

Combined Design & Access and Heritage Statement



Proposed third storey, with alterations and refurbishment

to

10 Nile Street, Emsworth, Hampshire



Figure 1: Front Elevation

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 design the proposed third storey extension, with alterations and refurbishment of the residential property at 10 Nile Street, Emsworth.

The following drawings accompany the application:

- 21184-01 Existing
- 21184-02 Proposed

The existing base information has been sourced from a survey carried out by J. Brotherton & Partners in September 2021 to accurately establish the extent of the site and proximity to neighbouring properties. The OS extracts are to show the site location and block plan only.

Site Planning History

Proposals at 10 Nile Street have previously been sent to Havant Borough Council in a Pre-application Enquiry, to ask whether the proposals will be accepted for planning permission.

Pre-Application Details:

Ref: GEN/21/01108

Description: Proposed addition of a third storey, a roof terrace and internal refurbishment

Date Response Received: 25 Nov 2021

Feedback Summary: *"Overall, I am of the opinion the proposal is worthy of applying for permission however it is recommended that the bay window on the third storey should be removed and replaced with a window within the roof and the proposed roof terrace is recommended to be removal as it is deemed to be out of keeping with the character of the area. Furthermore, the materials would need to be sensitively designed and would be subject to thoughts from consultees such as Conservation and Chichester Harbour Conservancy."*

As a result of this, the design has been revised to reflect the planner's advice, with the removal of the roof terrace and the revision of the bay at the third storey being a normal window recessed into the wall – similar to the properties at No.s 6 & 8 Nile Street.

Relevant Local Planning History

Although the site is in the Emsworth Conservation Area, works to residential properties have been approved in the local area, a couple of the most relevant noted below:

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. (Revised application).
Decision	Grant perm
Decision date	6th July 2018

Address	11 Nile Street, Emsworth, PO10 7EE
Reference	APP/ 18/00237
Proposal	Erection of a new cantilevered balcony & replacement of existing window with aluminium doors to front elevation.
Decision	Grant perm
Decision date	19th April 2018

Site Context & Location

The site is located on Nile Street in Emsworth.



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

The site is situated in 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.

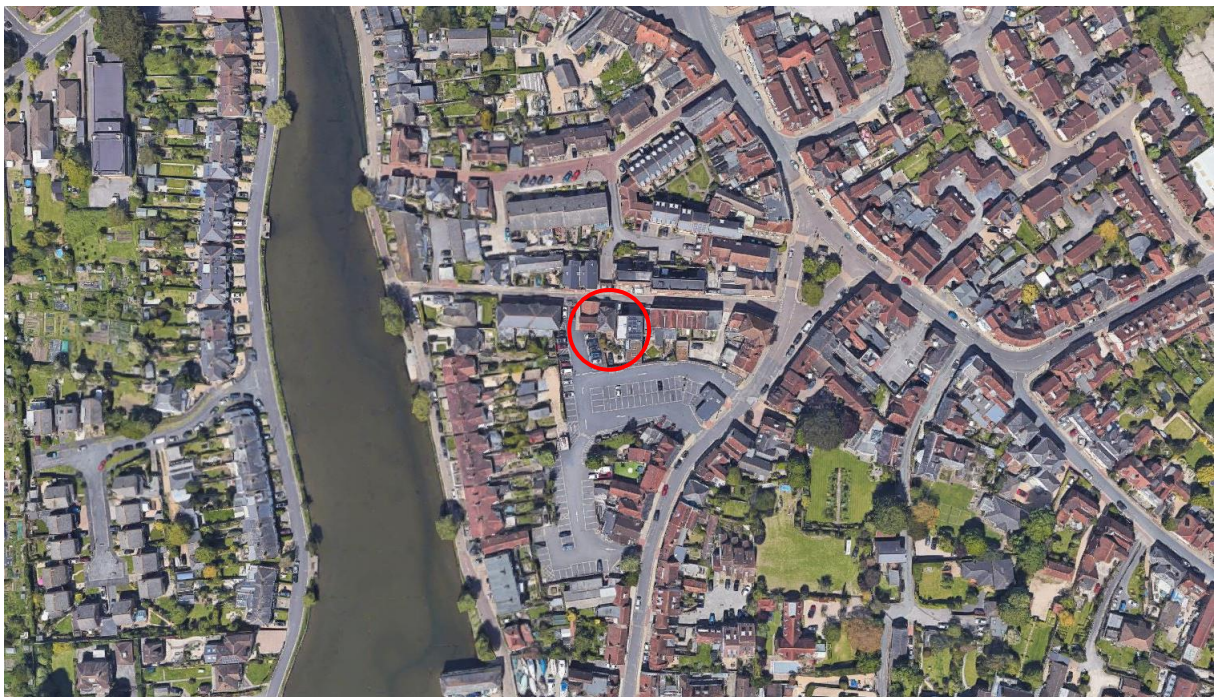


Figure 3: 10 Nile Street on Aerial Map of Nile Street Area (from Google Maps)

Nile Street itself is a narrow road of predominantly residential dwellings, with mixed styles of older and modern town houses, and smaller cottages towards the slipper mill pond.

