

**DESIGN & ACCESS STATEMENT
&
HERITAGE STATEMENT**

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architects

Erection of a new Cantilevered Balcony & replacement of existing window with aluminium French doors.

at

11 Nile Street, Emsworth, Hampshire, PO10 7EE



Figure 1: Front Elevation (11 Nile Street pictured on the right of the photograph)

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to apply for permission to erect a new balcony at 11 Nile Street in Emsworth. The existing property is a three-bedroom semi-detached dwelling.

This document outlines the proposed development to include:

- Erecting a new steel framed balcony with materials to match the style and design of the existing property.
- Removing the existing window and installing new aluminium French doors, within the existing structural opening.

The following documents accompany this supporting statement:

(Drawings)

17189_01 – Existing

17189_02 – Proposed

1.1 Site Survey

A measured survey of the existing property was carried out by Helyer Davies Architects in January 2018 to accurately establish the extent of the site, proximity to neighbouring properties and the ridge and eaves heights of the existing property.

The OS extracts are to show the site location and block plan only.

1.2 Pre-Application

Application reference: GEN/18/00122

Planning Enquiry Officer: Mrs Karen Wooden

Date: 15th February 2018

Pre-Application advice was sought by Helyer Davies Architects in February 2018. It was the appointed planning enquiry officer's opinion that; 'the proposed balcony would have limited impact on the neighbouring properties due to its recessed location. I would also not consider the balcony to have a significantly negative impact on the street scene and therefore appears to comply with policy CS16 of the Havant Borough Council Core Strategy 2011.'

The Havant Borough Council Conservation Officer commented that; 'the lightweight design of the balcony appears in keeping with modern property and in my view will not unbalance the front elevation. As the balcony will not appear out of keeping with the dwelling it would therefore not harm the character of the conservation area.'

2.0 SITE LOCATION

The site is located on Nile Street in Emsworth.

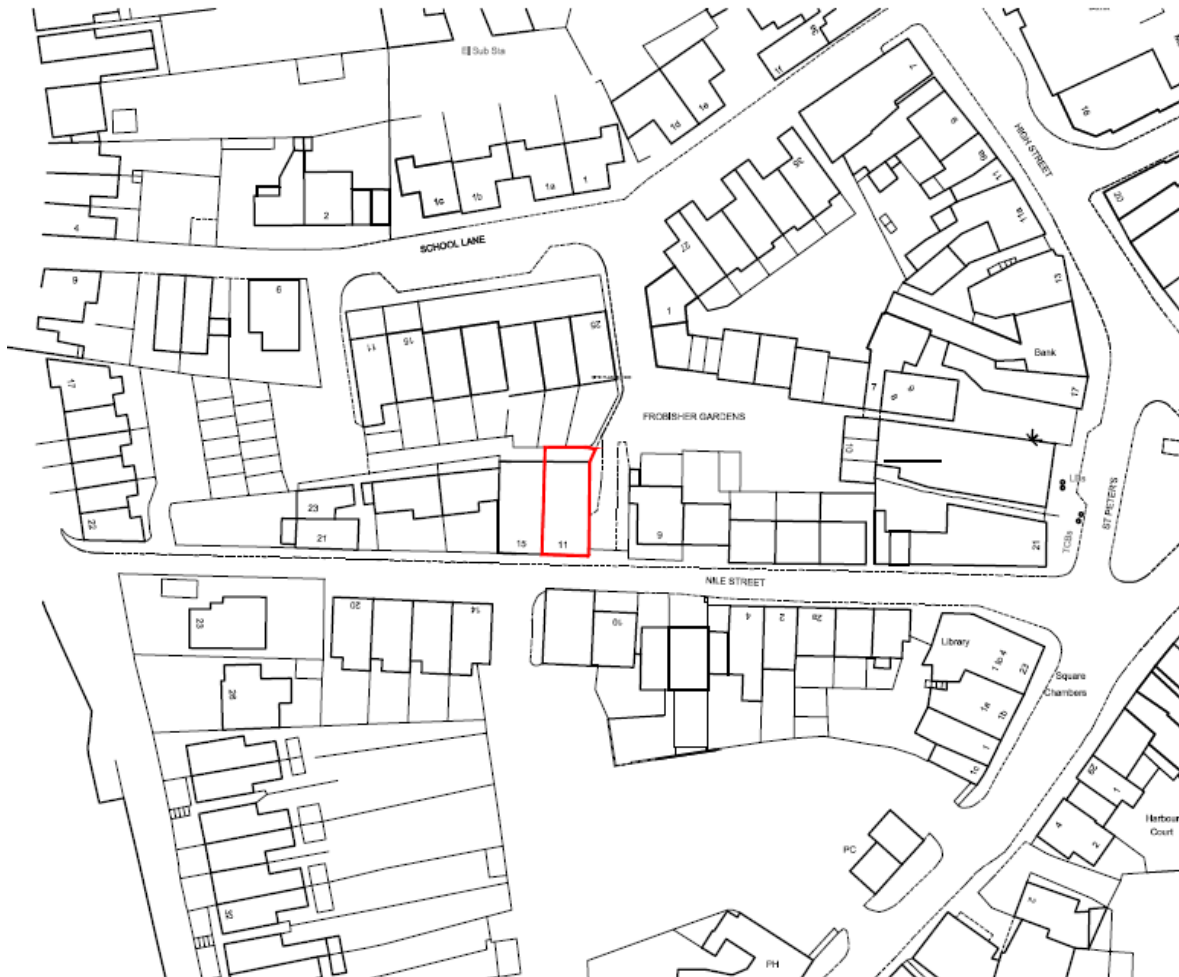


Figure 2: Aerial Map (Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432)

