

14-163_No2 Fishermans



Design & Access Statement

Renovation and extension of
2 Fishermans,
Emsworth,
PO10 7BS

February 2015



Contents Page:

1.0	Introduction
2.0	Context Appraisal
3.0	Design
3.1	Use
3.2	Amount & Scale
3.3	Layout
3.4	Landscaping
3.5	Appearance
4.0	Access
5.0	Client Statement

Conclusion

1.0

Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of number 2 Fishermans. The application is a householder planning application.

The clients wish to develop and refurbish the existing house to provide a modern functioning home. The building is not listed but is 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.

The following works will comprise of:

- Rear ground floor extension. External materials of brick to match existing house and zinc roof profile for weather resistance. Floor to ceiling glazing to south wall with polyester powder coated aluminium frame. Glulam beam supports on display.
- Remove existing windows. Install polyester powder coated aluminium windows.
- Add two dormers and four roof lights to existing roof.
- Small extension to east elevation ground floor.
- Remove porch and create glulam beam canopy with zinc finish and glazing.
- Mirror new porch canopy to provide shelter from utility door to garage.
- Enlarge garage opening and install two roof lights.
- Internal layout re-worked with new stair, lift, kitchen and new services for heating/plumbing and electrics.

We submitted a pre-application late December 2014 (GEN/14/1196) which was received primarily in a positive light for a contemporary rear addition. We altered the design since this application to not include external cladding. We also altered the size and shape of the rear extension to be more uniform rectangle and smaller scale. The pre-application commended the use of aluminium for the window frames rather than replacing with Upvc so we have maintained polyester powder coated aluminium in the design.

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.



Looking south down Fishermans with our site mainly hidden centre



Looking north up Fishermans from our site frontage.



From site rear garden wall looking east



Line of rear elevations of our site and neighbours



Quay House: Contemporary example

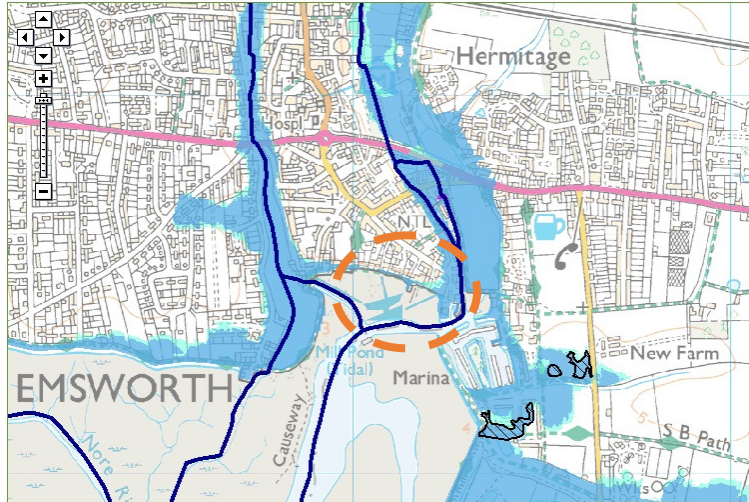


Example of contemporary residential to the east of our site. Photo taken from the promenade

Physical Context:

PO10 7BS at scale 1:10,000

[Other maps](#) [Data search](#) [Text only version](#)



The above image displays the flood map for the area. The site is **not** within the flood zones of Emsworth due to the retaining wall.

The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development.

Design:

**3.1
Use**

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

Our clients wish to use the property for residential purposes. The extension adds light and views to the southern elevation. The conversion of the attic space into a floor comprising of two bedrooms allows for our client's guests/family to stay and visit. Our clients require wheel chair access for the potential future and require an internal lift to access the first floor.

3.2

Amount & Scale

Windows, dormers and doors apertures are to be standard sizes and to scale with the main house.

The extension is of modest proportions in terms of both depth and height.

Floor foot prints:

Existing Ground Floor: 88sqm

Existing First Floor: 84.8sqm

Total = 172.8sqm

Proposed Ground Floor: 102sqm

Proposed First Floor: 84.8sqm

Proposed Second Floor: 40sqm

Total = 226.8

An overall increase of 54sqm of internal floor foot print.

3.3

Layout

The existing layout is to be modified but mainly remains the same at ground level. The kitchen dining area is opened up by removing a partition wall and a small extension is added to the living room. The first floor alters by converting bedroom 3 into a bathroom/en-suite. The current bathroom is removed and is replaced with a lift area and dressing room. The current hot water cylinder position moves to the new bathroom location and the landing space is utilised to make a new staircase up to the second floor. This second floor is created in the existing attic space and comprises two bedrooms and a shower room. It is orientated around a stair/landing with void space through to the first floor below. This allows for natural light and ventilation via a roof light to the centre of the plan.

3.4

Appearance

New walls will match the existing brick of the current house. New tiles will match the existing tiles of the current house. The flat roof extension will be supported with visible glulam beams and finished with zinc profile of a dark grey hue.

The new windows and doors will be of polyester powder coated aluminium dark grey frames. The front doors will be timber and rear door glazed with aluminium frame.

The proposed roof lights will be conservation style to sit flush with the tile finish.

The front elevation will include two contemporary zinc profile with glulam beam supports for canopies over the entrances.

The rear and more public elevation will display floor to ceiling glazing on the extension with the flat roof kept to a slender profile.

3.5

Landscape

A ramp will be installed towards the utility door for disabled access.

The rear garden will require some new patio slabs and lawn repair.

4.0

Access

Access is to remain the same for cars and pedestrians.

Internal access is to be re-worked in areas, (please see floor plans). All access will meet and exceed current building regulations. Disabled conditions are met via the utility door, internal lift and access through to the ground floor wet/shower room. This will conform to Building Regulations document Part M.

Conclusion:

The planning application is for alterations to the existing house and structure. All of which we believe will benefit the property. A lot of the alterations are permitted householder development, but the clients have informed the neighbouring house owner of number 3 of their proposals. The neighbouring owner wished for the extension to not be as large as the pre-application drawings had shown. The extension was greatly reduced.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that improve the existing property in terms of disability access and appearance through the renovation and extension.

Helyer Davies Architects Ltd



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

Helyer Davies Architects Ltd



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