

DESIGN STATEMENT
for
22 FRANKLAND TERRACE
EMSWORTH



035 October 2020

1.00 INTRODUCTION:

22 Frankland Terrace, Emsworth is part of a modern development constructed in 1996 situated within the Conservation Area off Queen Street.

The dwelling is a one bedroomed flat coach house style property above three garages. The property has no dedicated off street parking.

2.00 PROPOSAL:

Within the flat the hall, lounge and kitchen will be combined to form an open plan arrangement with access onto the new rear facing balcony through a new door created from an existing window opening. This balcony will sit above the owner's private garden.

3.00 LOCATION:

22 Frankland Terrace is on the eastern side of the road backing onto the business units that form part of the Old Flour Mill Site in Queen Street.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property sits within its own private garden to the east and south with pedestrian access from Frankland Terrace. The entrance is via steps from the garden and is hidden from the street frontage. The main accommodation is situated at first floor level over three garages.



2 – Street Elevation to Frankland Terrace looking south.



3 – Side Entrance to garden

The adjacent properties are all of similar design forming part of a small development built in 2016. To the south and east are two storey small business offices forming part of the Old Mill complex.



4 – Side entrance looking south from garden



5 – Rear of business units to south



6 – Front of business units to east

5.00 ACCESS:

The proposals do not change access arrangements to the site from the highway which is via a private pedestrian footpath.

Parking remains the same in the garage off the rear private compound accessed further north along Frankland Terrace under no18.



7 – Location aerial view

6.00 LAYOUT:

The internal accommodation space is not increasing in area, just becoming an open plan living room and kitchen. A window to the east will become a new door to access the proposed balcony located within enclosed corner of the building.

7.00 SCALE & APPEARANCE:

The proposed balcony will provide much needed connectivity from the living accommodation to the garden space. Being of steel and glass construction with composite deck boards the balcony will create minimal shadowing of the garden below allowing the current amenity space to still be enjoyed.

As the properties that can be viewed from the balcony are all business units the slight overlooking will not cause harm or loss of privacy as the main time this will be used is out of business hours. To protect the privacy of the applicant balustrade will contain satin obscure glazing.

The adjacent property No21 constructed a balcony in the same position in 2014, application reference APP/14/00326 and 00629 amended of a much more imposing brick construction.



8 – View from proposed balcony looking east.



9 – View from proposed balcony looking south-east

8.00 LANDSCAPING:

The garden area to the east and south of the property will be mainly unaffected by the proposals except for a few steel columns. The lightness of the construction still allows light into the garden space to enable plants to still flourish.

There will be no change in view from the street.

9.00 FLOOD RISK:

There is no change in the accommodation provided with all habitable rooms on the first floor.

10.00 CONCLUSIONS:

The extensions will allow the current owners to enjoy their outside space freely from their living accommodation enabling dining from the kitchen or relaxing.

We feel the works are not detrimental to neighbouring properties and the street scene, this application should be granted.