



**5A KING STREET, EMSWORTH
DESIGN AND ACCESS STATEMENT
Incorporating HERITAGE STATEMENT**

**5A King Street
Emsworth
Hampshire
PO10 7AX**

INTRODUCTION

This document is prepared by PWP Architects to support the planning application for a single storey rear extension of an existing private mid terrace Georgian town house at no. 5A King Street in Emsworth.

The property was once belonged part of the former no. 5 King Street detached property, and following a conversion proposal dated in 1976 the former no. 5 King Street building was converted into three town houses including a rear extension (*refer to Fig. 2*), which formed no. 5, no. 5A and no. 5B King Street nowadays. Furthermore, the building was first listed as grade II listed building in July 1975 under the Planning (Listed Buildings and Conservation Areas).

The proposed work includes the removal of the existing rear wall at the kitchen/dining area with a remaining portion to form the return wall of the new extension wall; the partial removal of the existing mono pitched roof to be replaced with a gable roof and a pair of rooflights; the construction of a two new supporting side walls with a new rear wall which consists of a pair of double door within a bespoke glazing screen system.



(Fig.1 Location Map)



(Fig.2 Rear garden view – the extension added in 1979 highlighted in red)

EXISTING SITE AND STRUCTURE

The site sits within the town of Emsworth, among the residential area with a few local businesses and listed buildings in proximity. The property is located off the King Street and also lies within the Emsworth Conservation Area.

5A King Street is a 3 storey mid terrace town house constructed in multi yellow brick on the main facade facing King Street to the north east, along with the contrasting white rendered walls to the other elevations with double hipped roofs, with a rear extension featuring a mono pitched roof which forms the dining space as existing. The entrance to the house is located at the small porch featuring two classical supporting columns in white. The property also features white timber double sash windows with stone cills and straight arches, and semi-circular brick arches over the ground floor windows.



(Fig.3 Main facade facing King Street)

PROPOSAL

This property has recently changed ownership, and the new owners wish to introduce more daylight and more floor area into the proposed space with a contemporary fashion in mind. Hence, the brief of the design is to provide additional living space as well as maximise natural light in the kitchen / dining space while modernise the rear elevation of the house. Most importantly, all the proposed works are done on the extension portion which was constructed in 1979, which means there will be no changes to the original building and all the historic components will be preserved.

The proposed extension adds approximately 1.5 meters projecting from the existing rear wall and this is a modest extension design in term of its size and scale in comparison to the nearby buildings on King Street. Therefore the visual impact to the surrounding is kept at a minimum.

The proposed extension walls will be finished in white renders to match the existing. Part of the existing mono pitched roof will be replaced by the proposed gable roof with matching roofing slate pitching at 35 degree. From a visual aspect, the new extension will continue the same build materials for the new walls and roof.

To satisfy the owner's desire, the new rear wall will be constructed with a full bespoke glazing façade with two additional standard rooflight on the new gable roof, the intention is to maximise natural light as mentioned previously. We have chosen the Alitherm Heritage 47 by SMART aluminium window system which is specifically designed for listed building renovations. The proposed aluminium frame can provide the slim line profile aspect with maximum glazing coverage which also fulfils the owner's aesthetic requirement. On the proposed rear elevation drawing, it will show a full height glazing system with pilaster on both sides and stone coping on top, the proposed gutter will be hidden behind the parapets creating a cleaner looking rear elevation.

LAYOUT

The extension layout is illustrated on the proposal's drawings. No other changes to the layout of the property.

LANDSCAPE

No proposed landscaping.

SCALE

The size of the single storey extension is appropriate for this property and its setting, it creates a relatively small space but useful addition to the shared kitchen / dining space. With regards to the proposed gable roof at 35degree, it will provide more head height within the new created space in comparison to the existing mono pitched roof.

MATERIALS

As mentioned previously, the new walls and roof will match the existing finishing materials. The overall appearance will look more consistent with the rest of the building. However, the glazing system and rooflight will be constructed in a dark grey aluminium frame in a double glazing system. Although the frame finishing colour and material are not the same as the original window frames, but with the permission granted for 15 King Street's extension which includes a new folding doors and side window in aluminium frame. We feel that a proposal of using aluminium frame in new extension is acceptable on this matter, as it has already set a precedent in this area. Furthermore, 15 King Street is also Grade II listed building which is situated within the Chichester harbour Conservancy Area.

APPEARANCE

The proposed work is at the rear of the property, which is not visible from a public foot path. It is also outside of the prominent view from King Street and not to mention that it will be blocked by 5B King Street from the south east which is a 3 storey building. Hence, the general public view and street elevation will not be affected.

ACCESS

The access arrangement will remain the same. No proposed changes.

CONCLUSION

The existing kitchen area and dining area are combined in one shared space at present and therefore the space is not sufficient to the owner's need. The proposal provides one of the modest extension designs in terms of its scale. Meanwhile, extension work to the rear of a property is not unprecedented around the area. For instance, 5 King Street and 15 King Street both have extensions to their garden space, especially when comparing to 5 King Street's extension, it projects further than our proposed extension. Please refer to drawing 5543_1300 Existing & Proposed section (North West).

HERITAGE STATEMENT

Listed Building Description:

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. White rendered side wall.

We are proposing a relatively small single storey rear extension at the garden. The proposal will not be visible from the public view since the garden area is quite discreet which is partly enclosed by 5B King Street. This proposal aims to increase the floor area of the shared kitchen and dining space by a small portion which provides additional useful living space without affecting the key façade of this grade II listed Georgian building.

Please note, the rear wall and part of the mono pitched roof that we are proposing to remove, those were constructed in 1979 as part of the conversion work after the original house was built. Therefore, we are not proposing to remove any historic components from the original house.