

DESIGN & ACCESS STATEMENT

for

Extension and Alterations

to

5 King Street, Emsworth. PO10 7AX

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation Area on the southern side of King Street and is Grade II listed, falling under the listing of 5 and 5a King Street. The property is part of a former detached property, built circa early 19th century and believed to be converted in the 1970's into three properties of 5, 5a and 5b King Street. The conversion is believed to have included the addition of the single storey structure to the rear of the property.

The property has three bedrooms over three floors and enjoys a small terrace courtyard facing south which backs onto a single garage. The garage is accessed from a shared gravel drive running along the side of 5a/5b King Street. The rear courtyard is enclosed and fully screened by masonry walls.



Fig 1 – Front elevation, viewed from King Street



Fig 2 - Rear elevation, viewed from rear terrace

The property has a yellow brick front façade facing onto King Street and is then rendered to all other facades apart from the boundary elevation on the single storey structure along the north-western boundary.

The property is accessed directly off the pavement with stepped access leading into a hallway, formed with a single storey lean-to structure along the northwest elevation. The internal circulation space then awkwardly steps under the stairs to access the rear kitchen and dining room area. The first floor provides a double bedroom with en-suite and the second floor provides two bedrooms with two showers.

2 PLANNING CONTEXT

The Building is Grade II listed and lies within The Emsworth Conservation Area. The following is the details of the listing record for 5 King Street:

SU 7505 HAVANT KING STREET Emsworth (West Side)
27.7.75 11/71 No. 5, and 5a,
GV II

Pair of houses (now 3 dwellings). Early C19. Brick, with a slate roof. Symmetrical front (north-east) of 3 storeys, 4 windows. Low-pitched hipped roof with wide eaves with edge mouldings, on coupled plain brackets. Yellow/ pink brick walling in Flemish bond, rubbed flat arches to the 1st floor, rubbed round arches to ground floor arcade, with rubbed flat arches to the recessed openings, stone cills, plinth. Sashes in reveals. Doorways set back at each end with a Doric case, of cornice frieze, fluted columns, architraves, and 6-panelled doors above 2 stone steps. Rendered side walls.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS, SCALE, MATERIALS.

The proposal is to revise and improve the internal layout, which includes extending to the rear with a single storey rear extension, inserting roof windows within the hallway, revising the parapet detail above the entrance door and improving access within the garage.

All proposals are to be carried out sympathetically to retain the character and historic context of the building, whilst providing improvements to reflect modern day living.

3.1 Revised internal layout:

The ground floor layout is revised to allow for an improved access to the rear of the property by blocking up the existing stepped approach under the stairs and allowing direct access to the kitchen with direct link to a revised and extended dining room to the rear. The dining room floor is raised to allow for equal levels throughout the ground floor. The space under the existing stairs is revised with a cupboard and new staircase for access to the existing cellar.

The existing timber division wall between lounge and kitchen is removed to allow for the revised circulation to the rear of the property with a new wall and door access provided to the front lounge. This new partition wall squares off the front lounge, retaining proportions of the room. The existing alcoves adjacent to the fireplace are to be removed along with an already blocked off redundant doorway.



Fig 3 – View of existing Alcoves within the lounge.



Fig 4 -View of the existing stepped access under the stairs to the rear of the property with existing cellar hatch visible.

The first-floor layout is retained with revisions only to allow for a new en-suite with new fixtures and fittings and revising the cupboards to allow for relocating a new boiler next to the hot water tank.

The bedrooms within the second-floor layout are poorly laid out in that it is difficult to allow for a double bed in either room. There is an existing ceiling truss which is partly exposed running from front to back elevations being visible within the landing and in part, under the existing partition within Bed 2. The location of this ceiling tie may have led to the decision of the current partition layout.

The proposal is to revise the existing timber wall partitions to allow for an improved layout to allow space for a double bed within each room. The door into bed 3 is to be relocated, and the partition wall within Bed 2 under the ceiling tie to be staggered to allow space for a double bed. The existing ceiling tie will then be left more exposed, but no structural roof timbers will be cut or removed.



