

4 The Fishermans

Design and Access Statement
&
Heritage Statement

Introduction

Helyer Davies Architects have been appointed by a private client to renovate the existing dwelling at 4 The Fishermans, Emsworth.

This document outlines the proposed works to include:

- New boundary wall
- Garage conversion
- Alterations to fenestration
- Internal alterations

The application is for Householder Planning Permission in a Conservation Area. The following documents accompany the application:

- 24014 Drawing Collection
- Community Levy Infrastructure (CIL) Form 1 & 2
- Combined Design and Access statement & Heritage Statement

A measured building survey was undertaken by Helyer Davies Architects, in February 2024, to accurately establish existing floor levels, heights, internal and external details of the existing dwelling. The OS extracts are to show site location plan and block plan only.

Planning Considerations

- Principle of development
- Design and impact upon visual amenity/character of the area
- Impact upon the amenity of neighbouring properties
- Impact upon biodiversity

Relevant Planning History

4 The Fishermans

APP/15/01043

Removal of wall. Permitted 11/11/2015

Relevant Planning Policy

NPPF (July 2021)

Havant Borough Council Local Plan

CS11 – Protecting and Enhancing the special Environment and Heritage of Havant Borough Council

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.

CS12 – Chichester Harbour AONB

Proposals should carefully assess their impact of on the Chichester Harbour AONB, and seek to conserve and enhance the special qualities of the Chichester Harbour AONB.

CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

AL1 – Presumption in Favour of Sustainability

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework

DM20 – Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Emsworth Neighbourhood Plan 2019-2036

ENP_H1 - Design and Heritage

Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within the neighbourhood plan

ENP_D1 - General Design Policy

All new developments and redevelopment proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within the neighbourhood plan



The Site Location

The application site comprises a four-bedroom detached, 2-storey dwelling with attached double garage.

The application site is located in Emsworth, a small coastal town in Hampshire. The site forms part of the waterfront overlooking Chichester Harbour. The waterfront consists predominantly of residential dwellings. The dwelling at n°4 The Fishermans is one of a group of 2-3 Storey, mixed 19th & 20th Century development.

The existing dwelling sits to the north of the plot, approximately 11m back from the sea wall (which runs along the southern boundary). A PROW runs adjacent the western site boundary, providing pedestrian access onto the Foreshore.

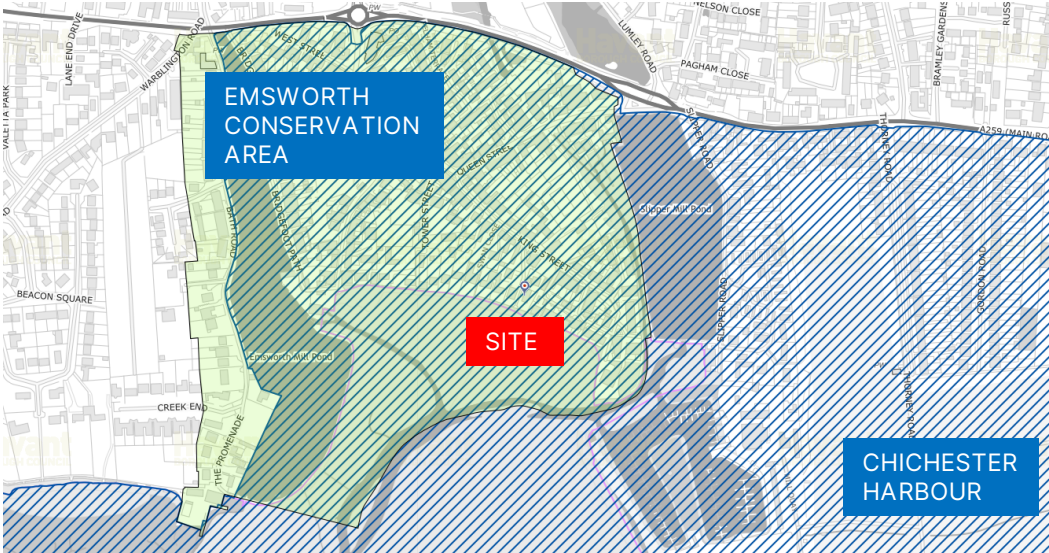
The existing property sits within both the Emsworth conservation Area and the Chichester Harbour AONB. There are no TPOs located on or adjacent the application site.



Wider Context – [Google]



Context – (Google)



As the dwelling forms part of the waterfront to the harbour, any proposals will need to consider the visual impact on the AONB.

Map showing site in relation to the Emsworth Conservation Area and The Chichester Harbour AONB
[<https://maps.havant.gov.uk/havant/>]

The Site Location

The site can be seen in the 'important view' from The Promenade looking north back towards Emsworth, however the existing building has not been identified as a building of local interest. Despite this, it is recognised that each building along the waterfront contributes to the overall character of the Conservation Area and therefore any works should be sympathetic and not detract in the street scene in order to respect and maintain building patterns and forms.

The Sea Wall, which forms the southern boundary of the site, is noted as an important wall. Similarly, the south facing walls of the existing building are noted as important walls like all other buildings along the waterfront as they contribute to character of the area and define the urban landscape.