The properties surrounding the site at 10 Nile Street display a varied material palette, ranging from brown/red bricks, light-coloured painted bricks and cream/white render for walls. The roofs are generally clay tiles with some modern grey slate. There is also evidence of timber and composite cladding details.

Due to the terraces on the street, the boundary frontages are generally open to the pavement and the street of Nile Street itself, with just a few houses with front driveways.

Site Heritage

The site at 10 Nile Street is not a listed building, but it does sit within the Emsworth 'Conservation Area and the Chichester Harbour AONB'.

Nile Street itself appears in 'Emsworth Conservation Area Character Appraisal' as a relatively new road with a medieval street pattern.

'3. Although the old town is predominately Georgian in character... 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...'

There are 'Other Buildings of Local Interest' noted on Nile Street, which in particular contribute towards the character of the Conservation Area, but No. 10 is not one of these. – (Noted are - Nos 2A, 2B, & 2C (even) and Nos 13, 17, 19, 21 & 23. (odd).)

Emsworth Conservation Area Map

The site is located in Emsworth Conservation Area. A map of Emsworth Conservation Area is shown in figure 4 below, with the site and surrounding area circled on Nile Street.

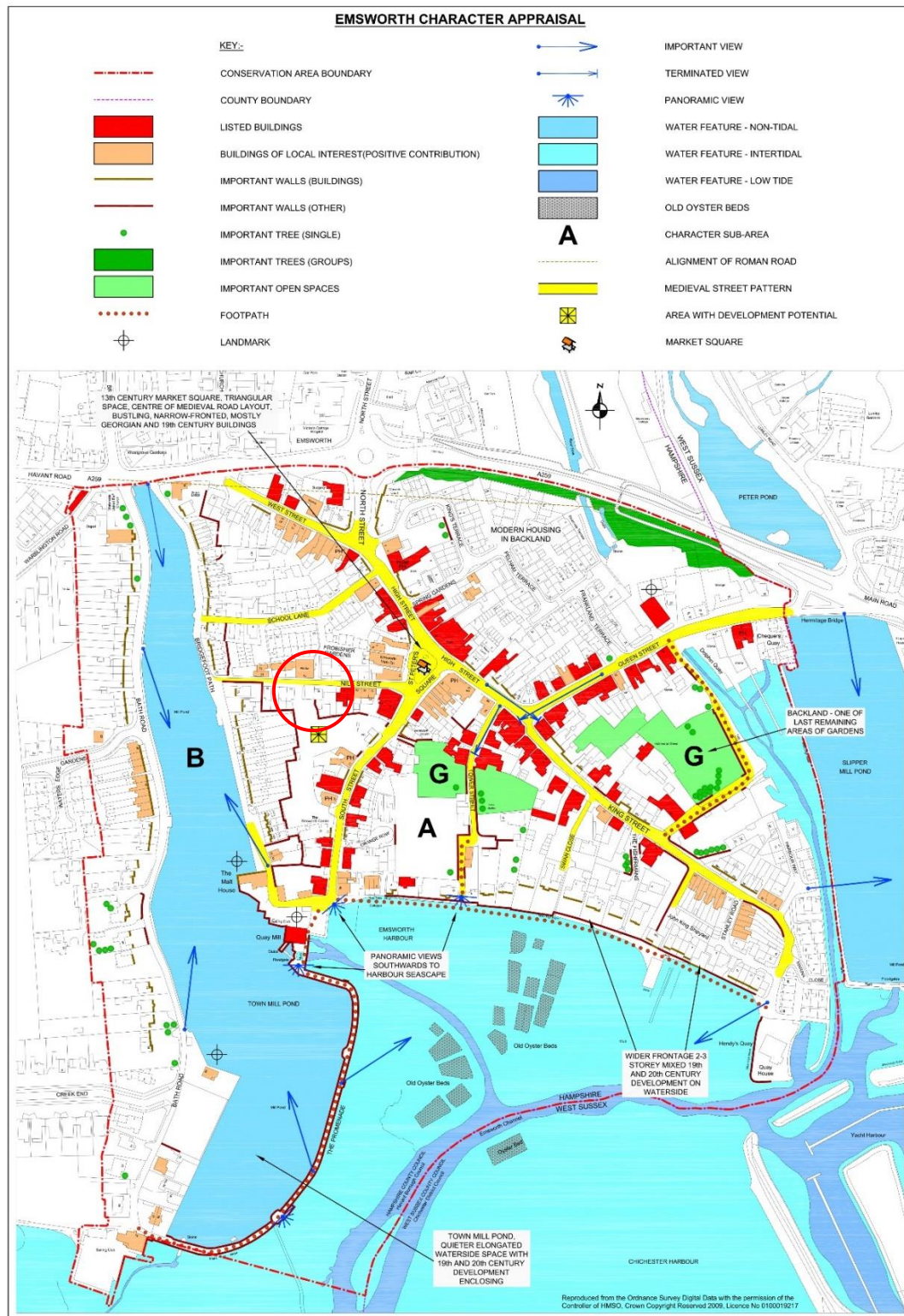


Figure 4: Map of Emsworth Conservation Area
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

