

Design and Access Statement

Proposed Renovation and Alteration of 1, Fishermans, Emsworth



November 2015

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

Contents Page:

- 1.0 Introduction
- 2.0 Context Appraisal
 - 2.1 The Physical Context
 - 2.2 Planning Policy
 - 2.3 Flood Zones
 - 2.4 Evaluation
- 3.0 Design
 - 3.1 Use for development
 - 3.2 Amount of development
 - 3.3 Layout on site & within the proposed development
 - 3.4 Scale of building & surrounding spaces
 - 3.5 Landscaping principles
 - 3.6 Appearance of proposed design
- 4.0 Access
 - 4.1 Vehicular and transport links
 - 4.2 Access to the site
- 5.0 Conclusion

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

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
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Pre application advice

Following the pre-application advice we have amended the design. We are still very keen on the front bay as it breaks up the front elevation and rationalises the current windows. Therefore we have reduced the front bay in projection and height. We have added standard windows and a front door to the east elevation. The material is now brick to replicate that of the 2 Fisherman's.

The reason the chimney is removed is to improve the existing view to the water [please note that a window already exists]. To respond to your concern of chimney removal and to maintain the character of the area we have added a chimney to the center, again to reflect 2 Fisherman's.

All the velux windows will be above 1.5m, and the proposed Juliet balcony does not create the ability to walk onto the flat area. This proposed Juliet balcony replaces the existing low level velux window.

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.

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



Front elevation



Rear elevation and garden

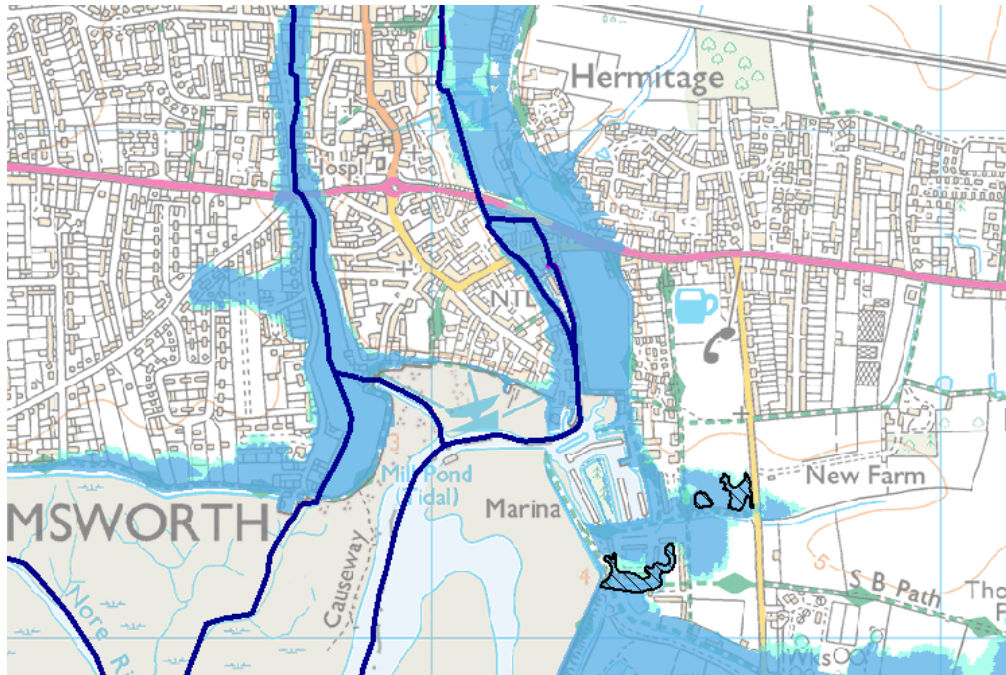
2.2 Planning Policy:

The following policy guidance is of relevance to the proposed replacement dwelling:

- National Planning Policy Framework 2012

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

2.3 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.

2.4 Evaluation:

The proposals will extend and renovate the existing property in relation to style, materials and size of the existing context. There is an opportunity to improve the 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). There is a front bay proposed to break up the front elevation which will enable implementation of an improved layout in the hallway and stair well. The design includes a single storey rear extension which will create space for a large, combined dining room/kitchen space and a larger separate living room. The downstairs toilet has also been relocated.

On the first floor a dressing area will be added in the existing bedroom 1 with bedroom 3 converted into an en-suite. The family bathroom will become an upstairs utility room. A second stair will be put in leading up to the attic space where there is another bedroom proposed with a small bathroom and a hobby room.

Amount

The planning application includes a single storey extension to the rear of the property to provide a bigger kitchen/dining area and living room on the ground floor. The first floor will be rearranged to create a practical master bedroom. The new stair and front bay extension will allow space for the stair to ascend up to the current attic space to allow for another bedroom and hobby room.

Existing Ground Floor: 82.5sqm

Existing First Floor: 76.2sqm

Existing total = **158.7sqm**

Proposed ground floor: 97.9sqm

Proposed first floor: 78.2sqm

Proposed attic floor: 44.3sqm

Proposed total extra floor area = **61.7sqm**

The property's new total: 220.4sqm

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

3.2 Layout

The ground floor is to have a new entrance porch which leads through to an open entrance hall with relocated stair. A study and downstairs toilet is situated to the left of the entrance and access to a separate living room in front. The kitchen/dining space stretches along the other side of the house with access into the garden at the rear of the property and proposes a large open area for entertaining. This area will have two sets of double doors leading into the garden.

Rearranging the layout on the first floor provides a spacious new master bedroom with dressing area and en-suite and using the attic space provides a third bedroom and an activity space.

3.3 Scale

The scale of the proposed extension will reflect the form and appearance of the existing property and many other detached homes in the location.

The ridge height of the existing property will remain the same and the ridge height of the proposed front bay will be lower. The single storey rear extension roof will be at an angle of 18 degrees.

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 more formal front entrance and the hallway forms a large, welcoming area.

At the rear the existing conservatory will be removed to allow for the extension which will create the larger kitchen/dining area and living room.

External masonry and roofing materials will be selected accordingly as follows:

- Roof: Clay tiles to match existing on front bay.
Zinc over the rear single storey extension
- Walls: Brick to match existing house.
- Glazing: Composite framed windows and doors.
Front door to be timber

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 extensions and alterations proposed. It will create a comfortable and practical family home. Our clients wish to refurbish and improve the character and usability of the site to make a positive contribution towards modernising through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, 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.