

20 West Street

Design and Access Statement



Introduction

Helyer Davies Architects have been appointed by a private client to renovate and extend at 20 West Street, Emsworth.

This document outlines the proposed works to include:

- Small extension for a WC at the rear.
- Addition of a garden store.
- Internal alterations.

A measured building survey was undertaken by Helyer Davies Architects to accurately establish existing floor levels, heights, internal and external details of the existing dwelling. The OS extracts are to show site location plan and block plan only.

Planning Considerations

- Principle of development
- Design and impact upon visual amenity/character of the area
- Impact upon the amenity of neighbouring properties
- Impact upon biodiversity

Relevant Planning History

20 West Street

APP/10/00241

Single storey rear extension and demolition of outbuildings . Permitted 08/09/2010.

Relevant Planning Policy

NPPF (July 2021) Havant Borough Council Local Plan

CS12 – Chichester Harbour AONB

Proposals should carefully assess their impact of on the Chichester Harbour AONB, and seek to conserve and enhance the special qualities of the Chichester Harbour AONB.

CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

AL1 – Presumption in Favour of Sustainability

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

DM20 – Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Emsworth Neighbourhood Plan 2019-2036

ENP_H1 - Design and Heritage

Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within the neighbourhood plan.

ENP_D1 – General Design Policy

All new developments and redevelopment proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within the neighbourhood plan.

The Site Location

The application site comprises of one 2-bedroom flat on the ground floor.

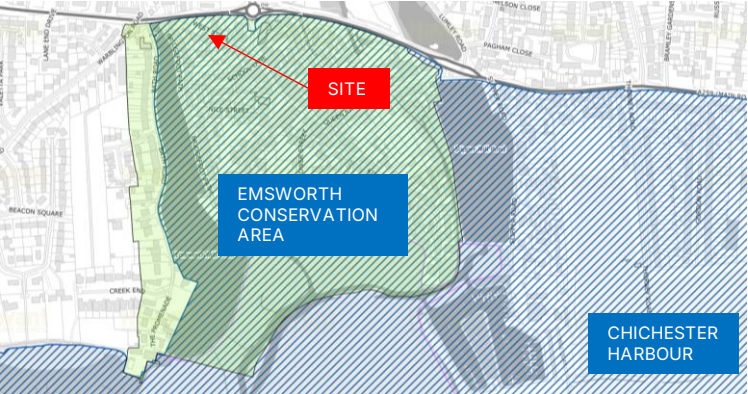
The site is situated on West Street, which is part of the town's historic core. The surrounding area consists predominantly of residential properties, many of which date back to the 19th and early 20th centuries.

The existing building at 20 West Street is a terraced house, positioned close to the street frontage. The property is part of a continuous row of similar dwellings, contributing to the traditional streetscape of the area. The site is approximately 200 meters from the waterfront, providing easy access to the scenic views and is also well connected to the rest of Emsworth, with local shops, cafes, and public transport options within walking distance.

The existing property sits within both the Emsworth Conservation Area and the Chichester Harbour AONB. There are no TPOs located on or adjacent the application site.



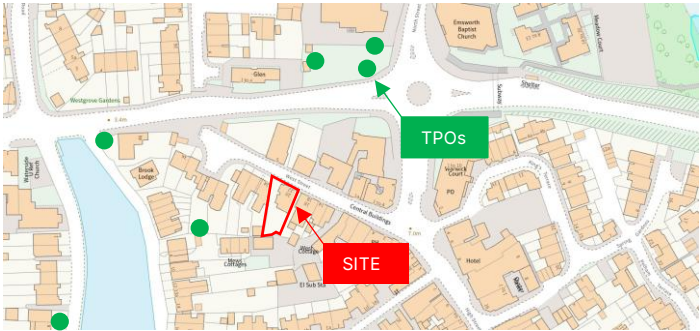
Wider Context – [Google]



Map showing site in relation to the Emsworth Conservation Area and The Chichester Harbour AONB
[<https://maps.havant.gov.uk/havant>]



Context – (Google)



Tree protection orders – (Havant Borough Council)

The Site Location

The site is located close to the heart of Emsworth town. West Street is part of the town's historic core, characterised by its charming, narrow streets and a mix of architectural styles. The area is predominantly residential, with many properties dating back to the 19th and early 20th centuries, contributing to the town's historic charm.

The existing building for 20 West Street is a detached house, positioned close to the street frontage. This property is part of a continuous row of shops and mixed appearance dwellings, which creates a cohesive and traditional streetscape.

The surrounding area includes a variety of local amenities, such as shops, cafes, and restaurants, all within walking distance. The site is well-connected to the rest of Emsworth, with public transport options nearby, including bus services and the Emsworth railway station, which offers regular services to larger towns and cities.

West Street is a dead-end street with an eclectic mix of shops and housing. Many residents use this street as a place to park for a short while, on their way to the delicatessen, pharmacy or co-op. An antique shop and solicitors feature adjacent and opposite to numbers 20, further showing the blend of uses for buildings down this street.



Aerial view of existing dwelling and West Street– [Google]



View of existing dwelling from the entrance of West Street– [Google]



View of existing dwelling from end of West Street – [Google]



View of existing building from front – [Google]

Flood Risk Assessment

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year. Flood Zone definitions:

Flood zone 1

Locations in flood zone 1 have a very low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

Flood zone 2

Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

The existing dwelling sits within Flood Risk Zone 1. The Environment Agency data suggests that there is a very low risk of flooding at this area (less than 0.1% each year) due to either sea and rivers or surface water. The planning documents for the proposed application at 20 & 22 West Street, will therefore, not require a full Flood Risk Assessment.

