

Design & Access Statement

Proposed Porch

Unit 14/15/16
The Old Flour Mill
Queen Street
Emsworth
PO10 7BT



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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design a new porch for Units 14 and 15 of the Old Flour Mill in Emsworth.

1.2 The works consist of:

- Demolition of existing access and cutback of existing internal walls
- Construction of new porch entrance.

1.3 The following documents will accompany the Application:

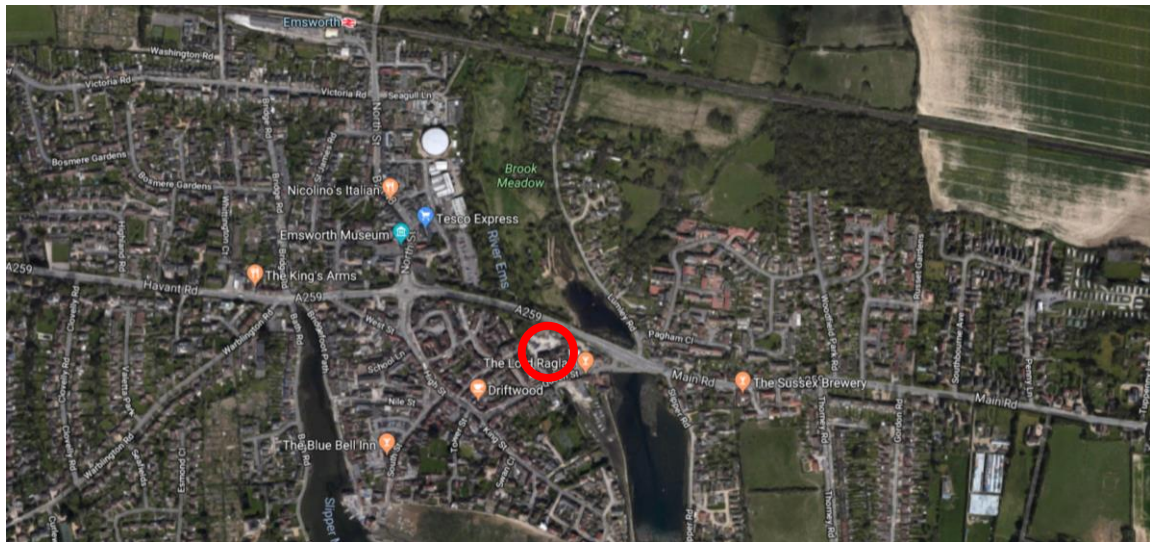
- Application Form
- Design and Access Statement
- Drawings [17139 series]

1.4 A survey has been undertaken by ourselves to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing property. The OS extracts are to show the site location and block plan only.

2.0 Site Location

2.1 The site is located on Queen Street in Emsworth.

2.2 Surrounding Context



2.2.1 The site lies within the Chichester Harbour Conservancy.

2.2.2 The site is situated in Emsworth, a small town with a mix of residential and commercial buildings.

2.2.3 Emsworth lies just below the A27 between Havant and Chichester and has direct access to Chichester Harbour.

2.2.4 The property sits in Queen Street, a road with mostly residential buildings.

2.2.5 Despite the property being within the address of The Old Flour Mill which is listed, the office space in this application does not come under the listing. Therefore we do not believe a Heritage Statement is necessary for this application.

2.3 Flood Risk Assessment



Zone 1 Low Probability	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	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	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)

The site lies within flood zone 3. However we do not believe that a flood risk assessment is necessary due to the small scale of the proposals and that they will not affect the risk of the flooding.

2.4 Site Photographs



Unit 14, The Old Flour Mill



Unit 15, The Old Flour Mill (single storey to the right)



Access to Units 14 and 15 where proposed porch will be placed



Unit 15 (left) and the Listed Building, The Old Flour Mill (far right)

3.0 Use

3.1 Use is to remain commercial.

4.0 Amount

4.1 Existing and Proposed Habitable Space

4.1.1 Existing Ground Floor: 210.3m²
Existing First Floor: 62.5m²
Total: 272.5m²

4.1.2 Proposed Ground Floor: 215.5m²
Proposed First Floor: 62.5m²
Total: 278m²

4.1.3 Overall increase: 5.5m²

5.0 Layout

5.1 Ground Floor

5.1.1 The existing access will be removed and a new porch area will be created providing a new and improved entrance to the Units.

5.1.2 Existing walls set directly behind the existing access will be cut back by 350mm to allow for circulation around the existing electrics that these walls currently enclose.

5.2 First Floor

5.2.1 There are no proposed changes at first floor.

6.0 Scale

6.1 The proposals are single storey with the highest point being 2730mm high.

6.2 The proposed roof will be flat (slight slope for drainage purposes).

7.0 Appearance

- 7.1. The proposed doors and paneling will be a softwood timber with hardwood cills.
- 7.2 The proposed roof will be a fibreglass roof covering.

8.0 Landscape

- 8.1 There are no landscaping proposals.

9.0 Access

- 9.1 Access from Queen Street is to remain as existing.

10.0 Conclusion

- 10.1 The proposals are of reasonable scale and the extension only increases the footprint by approximately 1%.
- 10.2 The proposals provide better access to the property.
- 10.3 The property does not fall under the listing of the Old Flour Mill.
- 10.4 The proposals have no effect on the Listed Building.