2.1 Surrounding Context

The site is located within Emsworth Conservation Area. Figure 3 shows the location of the site as depicted on the Emsworth Conservation Area Map. Nile Street, as defined by Havant Borough Council in the Emsworth Conservation Area Appraisal, is notable for its linear form and is identified as having a mixed character of older and modern town houses.

We recognise that the former building, Westminster Works, was identified for its positive contribution to the conservation area. Since then, Westminster Works has been demolished and replaced with two residential dwellings in 2013 (APP/12/01279). It would therefore appear that the conservation map is out dated, however our proposal seeks to ensure that they are sympathetic to the original design, scale and materials of the building and therefore would not be seen to detract from the character of the street scene.

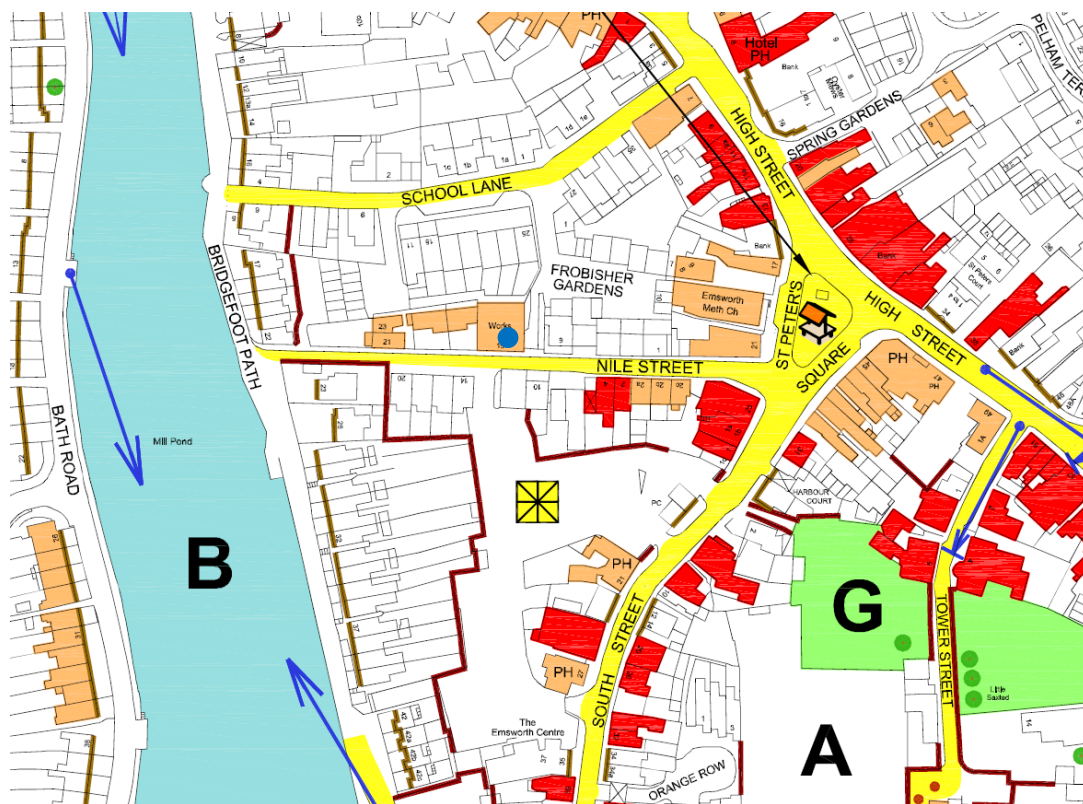


Figure 3: Section of the Emsworth Conservation Area Map
(<http://www.havant.gov.uk/sites/default/files/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

