

Combined Design & Access and Heritage Statement



**Proposed fencing, proposed store, garage alterations,
and listed building restorations**

to

Seafield House, Emsworth, Hampshire



Figure 1: Front Elevation from driveway

December 2021

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects have been appointed by a private client to apply for the planning and listed building application for the proposed fencing, proposed store, garage alterations, and listed building restorations the residential property of Seafeld House, Emsworth.

The following drawings accompany the application:

- 21236-01 Existing
- 21236-02 Proposed
- 21236-03 Existing and Proposed Garage

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

Relevant Local Planning History

Although the building on site is listed, applications have previously been approved in the local area, in relation to listed buildings on Havant Road/ Kinnel Close, adjacent to Seafeld House, a few of the most relevant noted below:

Address	4 Havant Road, Emsworth, PO10 7JE
Reference	APP/16/01224
Proposal	Listed Building application for display of 1No. non-illuminated board sign affixed to north elevation, and 1No. non-illuminated pole mounted sign affixed to boundary wall (revised application).
Decision	Grant perm
Decision date	12th Jan 2017

Address	4 Havant Road, Emsworth, PO10 7JE
Reference	07/55539/009
Proposal	Installation of 2 air conditioning units.
Decision	Grant perm
Decision date	4th Feb 2008

Address	'Little Seafeld', 6, Kinnell Close, Emsworth, PO10 7JE
Reference	32147
Proposal	Listed Building Application Renew windows and door and erect canopies over front door and bay window and insert new window.
Decision	Grant perm
Decision date	21st Sept 1984

Site Context & Location

The site is located on Kinnel Close in Emsworth.



Figure 2: The area of Kinnel Close circled on Aerial Map of Emsworth (from Google Maps)

The site is situated just outside the historic core 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.



Figure 3: Seafield House on Aerial Map of Havant Road/ Kinnel Close Area (from Google Maps)

The surrounding buildings on Kinnel Close and Warblington Road and are mainly residential detached and semi-detached houses, with a mixed material palette of brickwork walls, hanging tile and composite cladding details, with uPVC windows and doors, primarily clay tile roofs, and flat roof garages.

It is notable that the site also affronts Havant Road, due to its historic location in Emsworth. The properties surrounding the site on Havant Road includes a mix of residential and commercial properties, with a petrol station and a pub. The surrounding material palette of Havant Road displayed a mixture of brick terraced houses with clay tiled roofs, some traditional, some more modern. There is also a mock-tudor style public house and a petrol station and shop, with a brightly coloured, modern flat roof.

The design of the surrounding properties is not sympathetic to the historic design of the listed building at Seafeld House.

Site Heritage

The site of Seafeld House is not in the Emsworth Conservation Area, but the main part of the building itself is listed.

