

Design & Access Statement

Refurbishment and Loft Conversion

The Old School House, School Lane, Emsworth, Hampshire



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Prepared by:

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Introduction

Helyer Davies Architects have been appointed by a private client to design alterations, refurbishment and loft conversion of The Old School House, a residential dwelling in Emsworth.

The works consist of:

Ground Floor

- Internal alterations to layout.

First Floor

- Conversion of loft space to provide additional bedroom and en-suite.

The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [17047 series]

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

Pre – Application Advice

Your Reference – GEN/17/00458

We submitted the proposals to Havant Borough Council for a pre-application enquiry. The response was extremely positive.

There was however a comment about the dormer windows –

‘I have consulted with our Conservation Officer as to whether he feels an application would be likely to be granted for such a scheme and he has confirmed that the dormers on the current plan are too large. He has therefore recommended a reduction in the number and size in order to have a minimal impact on the Conservation Area’

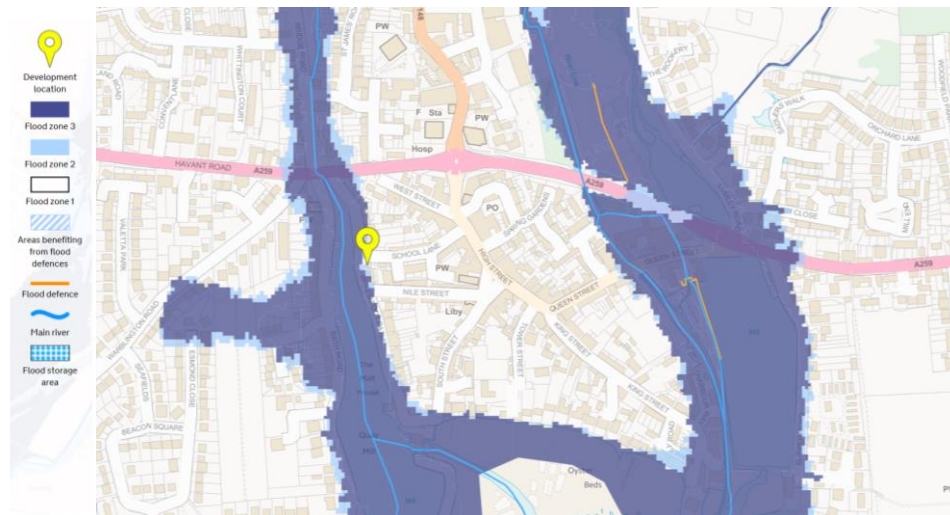
We have responded by reducing the amount of dormer windows to two. We have also reduced the dormers window sizes.

Site Location

The site is located on School Lane in Emsworth and looks out over the Mill Pond.



Flood Risk



The dwelling is located on the edge of Flood Zone 2 and is **not** affected by sources of flooding other than rivers or the sea. It therefore has a medium probability of flooding.

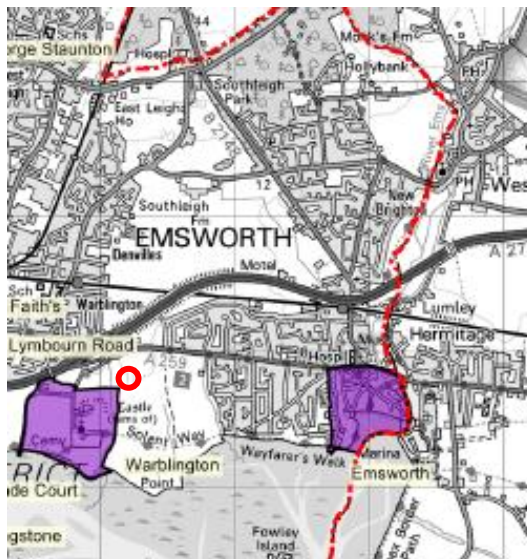
Flood Zone definitions are set out in the National Planning Policy Guidance:

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).

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

Surrounding Context

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



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 surrounding properties are small residential cottages which vary in their materiality and style. There is a variety of brick, rendered and flint houses.

Site Photographs



Rear of the dwelling, looking from the garden.



Side of dwelling looking from Bridgefoot Path.



Water fronting elevation of the dwelling and showing bollard to be relocated.



Front door looking from School Lane.

Use

To remain as residential.

Havant Borough Core Strategy:

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

- Protects and where appropriate enhances the Borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, Listed Buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

CS16 High Quality Design

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- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings' lines, plot widths and depths, materials and proportions of windows and doors.

Amount

Existing and Proposed Habitable Space

Existing Ground Floor: 54.1 m²

Existing First Floor: 0 m²

Total: 54.1 m²

Proposed Ground Floor: 54.1 m²

Proposed First Floor: 28.7 m²

Total: 82.8 m²

Overall increase: 28.7 m²

Layout

Ground Floor

The majority of the ground floor layout remains the same. The stair is to be relocated to allow for the bedroom to the first floor. There is also the introduction of a set of double doors and window to the north elevation.

First Floor

The existing loft space is to be converted allowing for a double bedroom with en-suite, accessed via a landing area.

The addition of 2 dormer windows along the west elevation. They will provide light and ventilation to the new bedroom and landing area. They will also help to provide the necessary headroom in the loft conversion.

The addition of a large window into the gable on the south elevation, which will bring light into the first floor landing and stairs, as well as improving the exterior of this elevation. It will provide views down the Mill Pond.

Infill between the main roof and existing roof over the kitchen. This will provide the required headroom for the proposed stairs and also help to externally unify these two elements to the house.

Scale

The proposals are to be within the existing building, so there will be no increase in footprint.

The scale of the proposed property is not out of keeping with the surrounding area.

The proposed loft conversion will not increase the overall height of the property, the only impact in regards to scale from the exterior will be the dormers located to the front of the property.

Appearance

The appearance of the property is to remain the same. The dormer windows will have rendered cheeks and tiled roof to match the existing.

Landscape

The existing bollard currently located adjacent to the property is to be relocated to allow for one designated parking space next to the dwelling.

All other landscaping is to remain as existing.

Access

Access to the dwelling is to remain the same.

Conclusion

The proposals are of a reasonable scale, the overall footprint and height of property will not be increased.

The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development and not seen from a wider context.

The proposals will improve the connection between the indoor and outdoor spaces.

The proposals will greatly increase both the functionality and quality of living spaces within the house.

The loft conversion and proposed dormer windows will allow for a bedroom with en-suite on the first floor and allow for increased living space in this family home.

Helyer Davies Architects Ltd



The proposals will be of high quality design and material, and will help to improve the aesthetics of the existing dwelling.

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