

14-169_23 Tower Street



Design & Access Statement

Replacement of Flint Wall
23 Tower Street
Emsworth
Hampshire
PO10 7BH

May 2015



1.0

Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of number 23 Tower Street. The application is a listed building householder planning application.

The clients wish replace the existing dilapidated wall to the east boundary. This is required as the earth mound behind is pushing the wall out making it structurally unsafe. The application also seeks to remove the earth mound.

The building is listed and within the Chichester Harbour Conservancy Area and bound to certain regulations of uniformity.

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

2.0 Site Context



Location: The site is in the historic village of Emsworth, north of the harbour. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many listed buildings, is within the Chichester Harbour Conservation area and has several protected ecological habitats.

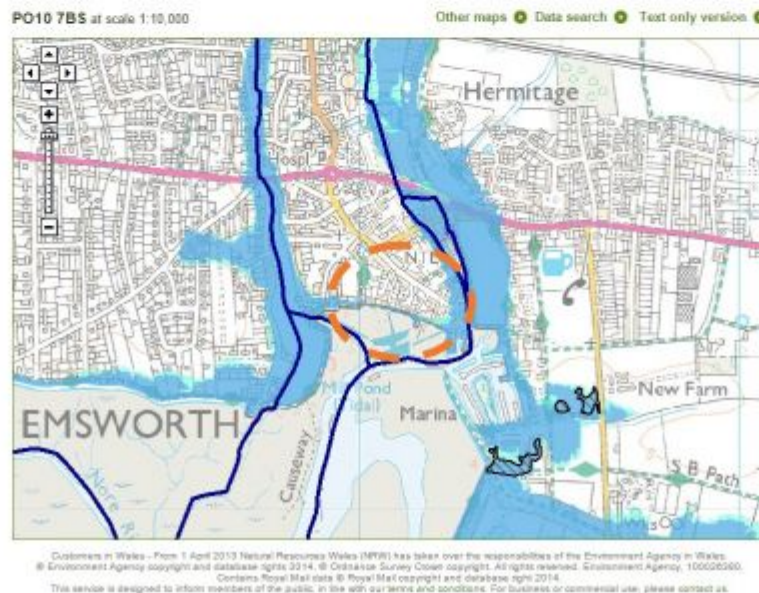
“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our scheme will not endanger the balance of this natural ecology.

The surrounding properties are homes of traditional style and typical of the local vernacular. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.

Physical Context:

The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development but a refurbishment of the existing with the proposed extension replacing an existing dilapidated extension.



The above image displays the flood map for the area. The site is within the flood zones of Emsworth.

To conclude all the data, whilst the house does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the building will not attract any further occupants to the site since there is already a house on site. This will not therefore increase the burden on emergency services.

Design:

3.1

Use

Our clients wish to use the property for residential purposes. The wall be used to form the boundary between the house and Tower Street.

3.2

Amount & Scale

The amount and scale will match the existing in height and scale. The removal of the earth mound will create a level ground with the drive to the house.

3.3

Layout

The layout will match the existing.

3.4

Appearance

The appearance will match the existing. All flints from the existing wall will be stored and used if possible. Lime mortar will be used on the proposed wall.

3.5

Landscape

As existing

4.0

Access

Access is to remain the same for cars and pedestrians.