DESIGN AND ACCESS & HERITAGE STATEMENT

Internal alterations

to

Unit 3a, The Old Flour Mill, Queen St, Emsworth

Figure 1: View of Unit 3a.

April 2025

Prepared by:

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

VAT Registration No. 854252721 Registered in England. Company No. 4917983

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to redesign the internal layout of Unit 3a The Old Flour Mill on Queen St in Emsworth.

The following documents accompany the application:

25027_Design and Access and Heritage Statement
(Drawings)
25027_Existing/Proposed plans

1.1 Site Survey

A partial building survey of the existing unit was supplied to Helyer Davies Architects by the client. The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

2.1 Surrounding Context

The site is located off Queen St in Emsworth.

Figure 2: Ariel Maps (from Google Maps)

2.2 Site photos

Figure 3: Rear of unit 3a.

Figure 4: Existing access adjacent to unit (looking south).

Figure 5: Existing access adjacent to unit (looking north).

3.0 FLOOD RISK ASSESMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.

Figure 6: Environmental Agency Flood Risk Assessment – Map (https://flood-map-for-planning.service.gov.uk)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The site is located within the Environmental Agencies Flood Zone 3, which is defined as having a 'high probability of flooding'. We do not believe our application requires a full flood risk assessment as the proposals are for internal alterations only and will not increase flood risk on the site or in the surrounding area.

4.0 DESIGN

4.1 The Proposed

The proposals seek to alter the existing layout of Unit 3a by adding fire doors, forming the following new unit:

- Unit 3c

The proposals fall within the curtilage of a listed building; however, they will have minimal impact on the listed building as the works are to erect new internal fire doors only.

The existing and proposed layouts are shown on drawings 25027_001 and 25027_002.

4.2 Use

Existing use
Unit 3a is classified as Office/Workshop (with store).

Proposed use
Unit 3a: Workshop/Office (with store)
Unit 3c: Workshop/ Office

All uses classified under Class E – office space.

4.3 Amount

No change to the floor area.

4.4 Scale

No change to scale.

4.5 Appearance

No change to the external appearance (including the elevations which will be unaffected by the works.)

4.6 Landscaping

No change to landscaping.

5.0 ACCESS

5.1 Access to Site

There are no proposals to change or alter access to or from the site.

5.2 Parking Plan

There is no loss of existing parking provision. The spaces associated with Unit 3a (since this is the unit getting split up) will be divided proportionally between Unit 3a and Unit 3c as follows:

Existing total number of spaces associated with Unit 3a - 4 parking spaces.

Proposed associated parking:
Unit 3a – 3 parking spaces
Unit 3c – 1 parking space

6.0 HERITAGE STATEMENT

This heritage statement is submitted in support of a planning application for the internal alteration of Unit 3a, The Old Flour Mill, Emsworth. The proposed alteration involves the addition of an internal door.

Building Description: Unit 3a, The Old Flour Mill, was constructed in the 1980s and is not listed in its own right. However, it is attached to a confirmed Grade II listed part of the Old Flour Mill building, which necessitates careful consideration of any alterations to ensure they do not negatively impact the heritage significance of the listed structure.

Proposed Works: The proposed works involve the installation of two internal doors within Unit 3a. There will be no changes to the external elements of the building, and the visual appearance of the building will remain unchanged. These doors will form the new Unit 3c. There were doors here previously but were removed since the use of the unit changed.

Heritage Impact Assessment: Given that the proposed alteration is entirely internal and does not affect the external fabric of the building, there will be no impact on the visual or structural integrity of the listed part of the building. The addition of the internal door is a minor alteration that will not detract from the historical or architectural significance of the heritage asset.

Conclusion: The proposed internal alteration to add two doors to Unit 3a, The Old Flour Mill, is sympathetic to the character and significance of the attached Grade II listed building. As there are no external changes, the heritage asset's appearance and integrity will be preserved.

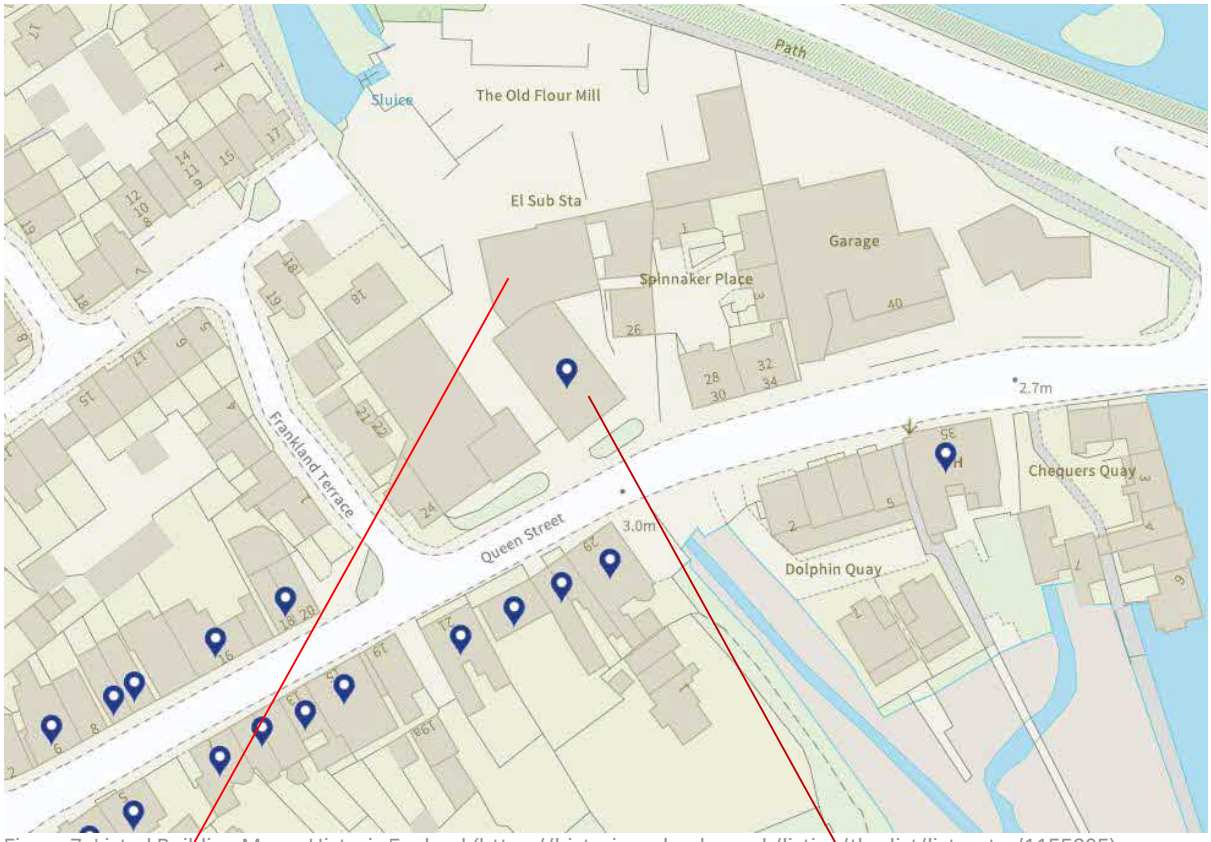

Figure 7: Listed Building Map – Historic England (https://historicengland.org.uk/listing/the-list/list-entry/1155305)

Site

Listed building

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Figure 8: Image of doorway, April 2025.