Heritage and Design and Access Statement

Project number 5692

12 Nile Street, Emsworth PO10 7EE

Conversion of Workshop into Dwellinghouse with Extension and Alteration

1- Introduction

This combined heritage and design and access statement has been prepared in support of an detail planning application for the extension and alteration to an existing two-storey workshop within a Conservation Area and it's change of use into a dwellingspace. The site consists of an existing two-storey workshop, with a private car garage at ground floor level and a domestic work area at first floor level.

This application has been prepared on behalf of the building owner, Mr Martin Plummer in partnership with PWP Architects who specialise in the design and construction of high-quality houses.

This document is also designed to fulfil the requirements of a Design and Access Statement as set out in the Local Information Requirements for Havant Borough Council – from October 2020.

2- Planning History

There is no Planning History beyond a withdrawn application for a Certificate of Lawfulness relating to existing domestic use of dwelling for 12 Nile Street.

2.1- Relevant Planning History

Although the site is situated within both the Emsworth Conservation Area and the Chichester Harbour Area of Natural Beauty (AONB), similar works to local residential properties have been approved, which are referenced below:

Address - 10 Nile Street, Emsworth, PO10 7EE

Reference - APP/21/01383

Proposal - Proposed front porch, third-storey extension with rear balcony, alterations and refurbishment which includes replacement of existing windows

Decision - Grant perm/consent/certify lawfulness

Decision Date - 21 April 2022

Address - 6 Nile Street, Emsworth, PO10 7EE

Reference - APP/18/00424

Proposal - Single storey rear extension incorporating 2 rooflights, log burning flue and sedum flat roof; replacement windows on first and second floor, windows and doors to front elevation

Decision - Grant perm/consent/certify lawfulness

Decision Date - 06 June 2018

3- Site and Context

The site is situated on Nile Street, a relatively new street dating back to the late 18th century, located amongst a medieval street layout around St Peter's Square, which has its roots as a 13th century marketplace. Located within the south-east of Havant borough, Emsworth is a small, coastal town that is widely accessible by rail, and by the A259 which runs through the town.

The street itself is dominated primarily by a mix of traditional and contemporary one, two and three-storey residential dwellings with building heights steadily rising towards St Peter's Square, with the shorter dwellings adjacent to Slipper Mill Pond. Most properties have entrances directly onto the pavement, although some more contemporary dwellings are stepped back to have front driveways. 12 Nile Street is surrounded by properties clad in a varied selection of materials, including off-white/cream render and painted brick, weatherboarding, and brown/red bricks. The primary material for roofs is clay tiles, with some properties opting for grey slate. To the south and west of the site is a public car park

which is busy due to its close proximity to the waterfront and to the retail and leisure facilities, with the closest parking bays restricted to permit holders.

Site Location Plan (from Google Maps)

4- Site Heritage

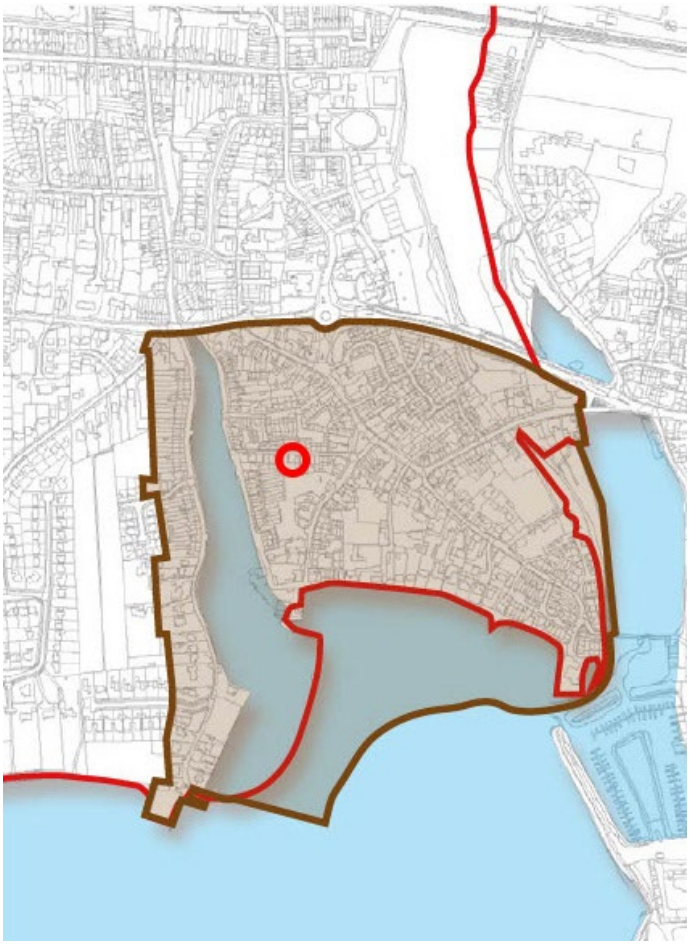
Although the site is located within the Emsworth Conservation Area and the Chichester Harbour AONB, 12 Nile Street is not a listed building, nor is it an 'Other Building[s] of Local Interest which are of particular interest due to their contribution towards the overall character of the Conservation Area (mentioned are: *'Nos 2A, 2B, & 2C (even) and Nos 13, 17, 19, 21 & 23. (odd)'*).