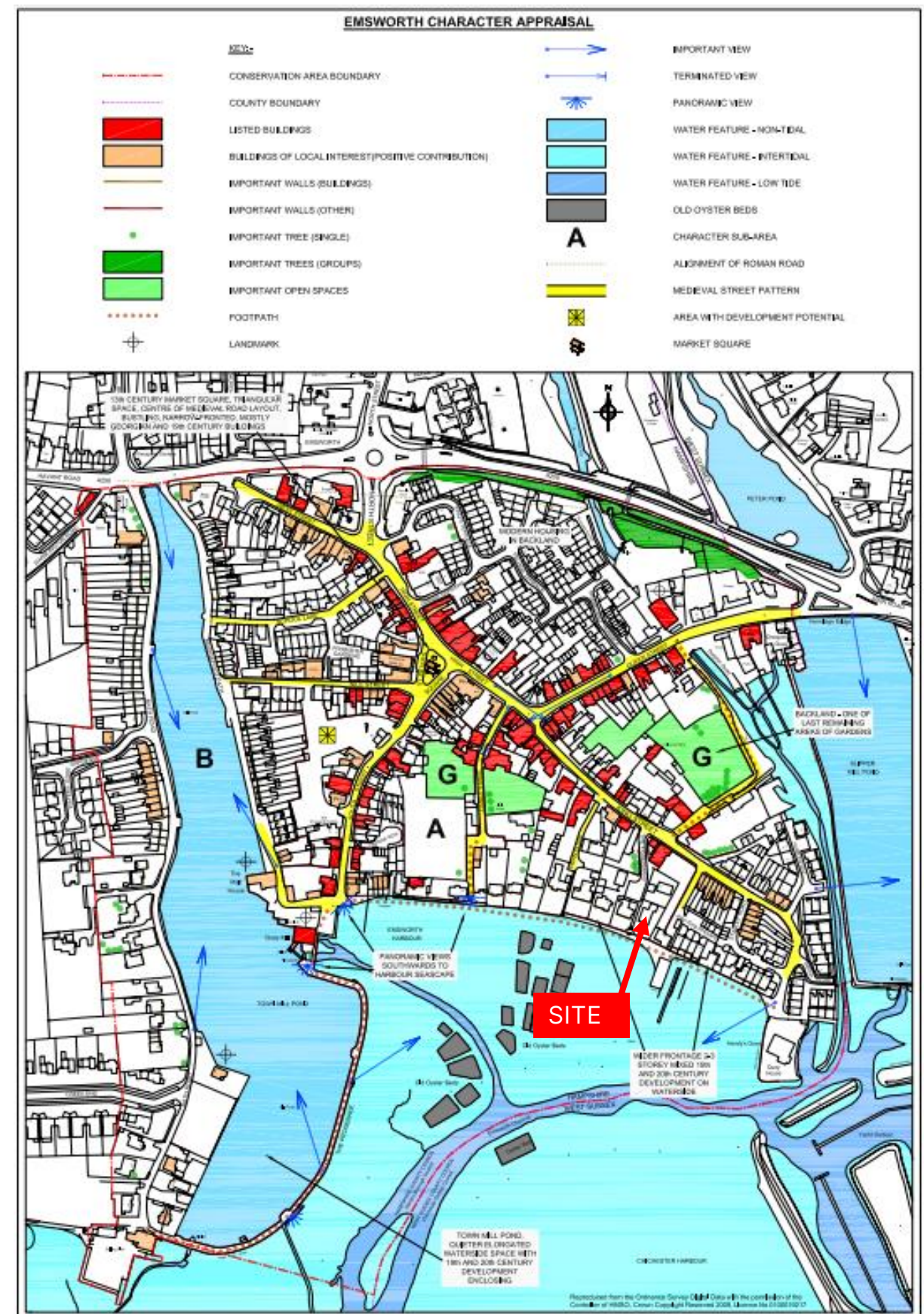
The dwelling at number 4 can also be seen within the wider conservation area from King Street, as well as the adjacent PROW.



View of existing dwelling from King Street– [Google]



View of existing dwelling from the foreshore



Flood Risk Assessment

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year. Flood Zone definitions:

Flood zone 1

Locations in flood zone 1 have a very low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

The existing dwelling sits within Flood Risk Zone 1. The Environment Agency data suggests that there is a very low risk of flooding at this area (less than 0.1% each year) due to either sea and rivers or surface water. The planning documents for the proposed application at 4 The Fishermans, will therefore, not require a full Flood Risk Assessment.

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is Havant Borough Council.

Risk of flooding due to Surface Water

The site sits in an area that is considered to have a medium risk of flooding due to surface water.

The flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.