Historic England Listing

Name of Listing: SEAFIELD AND BOUNDARY WALL

Heritage Category: Listed Building

Grade: II

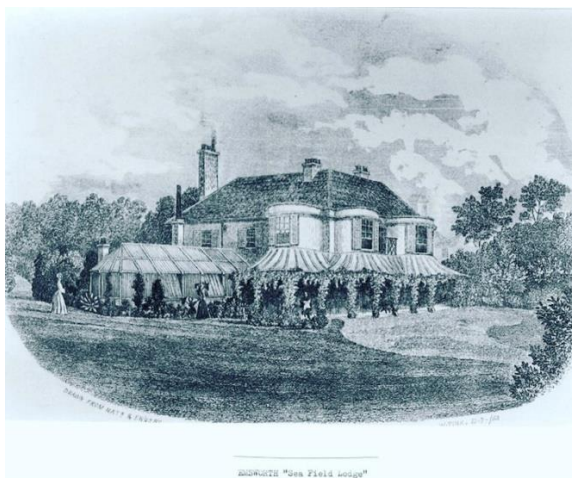
List Entry Number: 1091624

Date first listed: 16-May-1952

Statutory Address: SEAFIELD AND BOUNDARY WALL, HAVANT ROAD

Details: SU 7405 HAVANT HAVANT ROAD Emsworth 16.5.52 11/1 Seafeld, and Boundary Wall House. Early C19. Stucco, with a slate roof. Symmetrical front (east) of semi-circular full-height bays on either side of the centre, 1.1.1 windows. Hipped roof. Parapet with stone coping and thin moulded band on coupled carved brackets, set against a fascia, rusticated ground floor. Sashes in reveals, French doors to the ground floor, the central window opens onto a balcony with a rail. Doorcase with architrave, radiating fanlight and 6-flush-panelled door. The main feature is a trellis work verandah, returning on the north and south sides, with a copper convex roof. Other elevations are plain, but there is a large bow window on the north side, below the verandah. The roadside wall is of brickwork on a flint base, and also of flint, the 2 sections meeting at the gateway, comprising a panelled door within a wall flanked by piers, each with a moulded cap and base.

Listing NGR: SU 6930305647



Figures 4&5: Historic Photos of Seafeld House.

Flood Risk Assessment

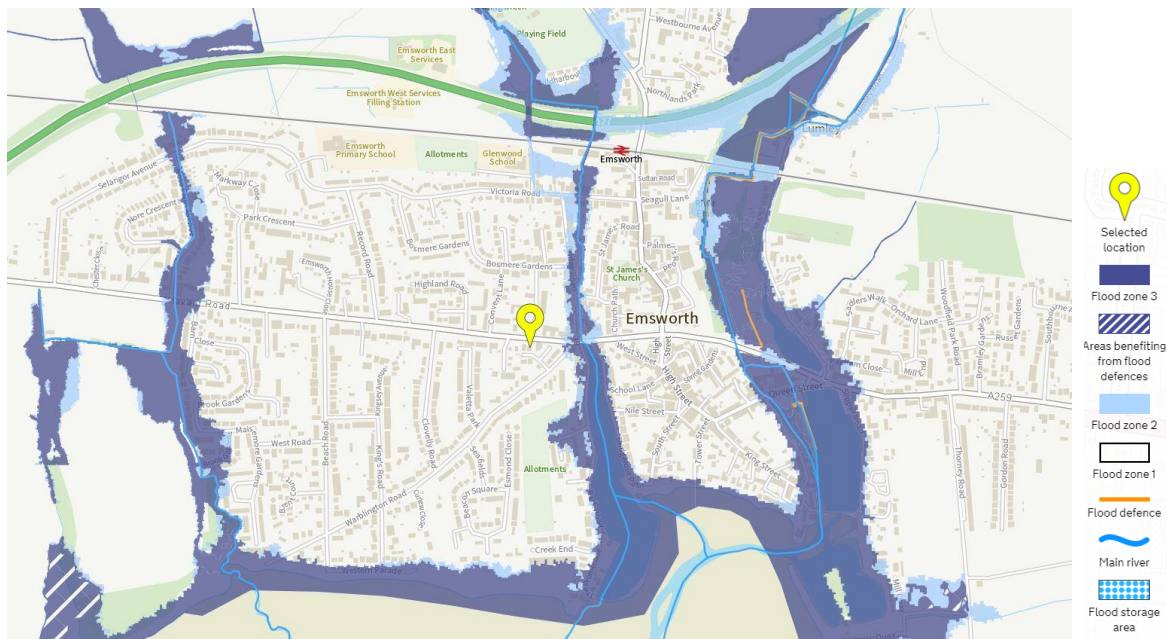


Figure 6: Flood Map for planning. (<https://flood-map-for-planning.service.gov.uk/>)

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 defences

The site is in Flood Zone 1 and is **not** near the boundary for flood from rivers/sea. As such, risk is considered extremely low.

The Proposals & Site Photos

The existing dwelling at Seafeld house is an early 19th Century stucco house, with a slate hipped roof, and a convex copper roof. As per the listed building details, the house features symmetrical bays, with sash windows and French doors, and a veranda with a balcony and rail matching the trellis detailing. Also in the listing is the roadside wall, a brickwork and flint wall which borders the property at Seafeld House.



Figure 7: East Elevation



Figure 8: Front Door on East Elevation



Figure 9: Bays on Rear Elevation



Figure 10: Orangery to the rear of Seafeld House.