The street is also mentioned within the Emsworth Conservation Area Character Appraisal, approved in March 2010:

> *'3. Although the old town is predominately Georgian in character (in that period of prosperity buildings were laid down upon the existing street pattern), the Conservation Area does include the 19th and 20th century development adjoining on the west side surrounding the Town Mill Pond in Bath Road and Bridgefoot Path. The medieval street layout still dominates, with the 13th century market*

place (St Peter's Square) as the natural focus, with the other main streets, such as High Street and South Street, radiating from this triangular space towards the various waterfronts. Other than the building of Nile Street in the later part of the 18th century, no significant change occurred to the street pattern until the 20th century and the building of the short bypass to the north of the old town, from Bridgefoot to Hermitage.'

'3.11 Nile Street, School Lane and West Street: These are three small streets, all situated on the west side of the town centre. Historically, Nile Street is a relatively new street, built at the later part of the 18th century between St Peter's Square and the Mill Pond. It is straight and narrow with a mixed character of older and modern town houses, one remaining works building and with smaller cottages towards its west end at Bridgefoot Path.'

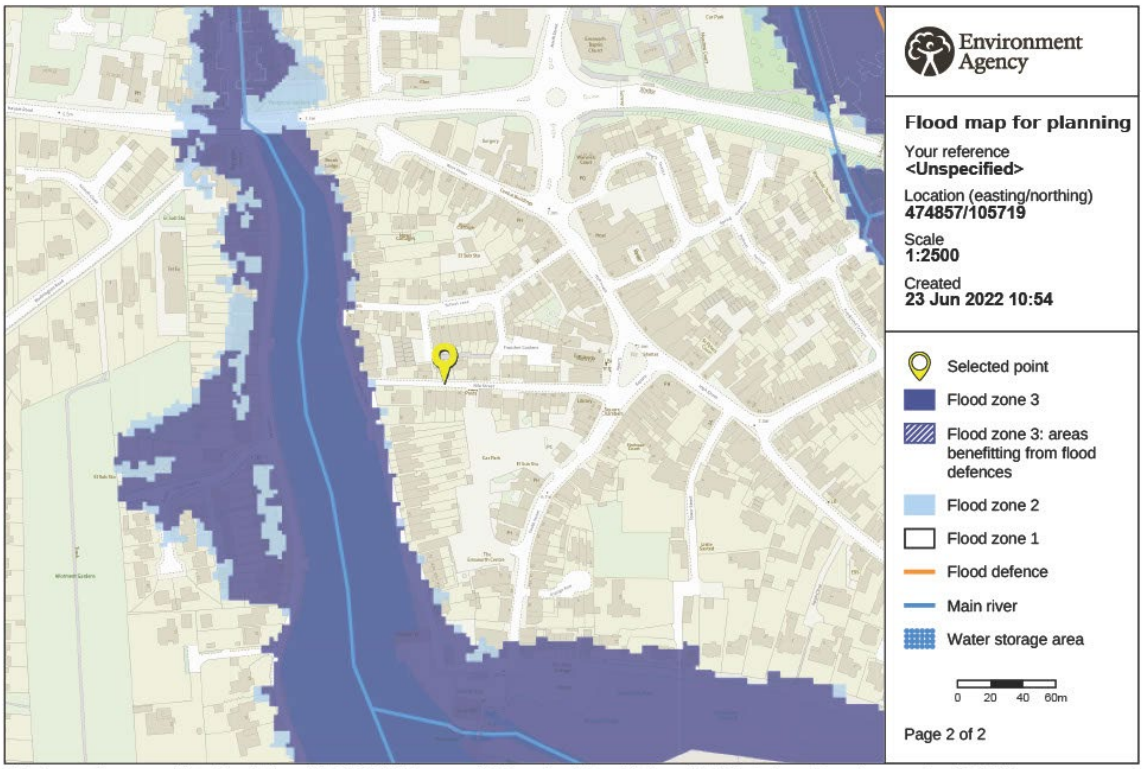


Emsworth Conservation Area Map

(https://cdn.havant.gov.uk/public/documents/Submission%20Version%20Emsworth%20Neighbourhood%20Plan_FINAL.pdf)

5- Flood Risk Assessment

The site is located within Flood Zone 1 and not near the boundary for flooding from either rivers/sea or surface water, where the area is at extremely negligible risk of flooding.



