

Helyer Davies Architects Ltd



Design & Access Statement Heritage Statement

Proposed Ramp and Raised Planters

Wharf House, 30 King Street, Emsworth, Hampshire PO10 7AZ



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Introduction

Helyer Davies Architects have been appointed by a private client to design an extension and alterations to Wharf House, an early 19th Century Listed dwelling in Emsworth. This application is for Householder Planning Consent and Listed Building Consent.

The works consist of:

- Ramp from side door to street level
- Raised brick planters

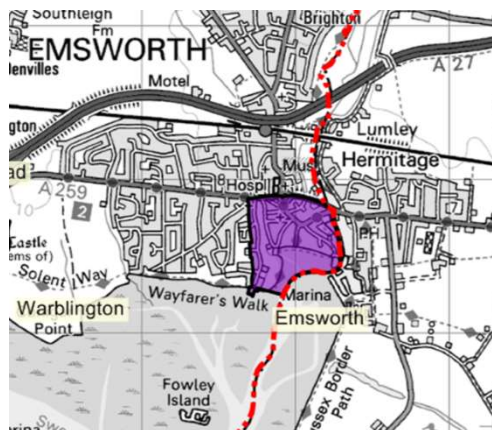
The following documents will accompany the Application:

- Application Form
- Drawings [19165 01 and 02]
- Design and Access Statement

A measured survey has been undertaken by Helyer Davies to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights.

Site Location and Context

Wharf House is a residential dwelling located on King Street in Emsworth. It is located within the Emsworth Conservation Area.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

A public footpath runs down along the north boundary of the house and the garden extends down to the waters edge of the Emsworth channel.

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, render, brick and timber cladding with clay tiled and slate roofs.

Flood Risk

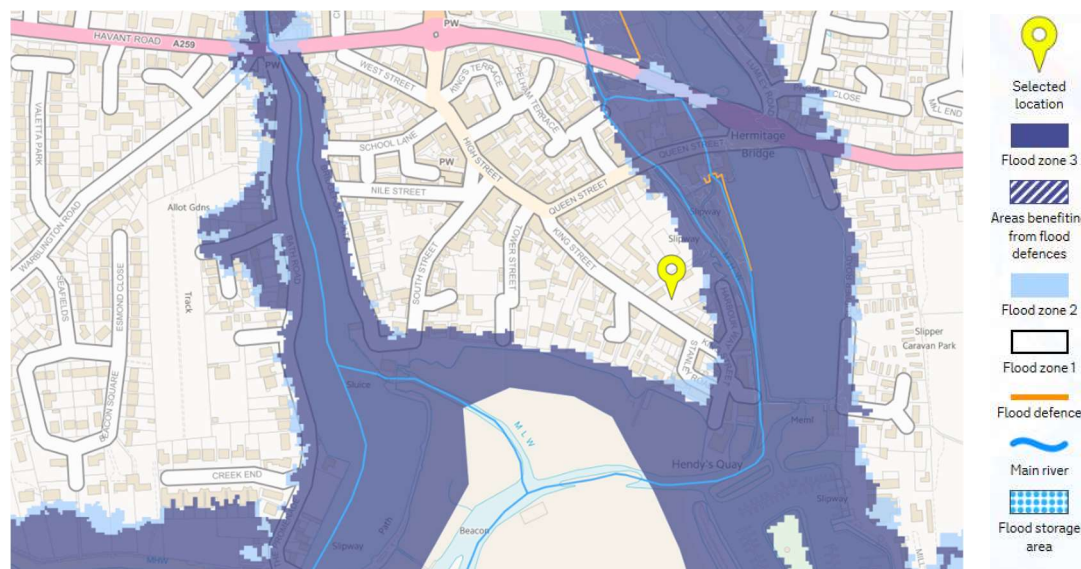


Figure 6: Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

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 (light blue)

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 (darker blue)

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)

Although the dwelling sits within Environmental Agency's Flood Zone 1, the end of the garden sits in flood zone 3 which is defined as having a 'high probability of flooding'. As a result, our application will require flood risk assessment.

In line with the national guidance for minor extensions (less than 250m²) in flood zones 2&3 (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>), the finished floor level of the proposed extension will sit no lower than the finished floor level in the existing dwelling. Precautions will be taken to minimise the possibility of flooding by surface water. The overall increase in footprint is only 19.1m² and for this reason there will be minimal impact on the surrounding area.

Proposals

Use

The property is to remain as a C3 dwelling house.

Proposals, Amount and Scale

The proposals seek to create a ramp from garden level to street level, the ramp will have a cast iron handrail. We are also proposing two raised planters.

Appearance Materials

The materials are as follows:

Brick – to match the existing

Handrail – Cast Iron

Paving – York Paving

Landscaping

Landscaping will be as the proposed drawing and photos.

Access

The access into the property will remain as existing. There will simply be a ramp to get up to the garden level.

Completed Photos