Design

The proposals aim to improve and upkeep the appearance of the dwelling of Seafeld House.

The proposed fencing to the front wall has been installed as a result of multiple repairs having been done to the windows of the ground floor bedroom. The glass has been replaced multiple times, (each time with glazing sympathetic to the appearance of the listed property) as debris from traffic on Havant Road has damaged and cracked the window to the bedroom on the ground floor. Therefore, the timber fencing has been installed atop the wall, in the interests of health & safety, as well as maintenance of the property, in order to prevent further debris from hitting and cracking the glass.



Figures 11 & 12: Fencing to wall on Street Elevation

The proposals also include repairing and refurbishing the existing garage. This includes the installation of a new roof, with the garage walls made slightly higher, to allow for the necessary head-height to the space. The proposals involve improving the garage structurally, and aim to improve the car parking facilities on the site. The proposed elevations show the garage to include side access via glass doors, the existing opening to be completed with carriage style doors, and the garage clad in shiplap timber cladding to improve the functionality of the garage, and give a high-quality finish.



Figures 13 & 14: Garage – (Currently under construction improvements)

The proposed store area which lies behind the garage is to be refurbished and made into a more secure and usable space with a proposed flat roof, to link in with the garage. The works are aimed as a restoration of the existing area which was used to store garden equipment. The store is now to be enclosed, adjacent to the garage. This also includes the repair of an existing half wall, and the replacement of an existing fence, which affronts the Havant Road.



Figures 15 & 16: Fence on Havant Road

As seen on street elevation, the existing timber fence has been replaced with a higher timber fence, in order to improve security to this area of the plot and divide the garage and store from the street of Havant Road. As the proposed fence is in place of an existing fence, the proposal does not aim to change the nature of the street of Havant Road.

The proposals also include the addition of a log burner to heat the Orangery to the rear of Seafeld House. It is notable that the Orangery itself is not part of the listing for the listed building at Seafeld House. Nonetheless the log burner and flue has been installed sympathetically to the design and character of the existing building. The flue sits on the side of the Orangery, on the west side elevation of Seafeld House, next to where the wall detail of a previous chimney sits, as can be seen in old photos of the house.



Figure 17: Log Burner



Figures 18&19: Log Burner Flue on West Elevation.

The works to the house also include restoration to the listed building, to enhance and improve the external appearance of the house. These include repainting necessary areas of the house to upkeep the character of the dwelling, and repairing and restoring the trellis to the veranda.

The design does not propose any additional bedrooms, nor any major changes to the main dwelling of Seafeld House.

Use

The house will remain as a residential dwelling.

Amount & Scale

The proposals do not impact or seek to increase the internal floor areas to the main dwelling. The only parts of the proposals which relate to areas are to the external garage and store. The external garage is to be refurbished, but will remain at the same size, with an internal area of approx. 19.2m².

The proposals do not propose any change to the footprint of the building, therefore this will remain as existing.

Appearance & Impact on the Listed Building

The proposals are to be/have been constructed of carefully specified materials, designed to improve the existing property of Seafield House, sympathetic to the listed building.

With regard to the listed building, the main aims of the alterations are to improve the property overall. The materials have been selected as per the existing dwelling on site and informed by the material palette of the neighbouring properties.

The design also includes the refurbishment of the external elevations of the property, with some elements repainted, and historical features such as the trellis – repaired and repainted, therefore enhancing the external aesthetics of the house.

Overall, the external appearance of the house is to be improved, with new and high-quality materials, designed to respect the character of the existing dwelling and its historic setting within Emsworth.

Access

Main access to the dwelling is via Kinnel Close and this is to remain as existing.

Parking Plan

This application will not impact the amount of parking on the site, the proposals only aim to improve the existing garage.

Conclusion

The proposals in this application are for the Proposed fencing, store, garage alterations, and listed building restorations of Seafield House.

Overall, the proposals are to improve the appearance of the property at Seafield House, and are to be constructed of carefully specified materials, sympathetic to the listed building and its historic setting within Emsworth.