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Flood Map

(https://flood-map-for-planning.service.gov.uk/flood-zone-results?easting=474857&northing=105719&location=10%20nile%20street%20emsworth&fullName=%20&recipientemail=%20)

Flood Zone definitions taken from the gov.uk website

Flood zones explained:

Flood zone 1 *- Locations have a low probability of flooding, some locations will need a flood risk assessment. Find out more about which developments need a flood risk assessment in flood zone 1.*

Flood zone 2 *- Locations have a medium probability of flooding and will need a flood risk assessment.*

Flood zone 3 *- Locations have a high probability of flooding and will need a flood risk assessment.*

6- Site Photographs

Front Elevation – North

Rear Elevation - South

Front/Side Elevation – North-west

Front/Side Elevation – North-east (from Google Maps)

7- Design and Access

7.1- Proposed Design of Site

The design is the proposed demolition and subsequent replacement of the existing garage space with a smaller boat store at the same height and an external parking space, in

addition to alterations within the property to improve quality of space and the replacement of existing windows with those with higher quality.

At ground floor level, the proposal demolishes the existing garage space and splits the subsequent space into an external parking space which is accessible from Nile Street and a boat store which would increase the height of the existing eastern wall and create a mass with less height overall. A front door will be placed within the opening for the existing sliding door, and space will be made to insert a small window adjacent to the door when infilling the opening. The existing space outlined as a workshop would be further insulated internally to improve the thermal efficiency of the property and would then be split into a 3.6 sq. m entrance hall, a 3.7 sq. m shower/WC, and a 16.5 sq. m bedroom. The existing staircase will be demolished and rebuilt in roughly the same space to facilitate the layer of internal insulation.

At first floor level, the existing space outlined as a workshop would be further insulated internally to improve the thermal efficiency of the property and would then become a 24.8 sq. m joint living room and kitchen.

In addition to internal alterations, the proposal includes renovating the exterior façade, repairing brickwork, and straightening the roofline to improve the overall character of the street. It also proposes the construction of a timber porch canopy over the new front door with tiles to suit the existing material palette. To retain a similar frontage to Nile Street in keeping with the surrounding properties, although windows will be replaced with aluminium framed double glazing to improve thermal comfort, the existing openings will be retained, and a colour will be picked to suit the existing material palette. On the southern elevation at first floor, the existing window will be replaced with a Juliet balcony to allow the resident to

fully utilise the view towards the Chichester Harbour's AONB and the Slipper Mill Pond which 6 Nile Street has achieved at both first and second floor.

Overall, the massing of the proposal has remained the same, with the notable exception of the boat store which has reduced the properties overbearing façade on the street. The property has reduced its overall GIA by 27% from 104.7 sq. m as existing to 79.6 sq. m as proposed; a notable reduction would also be achieved without the further insulation to the interior.

7.2- Character of Proposal

Materials which have been used on the proposal are like existing materials used on surrounding houses and the existing building itself, this is to respond sympathetically to the Emsworth Conservation Area. For example, the red/brown brick façade and clay tile roof are replicated throughout the street. The proposal retains its overall mass and height to remain in keeping with the existing proportions, heights, and massing of surrounding properties.

Parking needs have not changed and therefore no further strain will be put on the local infrastructure and no additional parking requirements are needed. Part of the retained western wall will be removed to improve access and sight lines to the parking space, this will also retain the existing curtilage of the building to keep defensible space consistent with the existing amount. In addition to this, the overall footprint of the proposal remains the same and most windows will be replaced in their existing location minimising the impact of compromising views for No. 10.

Overall, the external appearance of the house will be improved by repairing existing brickwork and tiling to enhance the external aesthetics of the house whilst remaining in keeping with the material palette of the street.

8- Summary and Planning Considerations

This planning application seeks detail planning permission for the conversion, extension, and alteration of an existing two-storey workshop at 12 Nile Street, Emsworth, by improving the internal quality of space, the external visual quality and replacing the existing ground floor garage with a boat store and external parking space with the same approximate height and material quality as the existing building.

This document has demonstrated that the proposed scheme:

- Does not have a negative impact on the residential area or the wider conservation area.
- Will not negatively impact the amenity of neighbouring properties by virtue of its siting, materials, scale, mass, or intensity of use.
- Improves the quality of the existing dwelling, thereby improving the quality of the street itself.

9- Appendix

Site Location Plan (Ref drawing: 1000A)

Existing Plans and Sections (Ref drawing: 1200)

Existing Elevations (Ref drawings: 1300)

Proposed Plans (Ref drawings: 1201, 1202)

Proposed Elevations (Ref drawings: 1301B, 1302)

Proposed Sections (Ref drawings: 1401)