

Design and Access Statement

Proposed Alteration of 1, Fishermans, Emsworth



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Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

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

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Site Maps of Location (not to scale)



Site location

1.0 INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at the detached property, 1, The Fishermans, Emsworth.

The following documents accompany the Application:

- Application Form
- Design and Access Statement
- Drawing Nos. 15-111

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
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2.0 CONTEXT APPRAISAL

2.1 The Physical Context

The site location is within the Chichester Harbour Conservancy. It sits down a quiet road in the middle of Emsworth.

The town of Emsworth has properties of varied architectural design. They are generally detached homes of traditional style and typical of the local vernacular. Materials are of a selected palette for the walls ranging from brown/red bricks, white painted brick work, brown/terracotta wall hanging tiles, white, cream renders and flint. The roofs are again an eclectic mix of pitched forms involving thatch, brown tile, orange tile and dark slate.



Front elevation - Please see existing drawing 15111-101 for accurate existing elevation.

2.2 Flood Zones:



The above flood map shows that 1, Fishermans does not directly sit in an area of high flood risk

Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;

or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

2.3 Evaluation:

The proposals are minimal in their scale and are in keeping with the surrounding area. There is an opportunity to improve the appearance and functionality of the building with no detriment to neighbours or the surrounding area.

3.0 DESIGN

3.1 Use

The dwelling will be used as a family home (for the applicants). The proposal seeks to replace the existing off centre porch roof, with a wider roof which will extend across the width of the front bay and entrance to the house. The new roof will increase the external area of cover, provided by the porch.

3.2 Amount

Existing area covered by porch:	1.3m ²
Proposed area covered by porch:	2.5m ²
Overall increase:	1.2m ²

3.3 Layout

The ground floor is to have a new entrance porch which leads into an open entrance hall.

3.4 Scale

The roof will be of the same pitch as the existing porch roof and will not extend further out from the house than the existing porch.

3.5 Landscaping

The existing landscape is a mix of grass, shrubs and borders. The vegetation on site will be protected during the construction works.

3.6 Appearance

The proposed form and materials emulate the surrounding traditional vernacular and that of the existing property. The new porch overhang offers a formal front entrance into the house, it will also provide an additional small covered area to the left hand side of the door. The proposed overhanging porch roof will now be of a hipped design as opposed to the previous gable roof. The hipped roof will be more subtle than the gable and will not impose as much on the elevations. The increased length of the porch will help to make the front elevation much more in proportion/ more symmetrical, and be more aesthetically pleasing.

Roofing materials will be selected accordingly as follows:

Roof: Clay tiles to match existing on front bay.

4.0 ACCESS

4.1 Vehicular and transport links

As existing and not an issue to current property.

4.2 Access to the site

Access remains as existing.

5.0 CONCLUSION

The existing dwelling on the site will benefit from the proposed alteration. Our clients wish to improve the character, usability and external appearance of the dwelling, whilst remaining in sympathy with its surroundings so that there will be no loss of traditional rural character.

We ask that Havant District Council look upon this application favourably.