


# Quay House Design and Access Statement

November 2010

## Context.

Prominent in the Emsworth Channel and the ria of Chichester Harbour, the site is a former timber yard and the context of the site is of an exposed maritime nature. The obvious architectural style to propose for the site might engage with notions of traditional sail lofts or other timber harbourside buildings. However, the particular requirements of the client and the fact that there has been a private house located here for several decades, requires a more considered response, which also reflects a contemporary lifestyle. Our approach is to reuse the existing building as much as is compatible with a new brief, and provide a lowered profile house generally on a raised ground floor plinth, to avoid flooding, and with a small amount of accommodation at first floor level. The design exploits the wonderful views in all directions with carefully positioned windows shaded to eliminate reflections, by overhanging balconies and roof edges.

The existing house is of no architectural merit, but provides a starting point for mass and volume. The footprint of the existing house is large at over 435 squ m. and provides ample space to satisfy the brief. The proposal is based on the substantial remodelling and refurbishment of the existing property. We consider the relative merits of both retaining parts of the existing, basically constructed shell, and/or constructing a new building. In either scenario we will be keeping the existing raft foundation since its removal would cause major engineering works that we do not want to contemplate.

## Amount.

The Existing dwelling has a footprint of 292m.sq.
The Existing Garage has a footprint of 45m.sq.

We are proposing to retain the existing footprint of the house but to totally remove the garage and build a new area of 166m.sq. Therefore the increase in built area on the site will be 166-45 = 121m.sq. which considering the size of the site and the existing house is a small increase in built area.

## Layout.

The concept as established by the house on site is being continued, i.e. the access, entrance, parking, waste/ recycling and amenity areas will be largely unchanged by the proposals.

<u>Entrance Courtyard</u>
A completely hardpaved porus space contained by the elements of the composition of the house. A space which is a significant threshold to the house and controls the sense of space. Bounded with a planted area to the west preventing views into the site from the High Street, a new range of service buildings at the height of the present garage makes a boundary with the flats and houses to the north, to the east a new wing is added to the accommodation to contain an indoor swimming pool,

with a covered entry way leading up steps to the front door, and on the south side concealed behind a low planter a covered access ramp forms an welcoming 'L-shaped' embrace for all arrivals to the new house. Routes from this courtyard extend towards the garden down the side of the house, to the south

Raised Ground Floor
The ground floor is united on a single level to create a simple relationship between the flowing living spaces. Doorways are kept to a minimum and are wide and generous. The interior spaces lead out in turn to the garden beyond with the spectacular view of Chichester Harbour and back towards Emsworth.

The living spaces occupy the south wall of the house with centrally located kitchen, with dining and living rooms to either side. Within the top lit central space the staircase rises up to the first floor. En-suite bedrooms are to the sides with east and west aspects.

First floor
The first floor layout has a central sitting area flanked by further bedrooms and a study. It fits within the existing shell, which has been adjusted only to accommodate the proposed layout, and to simplify the services.

Courtyard
There is ancillary accommodation entered separately from the entrance courtyard at a lower level from the rest of the house, this contains storage, garage, gym and first floor studio over.
Exterior

## Scale.
The height of the building will be no larger than the existing. It is a building of one, one and a half and two storey elements which mass up to the views across the harbour and mass down towards the adjoining owners. This will help protect their light.

## Appearance.
The elevational treatments are in a subdued natural stone render to respond to the varied contextual requirements of the site, the whole composition sits on a dark brick plinth. The roof is of copper coloured zinc with a matt finish. From looking at the attached materials samples and the colours of Emsworth Sheet you can see that these fit in well with the contect.
Windows are finished in a mid to dark matt grey powdered coated finish, and external doors are vertically boarded in English Oak.

## Access.
The building has been designed to accommodate the best advise from Part M of the building regulations. The access is hard paved, there is a ramp at 1in12 to the front door and all thresdholds are level. Doors internally are sufficiently wide to permit the passage of a wheelchair.

