

DESIGN AND ACCESS STATEMENT

hd
architects

Interior Alterations

at

Keppel Lodge, 5 West Street, Emsworth, PO10 7DX



Figure 1: Front Elevation (white building to left)

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

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the interior alterations to Keppel Lodge in Emsworth.

This document outlines the proposed works to include:

- Removal of internal stud walls.
- Removing dry lining on southern wall and re-lime plastering.
- Removal of sanitary ware in downstairs shower room

The following documents will accompany the application:

18103_Design and Access Statement

18103_Heritage Statement

(Drawings)

18103_01 Existing

18103_02 Proposed Drawings

A full building survey has been carried out by ourselves in 2013. The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

2.1 Surrounding Area

The site is located at the bottom of West Street, Emsworth.

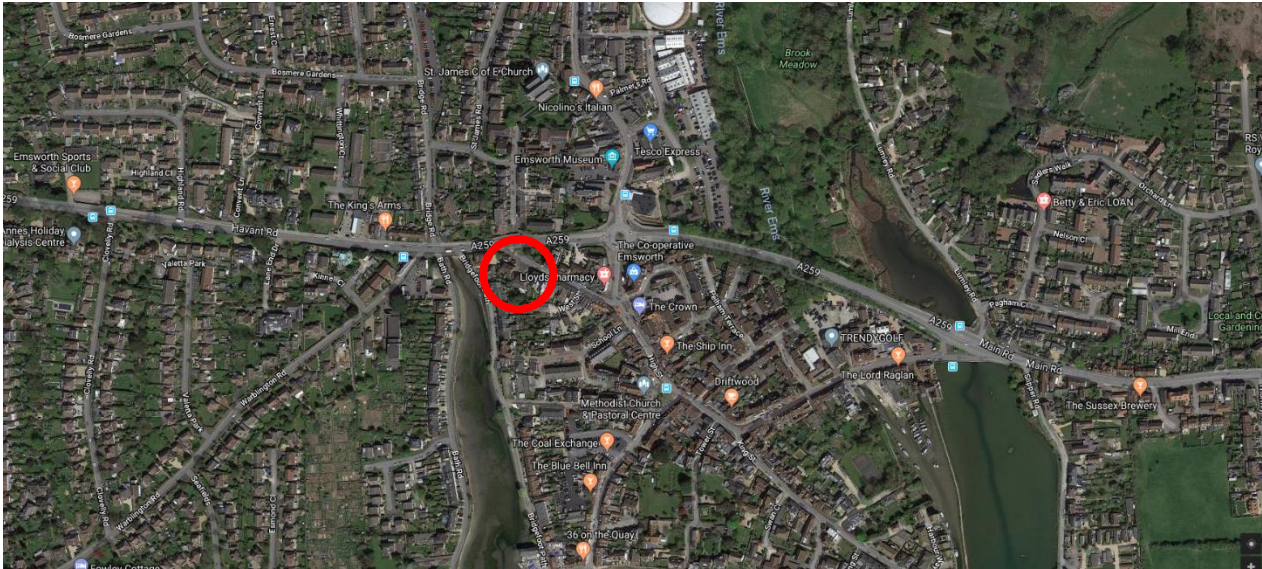


Figure 2: Aerial Maps (from Google Maps)

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.

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3.0 FLOOD RISK ASSESSMENT



Figure 3: Flood risk map from gov.uk

The site does not lie within a flood risk zone and therefore does not require a flood risk assessment.

Flood Zone	Definition
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)

4.0 DESIGN

4.1 The Proposed

The existing stud walls between the dining room and the kitchen/utility room were a modern addition to the property. These will be removed to make a larger, more open room. The walls in this room and the adjacent study will have the dry-lining replaced and will be re-plastered with lime-plaster. All skirting boards and architraves will be replaced and made good following the works.

The sanitary ware in the downstairs shower room will be removed and it will be turned back into a boot room, which it was originally.

4.2 Use

The building is to remain residential.

4.3 Amount

The proposals have no effect on the footprint of the building.

4.4 Scale

The proposals have no effect on the height of the building.

4.5 Landscaping

There are no proposals for landscaping.

5.0 ACCESS

5.1 Access to Site

Access is to remain as existing off West Street.

6.0 CONCLUSION

This application is for listed building consent to remove internal stud walls, replaced dry lining with lime- plastering and to remove the existing sanitary ware within the downstairs shower room.

All skirting boards, architraves, floorboards and ceilings will be made good following the internal works. The extent of the works are very minor and will restore the layout of the property back to its original layout by removing the more modern additions and returning the shower room to a boot room.