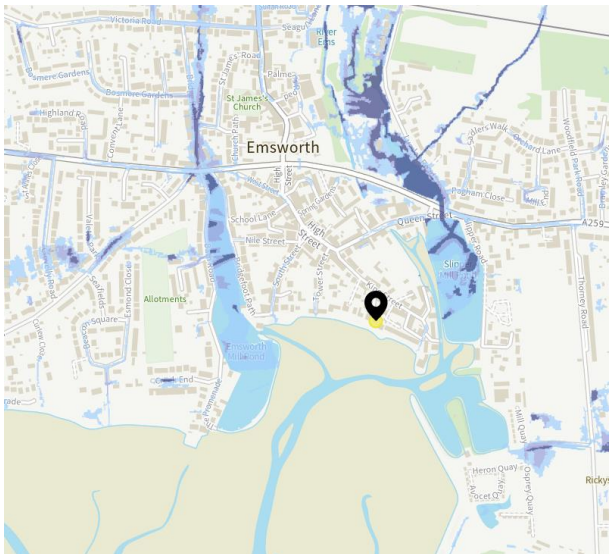
Flood Risk Maps



Rivers and the sea

-  Extent
-  High risk
More than 3.3% chance each year
-  Medium risk
Between 1% and 3.3% chance each year
-  Low risk
Between 0.1% and 1% chance each year
-  Very low risk
Less than 0.1% chance each year

Flood Risk from Rivers & Sea - <https://check-long-term-flood-risk.service.gov.uk/>



Surface water

-  Extent
-  High risk
More than 3.3% chance each year
-  Medium risk
Between 1% and 3.3% chance each year
-  Low risk
Between 0.1% and 1% chance each year

Flood Risk from Surface Water - <https://check-long-term-flood-risk.service.gov.uk/>

The Proposed Design

Layout & Appearance

The proposals are for an extended boundary wall along the western boundary, a new porch and garage conversion.

The existing garage is to be converted to a habitable space, works include infilling the existing garage door and incorporating a single door and window in its place. The existing garden door to the garage is to be replaced with a new window, and a new set of French doors will open out into the garden on the eastern elevation. Velux roof lights will provide natural light and ventilation.

At ground floor the existing dining room window (south facing) is to be replaced with a picture window with internal window seat.

The existing living room windows on the southern elevation are to be replaced with sliding doors that open out into the garden.

The proposed boundary wall is to be built to reflect the style and appearance of the existing wall that currently borders the PROW. It has been designed to match the existing height, mortar and bond. The bricks will also be matched to the existing wall. The wall also incorporates brick piers that mirror those on the wall opposite. This will ensure that the wall is in keeping with the existing context and minimise any impact on the conservation area and AONB.

Materials

The proposed external material palette includes:

- Walls: Infill walls to match existing brickwork. Boundary wall – brick to match existing.
- Roof: Ply flat roof to porch.
- Windows: New and replacement windows to be aluminium triple glazed. Velux roof light to garage conversion.

Use

The use of the building at 4 The Fishermans, is to remain as a (C3) residential dwelling.

Amount & Scale

The proposals are of an acceptable scale with consideration to the overall plot size and in relation to the existing dwelling. The proposals are predominantly within the existing dwelling and therefore do not impact on the scale of the building.

The proposed porch is single storey and is considered to be a reasonable scale in relation to the existing dwelling and the overall plot.

Existing Internal Floor Areas:

Ground Floor:	85.1 m ²
First Floor:	85.1 m ²
Garage:	29.4 m ²
Total:	199.6m ²

Proposed Internal Floor Areas:

Ground Floor:	114.4 m ²
First Floor:	95.3 m ²
Total:	209.7 m ²

Total Increase of Internal Floor Area: 10.1 m²

The design would result in an overall increase in footprint of 3.8m².

Landscape

Most of the landscaping on the plot is to remain as existing. The new boundary wall will be incorporated as per the drawings.
A new opening is to be incorporated into the existing garden wall to provide access.
Some new trees are to be incorporated along a section of the eastern boundary to provide increased screening and privacy from the neighbouring building which currently overlooks the garden.

Access & Parking

Access to the site will remain as existing and parking will be on the existing driveway.

Ecology

The proposals will not impact on any existing biodiversity.

Sustainability

The proposals have also been designed to include locally sourced materials, with a long lifespan, where possible, aiming to support local suppliers and reduce carbon emissions from transport.

The existing garage walls and roof are to be thermally upgraded to reach the minimum u value requirements as per the building regulations, at the very least.

The proposals incorporate roof lights and new triple-glazed windows to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimize power consumption.

Conclusion

The proposals will provide a high-quality and functional living spaces and improve the design and quality of the existing internal spaces.

The proposals are of small scale, are in keeping with the dwelling to which they relate, and do not detract from the residential amenity currently afforded to the neighbouring properties.

The surrounding properties are of varied design and styles, as such the proposals will not be out of keeping.

Impacts of the proposals on the AONB & Conservation Area

The proposed boundary wall has been designed to match the existing PROW so that it will be acceptable in the street scene. The wall will have minimal impact on the surrounding context whilst providing a much need barrier between the dwelling and the adjacent footpath. The wall will separate the front of the dwelling from the PROW, affording the occupants with increased privacy and most importantly, a greater sense of security.

The proposed Velux roof light will incorporate an automated blind to limit light pollution and comply with dark skies protocol.

The increase to silhouette and footprint are within the AONB guidelines and viewed from the harbour the house will remain the same scale.

The proposals are considered to have minimal impact on the ANOB and Emsworth conservation area.