## Energy and Sustainability.

We propose a low energy design solution for this project, utilising, high levels of insulation over the masonry structure, ground (or water) source heat pump, using the swimming pool as a heat store/ bank. We propose whole house ventilation system with heat recovery, filtered rain water storage in the space under the new raised ground floor slab for washing and watering uses. These technologies will contribute significantly to the reduced energy consumption and sustainability of the property in the future.

### Planning History.

Historically there has been a very large warehouse on the site that was part of the Emsworth Ship building tradition. It was a very large building covered most of the site and extended back well into Marina Close. This building was removed in the 1960's and replaced with the house that sits on the site now. During the occupancy of the house there were a number of a applications including one approved for building above the garage.

In the summer of 2010 we submitted an application to either demolish and rebuild or refurbish the house. The design was more contemporary than the current proposals and had some elements that were felt not right for Emsworth. Following many consultations with the Planning Department it was decided to withdraw the application and resubmit.

The revised design has eaves overhangs, a more interesting roof form to the west elevation and has reduced the footprint of the extension. Furthermore the height of the swimming pool block has been lowered significantly to preserve views and outlook from the adjoining properties.

## Involvement of Local Interests.

In the first application although this is a domestic site, we tried to consult local people and organisations that we feel the design would have benefit from their input. Consultees included,

**Adjoining Residents** – We wrote to the residents on Stanley Road, Marina Close, and the dwelling on King Street. They were all issued a photomontage, drawing and a covering letter inviting them to contact us if the wish us to visit to explain the scheme or take their views onboard.

**Emsworth Residents Association** – As with the adjoining residents we wrote to Emsworth Residents Association to demonstrate the design to them.

### Environment Agency.

The environment agency have been very helpful in providing answers to our questions and queries regarding building on this piece of land. A copy of their advise is attached to the rear of this document.

We also attached a flood risk assessment to the rear of this document as well as a flood map for King Street.

**Natural England.**
Due to the location on the Harbour we contacted Natural England prior to submitting planning. Our proposals are only concerned within the boundaries of the dwelling and its garden and as such we will not be effecting the designated site nor any migrating birds etc.

**Chichester Harbour Conservancy.**
Linda Park from CHC provided some very useful information in the form of advice regarding solar shading to avoid glare and colouring of materials. We amended our original design to accommodate suggestions from CHC this included more roof shading and larger eaves overhangs. We met with CHC in November and they were concerned about the contemporary image of the building and the length of the lower section of the building and the lack of vertical mullions to the East Elevation.

Following that meeting we introduced a gable feature to the east elevation of the living area, reduced the length of the roof and also doubled the number of vertical mullions on the eastern glazing to the swimming pool [this reduces glare].

It is hoped although we have not gone incorporated all CHC's comments it can be seen that we have amended the design where possible to incorporate their requirements whilst still retaining the integrity of the design.

**Havant Borough Council.**
The planning department have been very helpful informing the design process from an early stage. Rachel McMurrary [Planning Officer] and Adele Mather [Urban Design Officer], have both provided input and have been extremely helpful with regards to aesthetics, mass, scale and planning details. We have also discussed the scheme with the councils conservation officer Mr John Townsend.

**Flood Risk Assessment.**

Reviewing the data from the Enviroment Agency contained to the rear of this document, and looking at the site survey drawings. It is apparent [all datums based on OS – so comparable]. That the house does not presently flood, nor has it every historically flooded. Our proposed ground floor height is 4200mm above OS datum. It can be seen that this means that the okay slight risk of flooding is in a 1:200 year storm and then only the bottom 200mm of the ground floor.

We cannot simply increase the ground floor datum to avoid this risk, if we did then the height of the building would be increased from its present form and would contravene sound advise received from the consultees.

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 large house on site. This will not therefore increase the burden on emergency services.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Client registers with Flood watch with environment agency.

By copy of this report to the client we are also notifying them of our findings

Environment Agencies – Letter.

Mr Martin Helyer
Helyer Design LTD
The Old Flour Mill Queen Street
Emsworth
Hampshire
PO10 7BT

**Our ref:** HA/2010/109939/01-L01
**Your ref:** quay house

**Date:** 01 June 2010

Dear Mr Helyer

**REPLACEMENT DWELLING**
**QUAY HOUSE, 68 KING STREET, EMSWORTH PO10 7AZ**

Thank you for your letter dated 11th May requesting information on the above. I can now answer your queries as follows. We are keen to help ensure that new development is as sustainable as possible and therefore appreciate the opportunity to comment on development proposals at this early stage.

