

Design & Access Statement

Replacement of Existing Windows

At the rear of

1 and 1A King Street, Emsworth, Hampshire PO10 7AX



Figure 1: Front Elevation

December 2017

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to replace the existing windows to the rear of 1 and 1A King Street. The present windows are in a dilapidated state and replacing them will also enable all windows to be of the same style.

The following documents accompany the application:

17163_Design and Access Statement
17163_Heritage Statement

17163 – 01 (Existing)
17163 – 02 (Proposals)

A measured survey was undertaken by Helyer Davies Architects in November 2017 to accurately establish existing floor levels, window locations and structural details.

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

2.0 SITE LOCATION

The site is located on King Street in Emsworth.



Figure 2: Ariel Map (from Google Maps)

2.1 Surrounding Context

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.

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

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.

2.2 English Heritage Listing

Name of Listing: 1, 1A and 3 King Street

List Entry Number: 1154776
Grade II

Date Listed: 26th May 1976

Details: SU 7505 HAVANT KING STREET Emsworth (West Side) 26.5.76
11/70 Nos 1, 1a and 3 (formerly listed as Nos 1 and 3) GV II

Pair of houses. Early C19. Brick, with a slate roof. Symmetrical front (north-east) of 3 storeys, 2 windows. Low-pitched hipped roof, with a wide eaves on plain flat brackets. Yellow brick walls in Flemish bond, recessed plain (pilaster) ends, rubbed flat arches to the 1st floor openings, rubbed cambered wide arches to the ground floor above recessed wall containing a bow window, with Coad stone (dated 1800) impost band, plinth. Sashes in reveals, the bow to No. 3 of 3 lights is recent but of original design, No. 1a having a casement. Doorways set back at each end, with a panelled architrave with plain corner blocks, and 6-panelled door (1a with modernised version). Side walls in red brickwork Flemish bond with blue headers.

Listing NGR: SU7504805671

Further details of the Listing can be found in the Heritage Statement accompanying this application.

3.0 FLOOD RISK ASSESSMENT

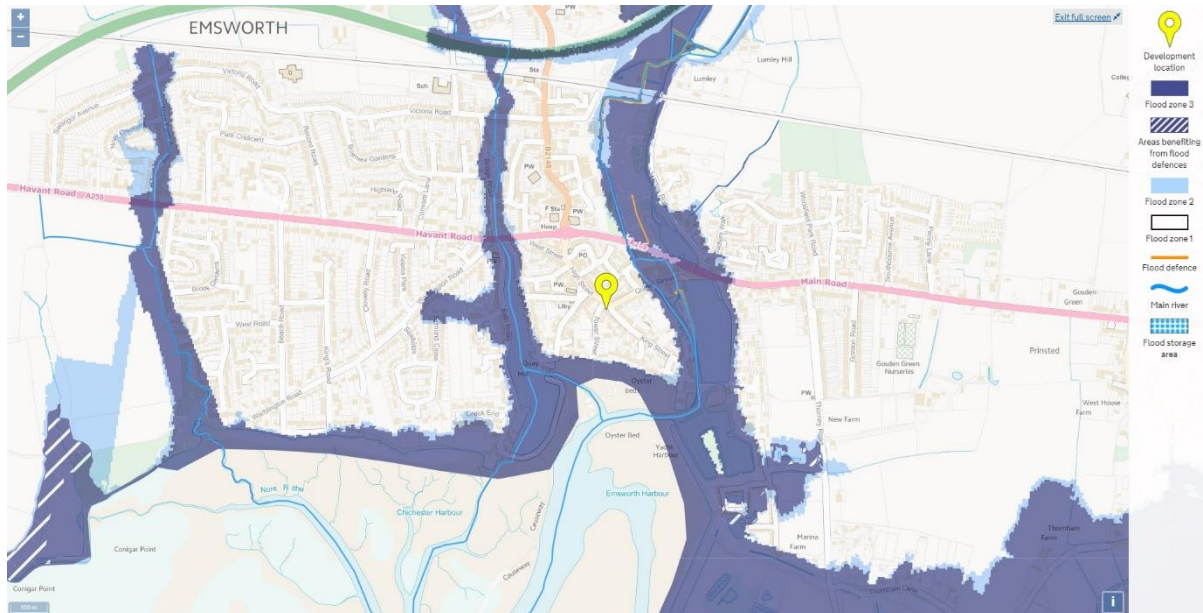


Figure 3: Environmental Agency Flood Risk Assessment – Map

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 proposed site is located in Flood Zone 1 and will not increase the risk of flooding on the site or surrounding area.

4.0 DESIGN

4.1 The Proposals

The proposals are to replace the existing windows to the rear of the property with new hardwood timber casement windows with brass stormproof hinges and double glazing. The proposals will result in all the windows being the same style instead of the current mismatch. The style will be carefully designed and manufactured to match the style of the casement window on the second floor to retain the Listed Building's heritage.

Further details of the proposals can be found in drawing 17163 – 02 which accompanies this application.

4.2 Use

The property is to remain as residential.

4.3 Amount

To remain as existing.

4.4 Layout

To remain as existing.

4.5 Scale

To remain as existing.

4.6 Appearance

The appearance of the proposed windows will match that of the existing – white timber frame sash.

4.7 Sustainable Design

The proposed windows will aim to achieve as high a U-value as possible to make the building more efficient.

5.0 ACCESS

5.1 Access to the Site

To remain as existing.

