

Heritage Statement
in support of an application for
a rear extension to

33 King Street
Emsworth
PO10 7AX

INTRODUCTION

No 33 King Street is located in the south eastern corner of the Emsworth Conservation Area. The property is one in a terrace of 8 working cottages. It is not listed. The properties enjoy long thin gardens running southwards, with access from the bottom of each garden.



1. View from King Street

PROPOSAL

All the terraced houses have rear single storey extensions of one sort or another. They exhibit a variety of roof shapes; monopitch, flat, gabled and hipped.



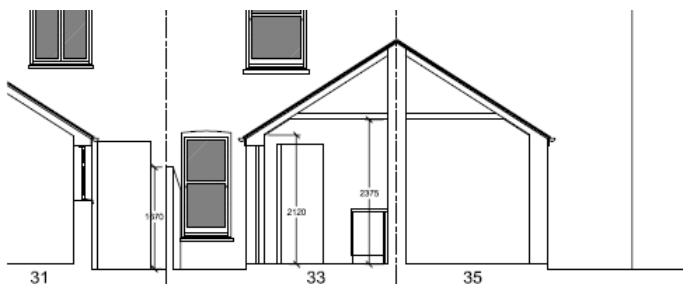
2. Variety of rear extensions

Nos 33 and 35 King Street share one half each of a symmetrical rear extension topped with a slate hipped roof. The party wall rises to support the ridge. This arrangement results in a long narrow space internally, flanked by a narrow external passage way to access the south facing rear garden. The internal layout of the existing single storey extension is inefficient and fails to provide any connection between the house and its garden.

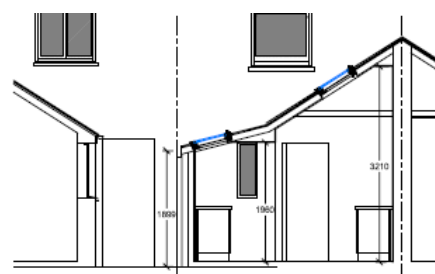


3. Rear extension to Nos 33 & 35 King Street

It is therefore proposed to extend the single storey accommodation westwards, replacing the external passage way with a wider and more useful floor plan.



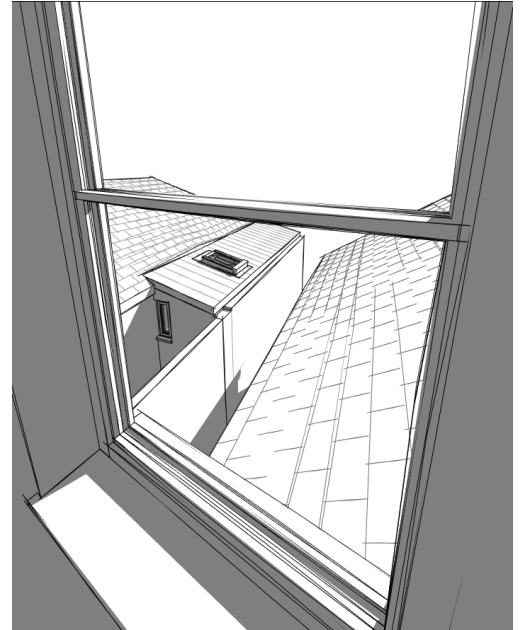
4. section existing



5. section proposed

The extension is proposed to start at a distance 2.5m from the rear wall of the 2 storey house, thereby creating a small courtyard to serve the living room window. The courtyard also avoids loss of day light to the ground floor of the adjacent No 31 King Street.

The westward extension is then expressed as a shallow catslide roof, with the new lower pitched roof in zinc with standing seams. This in turn drains into a zinc box gutter which sits on top of the rebuilt boundary wall. The extended space is lit by a number of new roof lights, and also a tripartite patio door giving access directly into the garden from the new kitchen / dining areas. Computer modelling has been used to study potential overlooking from, and impact on views from the first floor window of No 31 King Street.



6. view from 1st floor window of No 31

By using a catslide roof, the height of the eaves to the boundary is kept to the minimum. Currently the height to the top of the existing wall is approx 1670mm, with a trellis raking it up to approx 1900mm. The top edge of the proposed zinc box gutter would be approx. 1900mm as well.

CONCLUSION

The proposed extension, due to its limited size and height, will have a negligible effect on either the immediate neighbours or the wider conservation area. The introduction of the zinc catslide roof is in keeping with the range of roof shapes and treatments elsewhere to the rear of the terrace and will result in much improved relationship between the house and garden.

Jim Garland RIBA

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