According to Environment Agency maps and records the site location is shown to be potentially at risk from tidal flooding should the local defences be breached or overtopped. The location will also be potentially at risk from sea spray, wind blown debris and structural damage should a severe storm scenario prevail.

Whilst we would have no objection in principle to the refurbishment of the existing building or a replacement of a similar size, to enable us to comment more fully we would wish to see details of the current building layout so that the details can be compared and properly assessed in terms of flood risk.

At the planning application stage any replacement building would need to be supported with a flood risk assessment (FRA) in accordance with Planning Policy Statement 25: Development and Flood Risk (PPS25).

Our guide for developers is designed to give practical advice on the environmental issues that may affect your site and provides some examples of sites where good practice has already been applied. Some of the topics covered in the guide include, managing the risk of flooding, using water wisely, wildlife & green space, managing waste and land affected by contamination. You can find this guide and links to further information at http://www.environment-agency.gov.uk/business/sectors/32695.aspx

We endorse the efficient use of water, especially in new developments. The Environment Agency's Water Demand Management Team can provide information and advice on any aspect of water conservation including water saving technologies. New developments could take economic advantage of these technologies and should be considered. Wide spread use of these and other technologies that ensure efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Further advice can be obtained from our website at www.environment-agency.gov.uk/savewater

*Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.*

*You should seek your own expert advice in relation to technical matters relevant to any planning application before submission*

I trust that the above comments are satisfactory but if you require any further information please contact me.
Yours sincerely

**Miss Catherine McLeod**
**Planning Liaison Officer**
Direct dial 01903 703858
Direct e-mail planning.southdowns@environment-agency.gov.uk

Email From Environment Agency.

**From:** SSD Enquiries
**Sent:** 03 June 2010 15:26
**To:** mail@heylerdesign.co.uk
**Subject:** FW: SSD/2010/002686 68 Kings Street, Emsworth, PO10 7AZ

**Attachments:** Standard Notice - Commercial.pdf; Kings Street.pdf
Dear Sir

**Provision of Product 3 for** *68 Kings Street, Emsworth, PO10 7AZ*

Thank you for your enquiry regarding the above site.

Thank you for your request to use Environment Agency data, Product 3, in the development of *68 Kings Street, Emsworth, PO10 7AZ.* The information is attached.

If you have requested this information to help inform a development proposal, then you should note the detail in the attached advisory text on the use of Environment Agency Information for Flood Risk Assessments / Flood Consequence Assessments.

The site may be affected by an extreme flood. According to our published flood map, which provides a general estimate of the likelihood of flooding across England & Wales, the property is shown to be within Flood Zone 3 - an area which may have a 0.5% chance of flooding annually (1 in 200), **ignoring** the presence and effect of any flood defences.

The table below shows the calculated extreme tide levels (in metres above ordnance datum, determined from OS Active GPS Network) during a tidal event with a 0.5% probability of occurring each year. This is the best tidal information we have for this area.

| Location | 1:200 year | | | |
|---|---|---|---|---|
| | 1990 | 2010 | 2055 | 2115 |
| Emsworth | 3.2 | 3.3 | 3.6 | 4.4 |

Information on any nearby sea defences is available from Havant Borough Council.

I hope that we have correctly interpreted your request. Please see the attached Notice for details of permitted use.

*Requests for information that is recorded are generally governed by the Freedom of Information Act 2000 (FOIA). The information you have requested is environmental and it is therefore exempted from the provisions of FOIA by FOIA s.39(1). We have therefore considered your request under the provisions of the Environmental Information Regulations 2004 (EIR).*

*If you are not satisfied with our response to your request for information you can contact us to ask for our decision to be reviewed. If you are still not satisfied following this, you can then make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information.*

Should you have any further queries, please do not hesitate to contact me.

Many thanks
Communications Team
Solent & South Downs Area
www.environment-agency.gov.uk