5.2 Parking Plan

To remain as existing.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs

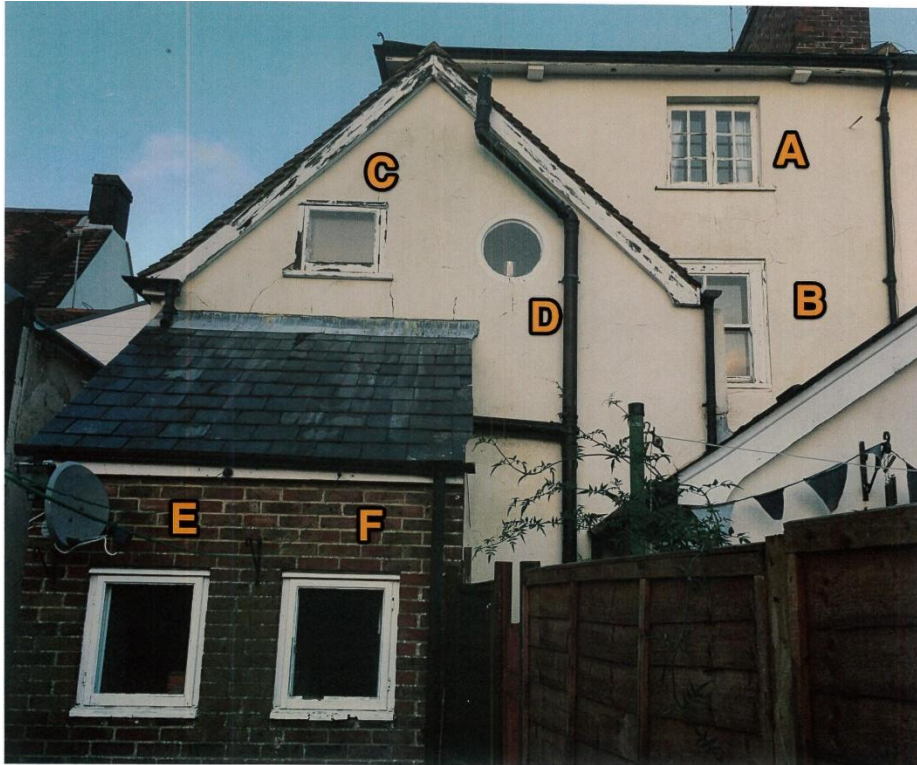


Figure 4: Rear elevation with windows to be replaced labelled A-F



Figure 5: Internal view of window A of which the style is to be matched



Figure 6: Internal view of window B



Figure 7: Internal view of window C



Figure 8: Internal view of window D

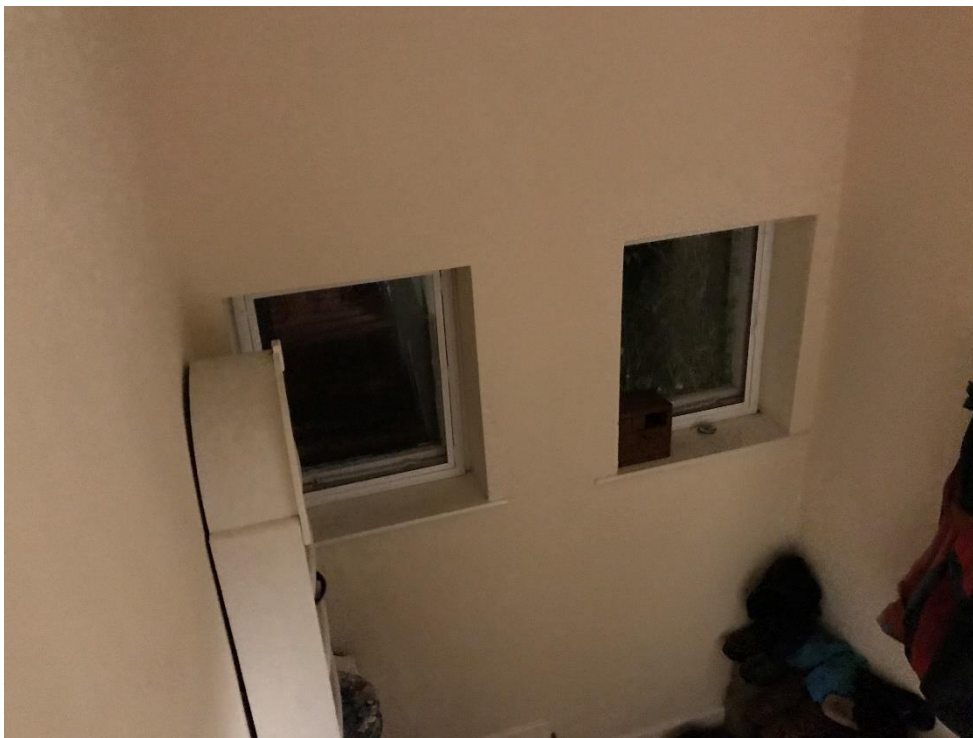


Figure 9: Internal view of windows E and F

7.0 CONCLUSION

The planning application is for the much needed replacement of the existing windows to the rear of 1 and 1A King Street with new windows in a consistent style.

Consequently, the key aims of the proposals are:

- To improve the efficiency of the building by replacing the existing windows with new hardwood casement windows with bronze storm-proof hinges and double glazing to help protect against weathering and improve the heat retention in comparison to single glazed windows.
- To match the style of the existing casement window at second floor so that they do not detract from the Listed Building's heritage.

The proposals have a positive impact on both the appearance and efficiency of the building and enhance the heritage of the Listed property.