

Helyer Davies Architects Ltd



12-13 Bridgefoot Path
Emsworth
Hampshire
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Alterations to adjoining existing residential properties

Design & Access Statement

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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations and refurbishments to the adjoining end of terrace and mid terrace residential houses.

1.2 The works consist of:

1.3 Ground Floor

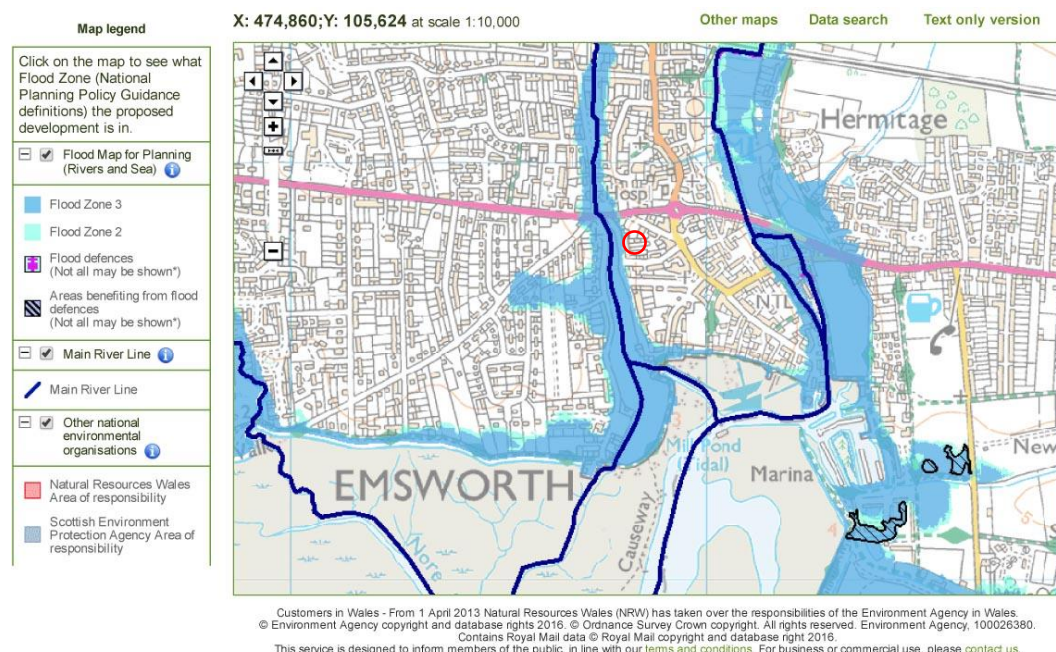
1.3.1 The replacement of the front ground floor windows with larger windows to increase the amount of light entering the living space and provide better views out to the estuary.

1.4 First Floor

1.4.1 The replacement of the existing windows with larger windows and the addition of shutters to the front windows.

2.0 Site Location

2.1 The site is located in Emsworth, Hampshire, along Bridgefoot Path. This is a Conservation Area.



As the above map displays the site is not within a flood zone, however it does sit right on the edge of an area that does flood.

2.2 Surrounding Context

- 2.2.1 The site is situated within the town 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.
- 2.2.2 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.
- 2.2.3 The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.
- 2.2.4 The surrounding properties are small residential cottages which vary in their materiality and style. There is a variety of brick, rendered and flint houses.
- 2.2.5 The adjacent house no 14 sets a precedent for the larger windows on the street front. As its ground floor window spans the full width of the ground floor.



Number 14 – Ground floor window

- 2.2.6 The street review (see attached) shows that each house along the street is unique. The windows on no.12&13 are in general much smaller than many of the other windows on the surrounding houses. The proposed window sizes are reasonable and are of a similar size to many of the other houses along the street. The houses also have a variety of different window styles.

3.0 Use

- 3.1 To remain as residential.

- 3.2 Havant Borough Core Strategy:
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- 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.

CS16 High Quality Design

- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings' lines, plot widths and depths, materials and proportions of windows and doors.*

4.0 Amount

- 4.1 The habitable space will remain as existing.

5.0 Layout

- 5.1 On both the ground floor and first floor of both properties we propose the enlargement of the front windows to extend views across the estuary and allow for better lighting in the living rooms of the adjoining properties.
- 5.2 On the first floor we also propose the addition of external window shutters on the front of the houses.

6.0 Scale

- 6.1 The scale will remain the same

7.0 Appearance

- 7.1 Proposed window to have a white painted timber frame so as to match the material quality of other similar properties on the street.



Windows on surrounding buildings.

8.0 Landscape

- 8.1 As existing.

9.0 Access

- 9.1 As existing.



10.0 Conclusion

- 10.1 The proposal does not alter the use of the building but would create a better quality living space for the residents.
- 10.2 The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development and not seen from a wider context.
- 10.3 It is for the above reasons that we ask that Havant Borough Council review this application favourably.