

DESIGN & ACCESS STATEMENT

Single storey rear extension, revised garden terrace and adjustment to south western and north western garden walls to 10 Queen Street, Emsworth. PO10 7YA

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is a Grade II Listed Building, built late C18.



Fig 1 – Front view of property from Queens Street.



Fig 2 – Rear view of property.

The property is a 3-bedroom domestic dwelling over 3 floors with the front façade a painted render finish and the rear and side mainly brickwork with some stone/flintwork to second floor elevation. The building although appearing a terrace from the front elevation is actually separated along most of the side and at the rear with No. 8, by a passageway leading to the neighbouring properties rear garden.

There is an existing single storey extension to the rear of the property which is understood to have been added approx. 1979, which includes a small square glazed rooflight.



Fig 3 – View of existing single storey extension showing raised step up and existing opening from the original dwelling.



Fig 4 – View looking out from the existing single storey extension towards the rear courtyard garden, lower and upper terraces.

The floor to the existing extension is raised by approx. 75mm which makes the use of the space difficult for locating furniture between the link with the original house. The roof is also slightly lower making the headroom quite tight within this space. The door and window within the extension are also of a more modern UPVC construction, not in keeping with the character and appearance of a building of historical interest.

The property enjoys a small courtyard garden at the rear on two terrace levels with masonry walls to boundaries. The walls of the courtyard garden are facing brickwork to north eastern wall, (boundary wall with No. 12), a mix of flint and brickwork to the rear north western wall, and painted blockwork with concrete capping to the south western wall (boundary wall with No. 8). The south western wall (boundary with No.8) and part of the rear wall (area behind the timber shed in photo's) is slightly lower in height than the other walls which currently allows overlooking into neighbouring properties.



Fig 5 – View of painted blockwork boundary wall with No.8 (south western wall) and rear wall.



Fig 6 – View of rear wall (flint/brickwork) and boundary wall with No. 12 (brickwork but covered with ivy)



Fig 7 – View of brickwork boundary wall with No.12, looking back towards the rear of the dwelling standing on upper terrace.



Fig 8 – View of painted blockwork boundary wall with No.8, looking back towards the rear of the dwelling standing on upper terrace.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The property is a Grade II Listed Building, lies within the Emsworth Conservation Area and within the Town, District Local Centre and is also within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

There are a number of other Listed Buildings in close proximity of the property within Queen Street, and the neighbouring property No. 12 is also Grade II Listed, but the southwestern neighbouring property of No. 8 is not listed. The neighbouring property No.12 has recently gained planning permission for a similar single storey rear extension, APP/18/00705 and is currently in the process of completing.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, POSITION, LAYOUT AND BOUNDARIES

3.1 The proposed Single Storey Rear Extension

The new single storey rear extension replaces the existing single storey extension structure and extends into the rear terrace area by a further 2.2m. This depth is equal in distance being in-line with the neighbouring recent extension of No. 12 Queen Street, along the north eastern boundary. The retained external amenity space within the courtyard garden allows for a reasonable and sufficiently sized fully walled courtyard for use with the property, sufficient for a seating area with garden table and chairs on an upper terrace level.

The roof is designed as a similar flat roof to minimise the mass and height of the roof and at a height to allow for an equal ceiling height to the existing main house structure. The flat roof also incorporates a feature roof lantern, providing natural daylight to the internal space.

The existing opening with the lounge area of the original dwelling is to be retained and undisturbed.

The treatment of boundary walls where abutting the extension and flat roof is to be equal to the current brickwork parapet with a header brick course above a projecting clay tile. The boundary wall adjoining No. 8, along the south western boundary, requires building up to a suitable level to achieve necessary weathering. The increase in height to the south western wall at this location is approx. 225mm adjacent to the existing single storey structure and 950mm where currently just a boundary wall. The increased height is kept to a minimum to ensure correct weathering, but also to reduce any impact to the neighbouring property of No.8.

The boundary wall on the opposite boundary with No.12 is already built at the correct height and will not require any adjustment or raising.

3.2 The proposed revisions to the Terrace and Boundary Garden Walls.

To provide suitable privacy within the rear terrace the proposal is to increase the height of the south western boundary wall by approx. 350mm along with part of the existing north western wall to allow for these walls to be at an equal height to the other boundary walls. The proposals include lowering the upper terrace level by approx. 225mm which along with raising walls to an equal level will allow for a new boundary wall height to the perimeter of the courtyard garden at the upper terrace level of approx. 1.8m. This achieves suitable screening and improving privacy to all neighbouring properties.

It is understood the south western boundary wall and north western boundary wall, (walls being extended in height) are in the ownership of the applicant and there will be no structure overhanging to neighbouring properties.

4 MATERIALS/APPEARANCE

Materials are generally to match the existing property with matching facing brickwork to the rear extension. The flat roof is proposed to be lead effect glass reinforced plastic (GRP). The rooflight is proposed to be thin profiled aluminium, in grey/black slim framed appearance, double glazed and to include an opening window for ventilation.

The new doors to the rear of the extension are to be aluminium and double glazed, which although not in keeping with the original historic single glazed timber framed windows of the existing dwelling replaces the existing inappropriate UPVC white double glazed doors and windows of the existing extension. This addition improves on the current UPVC and prevents mimicking of traditional materials allowing the

extension to be read as a new addition of current times, rather than a later additional pastiche to the original dwelling.

The size of the proposed openings with proportional large expanse of glazing also suggests the use of a modern material, making the modern aluminium frames an appropriate material for this use. The proposed colour of the frames is to be a grey/bronze appearance.

Where boundary walls are to be raised these are to be in matching materials of the existing wall, i.e. facing brickwork to the rear wall and matching blockwork to the north western wall.

6 PARKING

There are no parking spaces provided with the existing property and no parking spaces are therefore provided for the proposal. It should be noted that Queen Street allows for resident parking permits.

Being within the Town Centre boundary the property is in close proximity to local public transport.

7 CONCLUSION

The single storey extension will have no impact to the adjoining property of No. 12 and minimal impact to No.8 where the wall height is slightly increased, to a minimum and equal to that of the boundary with No.12. The size, scale and proportions of the extension address the style, size and character of the property and retain the original opening that link with the existing structure.

No structural changes to the existing original structure are proposed.

There will be no change to the front elevation façade facing onto Queen Street.

The increased height to the boundary walls has been kept to a minimum to match the height of the existing higher walls. The raised height of the walls allowing for an equal level of walls around the perimeter of the courtyard, along with the slight reduction in the upper terrace level, improves the privacy of the rear courtyard preventing any overlooking between either of the neighbours.

It is considered the proposals do not adversely affect the character, appearance of the Listed Building or overall setting within the Conservation Area and that the scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission and listed building consent be granted for the proposal.