above) is to be extended and replaced with full height patio doors with fixed side lights. External steps will be incorporated to allow access from the kitchen to the external ground level.

Bathrooms

- Incorporation of an extractor fan to ventilate the first floor bathroom. External vent to be via vented roof tile to minimise any loss of historic fabric.

Loft Conversion

- Conversion of loft space over master bedroom to house a study. A new stair will be incorporated providing access.

Roof

- The existing roof above the master bedroom and identified areas of the original 18th Century roof have previously been lined with foam insulation. Following a survey and assessment, it has been recommended that the foam insulation is removed to prevent unseen damage to the existing roof structure of this historic building. During the removal process it is likely that some existing roof tiles will need to be replaced, although we will try to save as many as possible. Any replacement tiles will be carefully chosen to match as closely as possible with the existing roof tiles.

Appearance Materials

Proposed materials, where possible, will match the original house to help restore the dwelling to its former glory. Replacement windows and proposed patio style doors will have white painted timber frames with aluminium frame glazing for the second-floor gable end glazing.



Landscaping

Landscaping is to remain as existing with the incorporation of steps leading up to the new kitchen patio doors.

Access

As existing.