

23 Tower Street
Emsworth
Hampshire
PO10 7BH



Replacement of Existing Windows

Design and Access Statement

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1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to replace the existing windows at 23 Tower Street, Emsworth.

A measured survey has been undertaken by Helyer Davies Architects 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:

- Replacement of existing windows on the south facing elevation.

2.0 Site Location

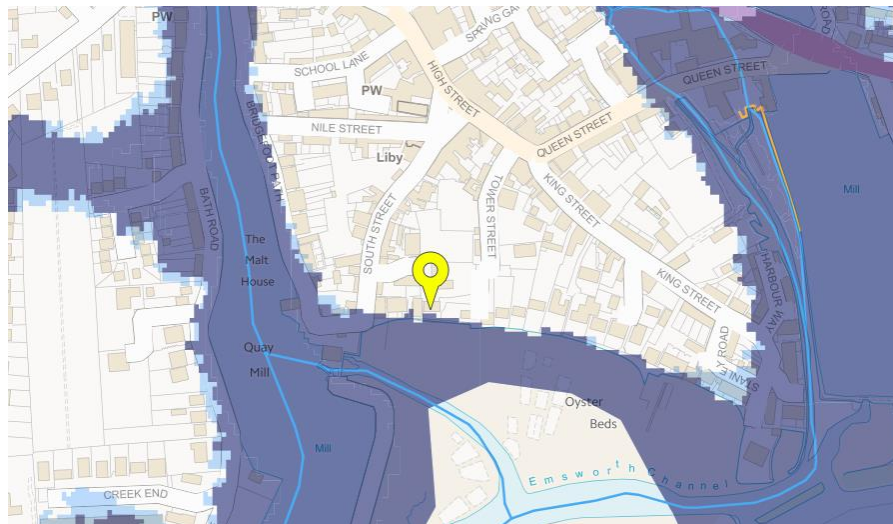
The site is in the historic village of Emsworth west of the Mill Pond and directly north of the harbour. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many listed buildings, is within the Chichester Harbour Conservation area and has several protected ecological habitats.

“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our proposals will not endanger the balance of this natural ecology.



Flood Risk Assessment



Flood Zone definitions are set out in the National Planning Policy Guidance:

- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.

Although the site is located on the edge of the flood zone 3, the house itself does not. Also the proposals are for solely the replacement of windows so we do not believe a flood risk assessment is necessary.

3.0 Photographs



View of 23 Tower Street from the Mill Pond in Emsworth.



Front Elevation of 23 tower Street.

Work was undertaken prior to this proposal (2018) in 2015 to restore the building. This included extensive repair and decoration work to the windows. The work undertaken on these windows included scarfing some of the framework with new timber. One window that this repair work was carried out on was W.03 where timber covers were placed at the bottom of the uprights of the frame.

Despite the works carried out in 2015, the windows continue to leak extensively during high winds and heavy rain and we therefore propose to replace the windows with exact replicas of the existing windows to stop the leaking and to retain the buildings heritage.



Front Elevations prior to restoration work in 2015



Internal view of windows prior to work in 2015

The proposals are for the replacement of existing windows due to leakages. The leaks occur during high winds and heavy rainfall. The photos below show the interior and exterior of each existing window to be replaced, followed by photos of the standing water on the interior of these windows. Details of the proposed windows can be found in drawings 14169-50, 14169-51 and 14169-52 which accompany this application.



Ref.	Internal appearance	External appearance	Existing material
W.01			White Timber frame sash

W.02			White Timber frame sash
W.03			White Timber frame sash
W.04			White Timber frame sash

W.05			White Timber Frame Casement
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4.0 Use

The use of the building is to remain as existing.

5.0 Amount

There is no proposed change in floor space.

6.0 Layout

The 5 windows facing south on the front elevation (three at ground floor and two at first floor) are to be replaced with exact replicas of the existing.

7.0 Scale

The scale of the property is to remain the same.

8.0 Appearance

The appearance of the proposed windows will match the existing.

9.0 Landscape

There are no proposed changes to the landscaping.

10.0 Access

Access to the site is to remain as existing.



11.0 Conclusion

The Proposals are for the replacement of existing windows due to leakages.

Despite there being restoration and decoration work undertaken in 2015 on the windows there is still issues with water leakage and we believe the only way to fix this is to replace the existing windows.

The new windows will be exact replicas of the existing windows so that they do not detract from the heritage of the building.

The proposals will stop any water damage being caused to the grade II listed property.