Flood Risk Assessment



Figure 5: Flood Map for planning.
<https://flood-map-for-planning.service.gov.uk/confirm-location?easting=474857&northing=105719&placeOrPostcode=10%20nile%20street%20emsworth>

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.

Site Photographs:



Figure 6: Front Elevation – North



Figure 7: Front/Side Elevation – North-East



Figure 8: Side Elevation behind No.12 – North-West



Figure 9: Rear Elevation from South Street Car Park – South

Design

The design is for a proposed addition of a third storey, with alterations and refurbishment to the residential dwelling at 10 Nile Street, Emsworth.

At ground floor level, the proposals are to open up the existing hallway to the kitchen, install a WC and revise the windows and doors to the garden, on the rear elevation. This will improve the flow of the ground floor layout and allow the rear living spaces to address the amenity space of the family home.

At first floor level, the bathroom is to be relocated to the space of the existing bedroom 3, to allow for a new staircase to the proposed second floor. The proposed second floor (third storey) is to house a new master bedroom, with an en suite bathroom and a balcony with views to the south.

The design does not propose any additional bedrooms.

Along with the third storey and alterations to the house, the proposals also include the refurbishment of the external elevations. A small lightweight porch is proposed to the front elevation, with a timber roof and steel posts. Along with the existing brickwork repainted, the proposed zinc standing seam roof will give the house a more modern aesthetic, to address and complement the street of Nile Street and the wider Emsworth Conservation Area.

Use

The house will remain as a residential dwelling.

Amount & Scale

The proposals are of an acceptable scale and have been designed to remain in keeping with the local area of Nile Street. The existing and proposed floor areas are as follows:

Existing Internal Floor Areas:

Ground Floor: 48.5m²

First Floor: 49.6m²

Total: 98.1m²

Proposed Internal Floor Areas:

Ground Floor: 48.5m²

First Floor: 49.6m²

Second Floor: 37.8m²

Total: 135.9m²

Total Increase: 37.8m²

The design would result in an overall increase of 37.8m², that being the proposed second floor master suite.

The proposed third storey and roof alterations have been designed to sit below the roof heights of Nos 8, 9 & 11 Nile Street, to remain in keeping with the local area, and no higher than neighbouring properties.

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

Appearance & Impact on the Conservation Area

The proposals are to be constructed of carefully specified materials, designed to improve the existing property at 10 Nile Street, sympathetic to the Emsworth Conservation Area.

With regard to the Conservation Area, the proposed mansard roof to the third storey has been informed by that of the neighbouring properties at Nos. 6 & 8 Nile St. Similarly, the proposed third storey extension is to sit no higher than the roofs of neighbouring properties of Nos 8, 9 & 11 Nile Street, to remain in keeping with the local area.

The design also includes the refurbishment of the external elevations of the property, with the existing brickwork repainted, and the addition of a zinc roof to give the house a modern look, to address and complement the road of Nile Street. All windows and doors to the dwelling are to be replaced with high-quality double glazing to ensure a coherent design and improved insulation etc.

Additionally, the proposals do not propose any change to the ground floor footprint of the building, therefore the footprint of the house will remain as existing.

During the design development, the client has been in conversation with the neighbour at No. 9 Nile Street. The design has subsequently been revised to minimise impact on compromising the views from the front windows of No.9 towards the South.

Overall, the external appearance of the house is to be improved with new and high-quality materials, to enhancing the external aesthetics of the house. The design of the proposed third storey and alterations have been designed to respect the character of the existing dwelling and setting within the Conservation Area.

Access

Main access to the dwelling is via Nile Street and this is to remain as existing.

Parking Plan

This application will not impact parking on the site.

Conclusion

The proposals in this application are for the addition of a third storey master suite, with alterations & refurbishment to the residential dwelling at 10 Nile Street, Emsworth. Due to the alterations and a new staircase to the second floor, no additional bedrooms are proposed.

The design proposals will increase both the functionality and the quality of the living spaces on the ground floor of the home, whilst providing an additional third-storey master suite, to allow for modern day family living.

The proposals are to be constructed of carefully specified materials, to enhancing the overall external aesthetics of the house with a high-quality finish, sympathetic to the Emsworth Conservation Area.