

Design and Access Statement

Proposed Extension and Alterations at:

54 King Street
Emsworth
PO10 7AZ



1.0 Introduction & Proposals

This Design and Access Statement forms supplementary documentation for a new Householder Planning Application for a proposed extension and alternation at 54 King Street, Emsworth. The proposed works are as follows:

- Infilling the existing front balcony in line with the existing building frontage to form a slightly extended kitchen.
- Re-cladding the existing green scalloped tile hung areas to Cedral Click cladding, front and rear.
- Replace existing first floor uPVC kitchen window with new white uPVC window with slightly different detailing.

1.1 Site Location & Description

The site is situated on the Western side of the Slipper Mill Pond, Emsworth and is accessed from King Street. The property falls within the Emsworth Conservation Area. The dwelling is a three story townhouse that forms part of a terrace of 5 which were originally of the same design but now have mirror differences between them. When the dwellings were built in the late 1960s they were faced with weather boarding to the facades which was later changed to green hanging tiles.

1.2 Planning and History

There is no relevant planning history on the site. Within the terrace, 52 King Street has been recently extensively refurbished (including the replacement of the green tiles with weatherboarding), 56 King Street has replaced the green hanging tiles with Cedral Click weatherboarding and 1 Marina Close has also replaced the green hanging tiles with Cedral weatherboarding.

1.3 Use

The building as currently approved falls within Use Class C3 (dwelling house) and no change of use is proposed.

1.4 Scale & Amount

The existing dwelling occupies a footprint of 86 square metres and a total floor area of approximately 175 square metres. The proposed extension increases the floor area by an additional 2 square metres, within the existing footprint. The balcony has already been in-filled on two of the five adjacent properties (1 Marina Close and 52 King Street).

1.5 Layout

The proposed extension will provide a slightly reconfigured dwelling which offer a revised kitchen layout.

1.6 Appearance

The proposed re-cladding of the dwelling will enhance the Conservation Area and the removal of the large timber balustrades will further improve the visual appearance of the dwelling from the front.

1.7 Planning Policy

It is not considered that there are any Planning Policy issues with the proposals.

1.8 Landscaping

There are no proposed changes to the current landscaping.

1.9 Access

There are no proposed changes to the current access and parking arrangements.