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site is Havant Borough Council.

Risk of flooding due to Surface Water

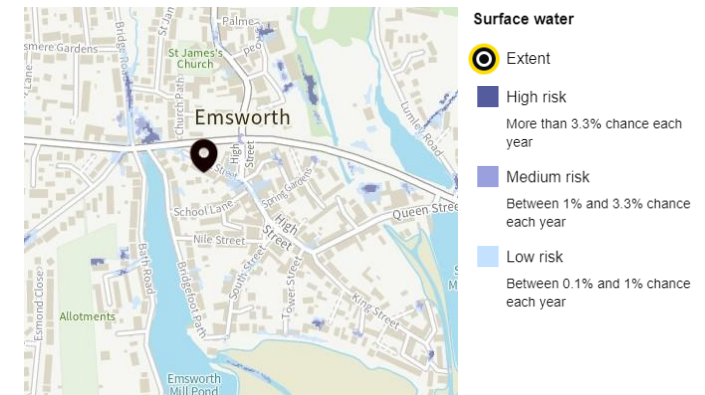
The site sits in an area that is considered to have a very low risk of flooding due to surface water.

Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

Flood Risk Maps



Flood Risk from Rivers & Sea - <https://check-long-term-flood-risk.service.gov.uk/>



Flood Risk from Surface Water - <https://check-long-term-flood-risk.service.gov.uk/>

The Proposed Design

Layout & Appearance

The proposals are for a small extension at the rear, a garden store some blocking up of door openings and the creation of some new internal doorways.

The existing building is comprised of two two-bedroom flats – one on the ground floor, Number 20 and the other located above on the first floor, Number 22. The dwellings are separate, and we are focused on Number 20. Internal works for the ground floor will include blocking up three doorways between the downstairs bedroom, kitchen and bathroom. An additional door will be added to the ground floor bedroom for privacy and built in storage added to the bathroom.

An extra WC will also be added. The outline for this small extension fits the current building footprint – connecting the entrance hall to the side of the dining room/ living area. This room will feature a toilet and a sink only. The gas meter will remain in the same place.

At the rear, the proposal features a garden store which will be positioned at the southwest corner of the garden on the west boundary. The boundary wall the property shares with Number 24 West Street requires repair, meaning this outbuilding could be built into it easily. The proposal will be directly next to neighbour Number 24's own garden store. The structure will feature brick walls, a slate roof and a projecting dormer with a clock face - Number 24 have also created an outbuilding similar to this design. This part of the proposal will feature solar panels on the south facing portion of the roof at the rear. The brickwork will be matched to the existing wall.

Materials

The proposed external material palette includes:

- Walls:** Infill walls to match existing brickwork. Boundary wall – brick to match existing. Garden store brick to match boundary wall.
- Roof:** Ply flat roof to match existing entranceway. Pitched slate for store.
- Windows:** New and replacement windows to be aluminium triple glazed.
- Use**

The use of the building at 20 West Street, is to remain as a (C3) residential dwelling.

Amount & Scale

The proposals are of an acceptable scale with consideration to the overall plot size and in relation to the existing dwelling. The proposals are predominantly within the existing dwelling and therefore do not impact on the scale of the building.

The proposed downstairs WC and garden store are both single storey and thus considered to be a reasonable scale in relation to the existing dwellings and the overall plot.

Existing Internal Floor Area:

Ground Floor: 95.3m²

Proposed Internal Floor Area:

Ground Floor: 100.9 m²

Total Increase of Internal Floor Area: 5.6 m²

Existing Footprint: 111.2m²

Proposed Footprint: 116.5m²

The garden store has a footprint of 12m² and a proposed internal area of 9.2m².



View of clock face on Number 24's garden structure from the proposal's driveway.

Landscape

Most of the landscaping on the plot is to remain as existing, with the only changes being the addition of the proposed ground floor extension and the garden store.

Access & Parking

Access to the site will remain as existing and parking will be on the existing driveway.

The site will provide 2n° off-road parking spaces on the existing driveway as indicated on the site plan below.

There is also on street parking available along West Street, should additional parking be required.

The site benefits from being located close to the town centre and has very easy access to public transport links via both bus and train and the use of public transport is promoted as a more sustainable mode of transportation.



Ecology

The proposals will not impact on any existing biodiversity. There is a small patch of planting in the bottom right of the garden but the rest of the plot is hard-standing.

Sustainability

The proposals have also been designed to include locally sourced materials, with a long lifespan, where possible, aiming to support local suppliers and reduce carbon emissions from transport.

The garden store proposal will feature south facing solar panels to provide renewable energy to the site.

The proposals incorporate triple-glazed windows to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house.

All new lighting will be LED to minimize power consumption.

Conclusion

The proposals will provide a high-quality and functional living spaces and improve the design and quality of the existing internal spaces.

The proposals are of small scale and are in keeping with the dwelling to which they relate.

The surrounding properties are of varied design and styles, as such the proposals will not be out of keeping.

Impacts of the proposals on the AONB & Conservation Area

The increase to footprint are within the AONB guidelines and viewed from the street the house will remain the same scale.

The proposals are considered to have minimal impact on the ANOB and Emsworth conservation area.

Site Photos

