

CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

Site Address - 41a High Street, Emsworth, Hampshire. PO10 7AL

Proposal - Proposed Roof (Garden) Terrace

Client - Mr & Mrs B Piper

Ref - PL Application

Date - April 2015

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1. Site

The property is located to the South West of St Peter's Square and accessed from a gated allyway next to the florists and newsagents. Refer to 1: 1250 scale location and 1: 500 scale site plans.

2. Existing Property, Context, Appraisal Method & Adjacent Architecture

The existing property is a two-bedroom first & second floor flat (with separate private ground floor access from the ally-way).

In terms of immediate context & adjacent architecture there is -

- a. Ally-way and commercial premises below (ground floor).
- b. Commercial to the North and South.
- c. A degree of residential to the South West (beyond) note second floor dormer windows.
- d. Car Park (with residential dwellings beyond) to the East.
- e. St. Peter's Square to the West.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief, Design Overview, Appearance & Materials

Proposed removal of existing pitched roof over living room with replacement flat roof forming roof (garden) terrace, and new false pitched roof to rear (East) to maintain existing building and roof-line form. Internal-access staircase to suit. Parapet walls to enclose space and provide privacy and prevent overlooking to adjacent roof areas.



Ref 1 Rear Elevation

Key Materials -

Key materials as part of the refurbishment as follows -

- a. Brickwork to match existing (reclaimed where possible and economical).
- b. Plain clay roof tiles to match existing (reclaimed where possible and economical).

- c. Alwitra or equivalent lead-appearance flat roof (paving slab finish) covering behind stone coping parapet (150 mm hidden up-stand).
- d. Inside face of external parapet walls to be off-white render.
- e. Cast effect rainwater goods (where required).

4. Extent of Proposal, Scale & Building Line Formats

Modest increase to roof mass as viewed from East (car park & residential dwellings beyond). Increase in roof mass will be most prominent from front (ally-way) and sides (car park). Design of roof-sides has taken this into account in providing a more decorative shape.

5. Landscape and Trees on Site

Not applicable to these works.

6. Access, Layout, Usage & Legibility, Disabled Use

Access to the dwelling, fundamental layout and original legibility is unaltered.

7. Risk of Flooding

Not applicable to these works.

8. Incorporating Crime Prevention at Design Stage

In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

- a. General: Door-Sets to be in accordance with BS 7950. Locks to be in accordance with BS 3621.



Ref 2 Side elevation

9. Schedule of Works (Primary Overview)

Initial sequence of works anticipated as follows -

1. Construction site set-up.
2. Scaffolding.
3. Removal of existing roof structure
4. Roof structure, covering & parapets.
5. First fix electrics.
6. Internal partitions (and door-linings).
7. Internal & external works (finishing surfaces and decoration).

10. Analysis & Significance of Archaeology

Nature of proposed provides no increased-chance scenarios for the uncovering of potential archaeological material on site.

11. Analysis & Significance of Historic Building Fabric

Proposed works relates only to later (non-historic) built forms and as such 'historic building fabric' in connection with the direct proposed works is not a consideration.

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

Building not listed. Taking into account (11), we consider there to be minimal impact on the overall quality of the dwelling as a whole and propose the works be justified.

13. Specialist Structural Survey in Relation to Proposed Works

Due to the modest nature of works, we do NOT feel a specialist structural survey at planning stage is justified.



Ref 3 Adjacent architecture

14. Local Authority Planning History & Pre-App Advice

No previous planning history available via Havant public-access site. Pre-App enquiry (early 2015) dealt with by Mr D Gender-Sherry, after a degree of modification at the advice of conservation-officer, the scheme was in principle viewed positively and capable of officer support (subject to agreeing final design at planning-application stage).

15. Reference Sources

Local Authority Property Details provided by www.chichester.gov.uk

English Heritage Property Details provided by www.english-heritage.org.uk

Listed Building Details provided by www.britishlistedbuildings.co.uk

Local Plan Policies GD2 (Design)

Local Authority 2006 Guidance (Design & Access Statements)

Local Area Character Assessments (SDNP)

Historic Mapping provided by www.oldmaps.co.uk

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505