

DESIGN AND ACCESS STATEMENT

hd
architects

Proposed Gate

at

Keppel Lodge, 5 West Street, Emsworth, PO10 7DX



Figure 1: Front Elevation (white building to left)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to put a gate into an existing opening in the garden wall.

The following documents will accompany the application:

18103_Design and Access Statement
18103_Heritage Statement

A full building survey has been carried out by ourselves in 2013. The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

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2.1 Surrounding Area

The site is located at the bottom of West Street, Emsworth.



Figure 2: Aerial Maps (from Google Maps)

The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.

3.0 FLOOD RISK ASSESMENT

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Figure 3: Flood risk map from gov.uk

The site does not lie within a flood risk zone and therefore does not require a flood risk assessment.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 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)

4.0 DESIGN

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4.1 The Proposed

Metal gate to tie in to the existing style of pedestrian gate already on site.

4.2 Use

The building is to remain residential.

4.3 Amount

The proposals have no effect on the footprint of the building.

4.4 Scale

The proposals have no effect on the height of the building.

4.5 Landscaping

There are no proposals for landscaping.

5.0 ACCESS

5.1 Access to Site

Access is to remain as existing off West Street.

6.0 CONCLUSION

The gate will match the existing and is removable. It will not adversely effect the Listed building or its context