BLUE DOT MARKS LOCATION OF 11 NILE STREET, EMSWORTH, HAMPSHIRE, PO10 7EE

3.0 FLOOD RISK ASSESSMENT

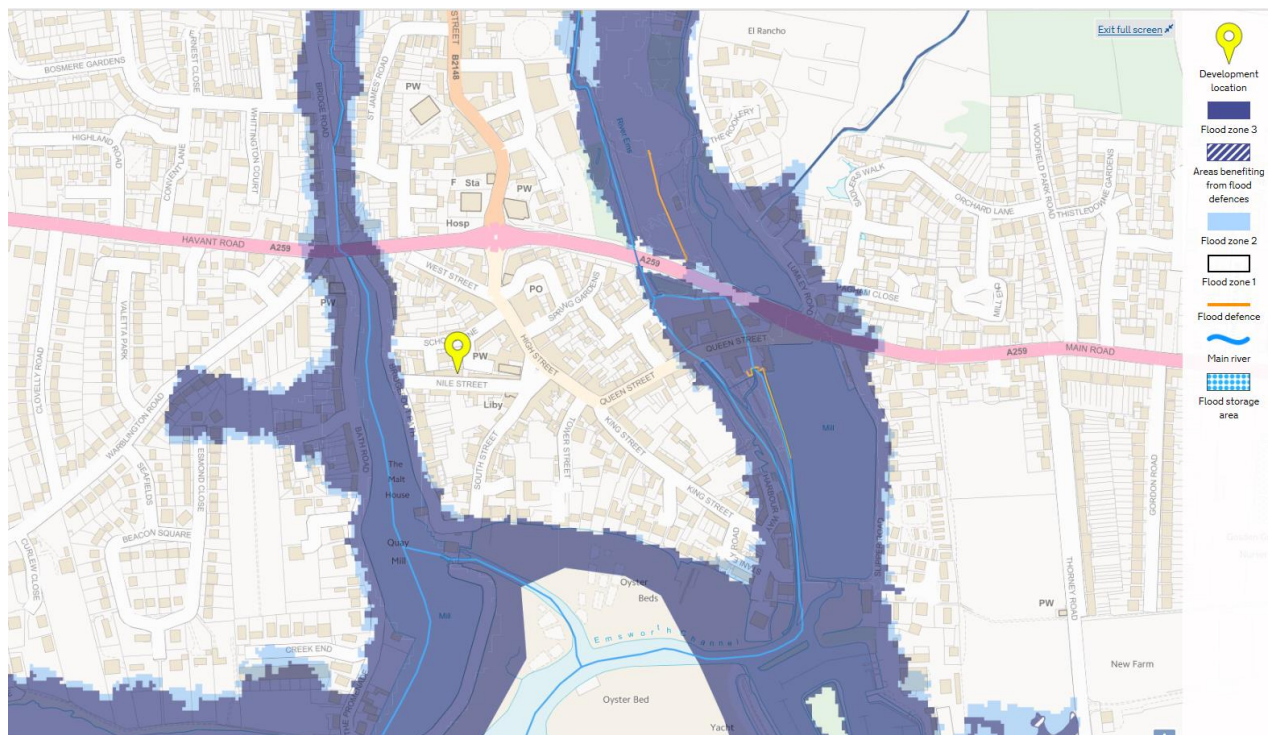


Figure 4: Environmental Agency Flood Risk Assessment – Map
(<https://flood-map-for-planning.service.gov.uk/summary/474878/105729>)

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).

Figure 5: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The proposed works are located in flood zone 1 which is seen as having a low chance of flooding.

4.0 DESIGN

4.1 Relevant Framework

- Emsworth Conservation Area Character Appraisal
- Emsworth Conservation Area Management Plan

As stated in Emsworth Conservation Appraisal Appendix 4 – Control of Development (<http://www.havant.gov.uk/sites/default/files/documents/Emsworth%20Cons%20Area%20Appraisal%20-%20Approved%202010.pdf>) 'planning permission is required for extending beyond a wall forming the side elevation of the original dwellinghouse.'

The balcony provides the property of 11 Nile Street with an optimised coastal view through the car park situated directly south of the property and is seen to be in keeping with the style of the existing building, retaining the property's characteristics through the use of materials and form.

4.2 The Proposals

The proposed balcony is to be installed to the front elevation (South) of the property. The balcony projects 1.3m from the external face of the garage wall below, within the property's site boundary, as shown in the accompanying drawing 17189_02.

The steel frame of the proposed balcony is to be clad in aluminium to match the style and colour of the materials used for the existing windows in the front elevation. A frameless glass balustrade is to wrap around the extents of the balcony to the South and West elevations. The accompanying drawing 17189_02 highlights how the proposed smoked frameless glazing retains the occupant's privacy from any neighbouring properties whilst retaining the character of the street.

4.3 Amount

The proposed balcony has a footprint of approximately 3m².

4.4 Appearance

The appearance of the proposed new balcony respects and preserves the Emsworth Conservation Area through the use of materials relevant to 11 Nile Street; a street identified as having a mixed character of older and modern town houses:

Frame:	Lightweight galvanized steel, clad in aluminium RAL 7022 Umbra Grey to match that of the existing aluminium windows and doors.
Balustrade:	Smoked frameless glass fixed to an aluminium base shoe.
Doors:	RAL 7022 Umbra Grey aluminium French style casement doors.

4.5 Landscaping

No external groundworks will be required to achieve the proposed design.

5.0 SUPPORTING DOCUMENTS

5.1 Photographs



Figure 5: Existing Dwelling as seen from Nile Street (East)

6.0 CONCLUSION

The proposed balcony at No 11 will have limited visual impact on the street scene of Nile Street due to its recessed location, notifiable in Figure 5 and therefore the proposals will not impose or detract from the character of the Emsworth Conservation Area.

The proposals are seen to enhance the harbour seascape view through the South car park, whilst retaining the property's characteristics and the privacy of the occupants through the use of materials and form.