

Design & Access Statement

Proposed Extension and Alterations at:

1 Marina Close,
Emsworth
PO10 7BG



1.0 Introduction & Proposals

This Design & Access Statement forms supplementary documentation for a new Householder Planning Application for a proposed extension and alterations at 1 Marina Close, Emsworth. The works as proposed comprise the following:

1. Infilling the existing front balcony in line with the existing building frontage to form a slightly extended Kitchen
2. Re-cladding the existing green scalloped tile hung areas to Cedral Click cladding, front and rear.
3. Revised rear First Floor fenestration with new folding-sliding doors.
4. Replace existing First Floor front window with new white uPVC with slightly revised detailing.
5. Replace existing timber rear balustrade with new stainless steel posts & rigging wire balustrade.

1.1 Site Location & Description

The site is situated on the Western side of the Emsworth Mill Pond and is accessed from King Street. The property falls within the Emsworth Conservation Area. The dwelling is a three storey townhouse that forms part of a terrace of 5 that were originally identical but are now with minor differences between them. The dwellings were built in around 1970, originally with weather boarding to the facades, which was changed to green scalloped tile hanging.

1.2 Planning History

There is no relevant planning history on the site. Elsewhere within the terrace, 52 King Street has recently been extensively refurbished, and 56 King Street has changed the green tile hanging to Cedral Click weatherboarding in a similar but deliberately different colour to the proposed.

1.3 Use

The building as currently approved falls within Use Class C3 - dwellinghouse and no change of use is proposed.

1.4 Scale & Amount

The existing dwelling occupies a footprint of 86 sq.m 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 been already been infilled on 2 of the 4 other dwellings within the terrace to date.

1.5 Layout

The proposed extension and alterations will provide a slightly reconfigured dwelling which offers a revised Kitchen layout and improves access onto the existing balcony to the rear.

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 and rear.

1.7 Planning Policy

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

1.8 Landscaping

There are no changes proposed to the current landscaping.

1.9 Access

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