

15 King Street
Emsworth
Hampshire
PO10 7AX



Refurbishment, Alterations and extension to Listed Dwelling

Design and Access Statement

May 2019

Introduction

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

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.

The works consist of:

Ground Floor

- Internal alterations
- Replacement windows – *as previously approved*
- Single storey rear extension
- Alterations to side access and side entrance – *as previously approved*

First and Second Floor

- Replacement windows – *as previously approved*
- Cladding of existing dormers – *as previously approved*

Site Location

The site is situated on King Street 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.

The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

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.

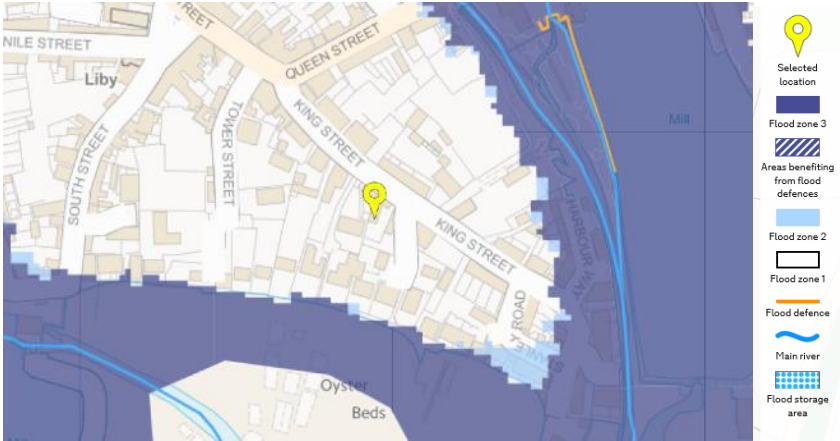
Planning History

99/57060/000 - Notification of intention to fell a Cedar tree in the rear garden of 15 King Street within Emsworth Conservation Area,
RNO,22/04/1999

APP/18/00037 & APP/18/00038- Single storey rear and side extension. *Withdrawn*

APP/18/00799 & APP/18/00798 –Listed Building Consent for extension of habitable space into existing workshop area with installation of roof lights and other minor alterations.
Permitted

Flood Risk Assessment



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 be 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 sits within flood zone 1 and therefore doesn't require a flood risk assessment.

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

Use

To remain as residential.

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 CS16 of the Core Strategy March 2011 High Quality Design

DM8 Conservation, Protection and Enhancement of Existing Natural Features

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

AL 1 Presumption in favour of sustainable development.

AL 2 Urban area boundaries and undeveloped gaps between settlements.

Amount

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: 100.1 m²

Proposed First Floor: 60.8 m²

Proposed loft space: 22.8 m²

Proposed Garage & Workshop: 46.7 m²

Total: 230.4 m²

Total increase in GIA: 16.7m²

Layout

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 and the single storey section of wall to the house will be clad in vertical timber.

The proposals seek to provide a modest, open plan kitchen/dining and living space that is conducive to modern family living. The client also wants to ensure that the rooms are light and provide views and access into the garden; creating an indoor/outdoor living area.

The proposed extension will connect the family room and kitchen; creating an open plan kitchen/dining/living space which opens out onto the patio area via sliding doors. 2 large flat roof lights will be incorporated allow natural light to penetrate into the heart of the family home.

The existing kitchen is to be replaced and the chimney removed to provide additional space in the kitchen.

Replace the existing roof light over the stairs with a conservation roof light.

Scale

The proposals are for a single storey extension that is considered to be of a reasonable scale in respect of the size of the existing dwelling and site. It will sit to the rear of the listed house and will not impose on the surrounding area or be seen from the public realm.

Appearance

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. – *as previously approved*

The existing concrete tiles currently on the barn roof are to be replaced with clay tiles to match those on the main house. – *as previously approved*

The existing hipped roof over the family room will be removed and replaced with a flat roof extending over the proposed extension. The barn roof will be returned to a gable end as it would have been originally designed. This will enhance both the rear listed house and the barn.

The alterations use high quality materials and design; aiming to improve the internal quality and external appearance of the dwelling whilst retaining the historic features of the Listed Building.

Proposed materials:

Vertical timber clad walls

Roof - Zinc

The proposed alterations and refurbishments will not detract from the Listed Building but rather enhance the historic character. They will help to improve the quality and functionality of the internal living spaces, as well as the external appearance of the dwelling.

Landscape

External proposals include a new patio area outside the proposed extension.

The erection of a garden wall which will separate and define a garden area to the rear of the site from the drive. – *as previously approved*

The low flint wall to the rear of the property will be removed to allow for the proposed extension. The flint and millstone from the existing wall will be retained and incorporated into the proposed landscaping.

The existing well is to be infilled and covered over.

Access

Access to the site is to remain as existing.

Planning Statement

Planning permission was granted in September 2018 to extend the living accommodation into the existing workshop housed in the barn. Our clients have since further explored this option and consulted with a structural engineer. Due to the bowing of the existing external barn walls, it has been assessed that considerable structural works would need to be undertaken to enable the conversion of this space. These works would be at great cost and are not achievable within our clients' budget. The new proposal aims to meet our clients' objectives of creating a family living space conducive to modern living and allowing more natural light into the existing dwelling, whilst having minimal impact on the listed dwelling and conservation area.

The previous application granted permission for many of the elements incorporated in this application, including:

- Replacement of crittal and UPVC windows with aluminium
- Re-cladding of existing dormers
- Brick archway and gate on street elevation defining side entrance

The previous application also included the replacement of a section of wall and window on the southern elevation of the main house with bi-fold doors. The new proposal removes the bi-fold doors previously permitted to create an opening between the kitchen and living/dining space; creating a more open plan family living area and allowing more light to penetrate into the main house.

It has also been identified following further investigation, that the rear element of the dwelling is not part of the original Georgian house. Construction is of breeze block and common brick and was likely constructed in the 1970's following a destructive fire during this period. More recent construction is easily identified by the clear change in external brickwork. It is poorly built, and the proposed works will improve the condition of the rear part of the house, creating a quality living space for inhabitants and visually improving this aspect of the dwelling.

It is believed the chimney in the kitchen is neither original (evidenced by the clear change in brickwork) nor functional; its removal seeks to restore the character of the listed dwelling and provide much needed internal kitchen space.

The natural vertical timber cladding on the proposed extension will clearly define and separate the modern addition to the listed building and will aesthetically improve the rear of the building, whilst the attractive historic 19th Century frontage would be unaffected by the development.