Fig 5 – View of existing second floor landing



Fig 6 - View of the existing ceiling tie/partition wall in Bed 2

On the landing, a new cupboard is introduced to provide space for a stacked washing machine and tumble drier. The new cupboard will be sited clear of the staircase handrail, leaving the staircase and handrail untouched. The door into the shower

room is moved slightly to allow for the revised staggered wall to Bed 2. The shower room and en-suite will be updated with new fixtures and fittings.

3.2 Single Storey Rear Extension

The existing single storey rear structure of the property is believed to be a later addition to the original property, added during the late 1970's. It is proposed to extend the existing gable roofed structure by a further 1.4m and extend the existing lean-to with a flat roof extending back approx. 1.2m. The design of the extension is to assimilate the form of the adjoining property, 5a King Street, which has only recently been extended to the rear under planning application APP/18/01058 dated 18th December 2018.

The depth of the flat roof extension is carefully designed to sit back from the face of the neighbouring gable façade to allow for the flat roof to adjoin the roofline over the party wall boundary without penetrating the gable facade.

The depth of the projecting pitched roof gable extension is carefully measured to allow sufficient internal space to the enlarged dining and seating area, whilst retaining sufficient outside courtyard space to allow for enjoyment of this external space. The north-western boundary elevation of the new extension will sit under the existing high boundary wall as a continuation of the existing valley along the boundary abutment.

The materials used will maintain coherence with the existing and neighbouring property of 5a King Street, with white render to elevations and slate to pitched roofs. The existing and extended pitched roof will also include an inset roof lantern along the ridgeline. This will be formed of slim profile aluminium, dark grey/black in colour and to be set within the roof structure to be flush in-line with the slate façade. The flat roof will be a grey GRP finish with lead effect rolls, to assimilate a lead roof.

The new gable façade and new kitchen window is to use Alitherm Heritage 47 aluminium profiles by Smarts Systems, being similar if not equal to match the adjoining property of 5a King Street. The frames will be a dark grey colour with slim frame profiles, providing a coherence to the rear elevation of the linked properties.



Fig 7 – View of the recent extension to the neighbouring property of 5a King Street.

3.3 Roof windows within the hallway:

The existing hallway adjacent to the front door is currently quite dark and lacking in natural daylight. There is currently only a single window located to the rear of the hallway which faces directly into a small passageway enclosed by the masonry wall of the neighbouring property.

The proposal is to insert 2 No. Conservation style roof windows within the lean-to plain tiled pitched roof above the hallway and duct through to the hallway ceiling below. The conservation style roof windows are carefully sized and located to retain the existing drainpipes which run above the roof, whilst also providing natural daylight into the dark area of hallway.



Fig 8 – View of the existing hallway.



Fig 9 -View of the existing pitched roof above the hallway

The proposed roof windows are Velux Conservation Style 550x1180mm to sit between the rafter to allow for the roof window to sit flush with the existing plain tile roofline, i.e. not projecting above the tiled roof.

3.4 Revised parapet to front entrance

The front facades of 5 and 5a King Street are symmetrical apart from the existing parapet above the entrance. This is currently slightly higher on 5 Kings Street than the parapet of 5a and is also painted brickwork rather than painted render. The proposal is to reduce the parapet slightly in height and revise in painted render. The new height will be approx. 150mm lower than existing, to be as similar to No. 5a as possible, but the final height will be determined to allow for maintaining suitable flashing to the lean-to roof behind.

3.5 Improved garage access

The existing garage includes a structural pier support protruding into the garage which reduces the width at a point where one would open a car door. The proposal is to move this structural pier onto the outside of the structure onto the courtyard façade. This will allow for a flush wall internally, improving the internal access. The new pier will project approx. 115mm out from the facade wall, sitting comfortably under the existing eaves line. The pier will be finished in equal painted render.



Fig 10 – Garage façade facing into the rear courtyard

5 CONCLUSION

The revised internal layout improves circulation and access throughout the building. All walls being removed are all from later additions to the original structure. The integrity and structure of the original building is retained.

The rear extension is modest in size and utilises equal materials to the existing and neighbouring property to allow for a coherent appearance of the two linked dwellings along the rear façade.

The new roof windows are carefully located to ensure minimal disruption to the existing roofline and services, providing additional improved daylighting to the entrance.

The revised parapet above the entrance doorway improves the coherence between the linked two properties.

The proposals retain and enhance the character of the existing property and structure.