

**'Design & Access' and 'Heritage' Statement
for a proposed single storey extension
at Kings Cottage, 15 King Street,
Emsworth, Hants.**

Planning Reference PP 06646019



1 – Site Context

The detached property lies within the Emsworth Conservation Area on the South West side of King Street and it is believed to be Grade II listed. It is also just within the Chichester Harbour Conservancy Area.

The ground is basically flat and has a direct private access from the public highway.

The site is bounded by brick and flint walls.

The property has been extended in the past with a single storey rear extension running along the North West boundary and comprising of a family room and beyond this habitable extension an attached garage and store.

The main dwelling also appears have been extended in the past with a second floor room in the roof with a rear dormer.



Road view of 15 King Street.

2 – Proposal.

The proposal is to construct a single storey side extension to the family room that also runs along and attached to the rear wall of the kitchen. The South West wall of the kitchen being partly removed to provide a modern functioning kitchen, dining and day room.

The south East wall of the proposed extension being parallel with the South East boundary and the South West wall parallel with the original dwelling.

This extension would not be readily visible from the public highway.

The only structural alteration to the main dwelling is to remove part of the south west white painted wall to the kitchen make an open plan kitchen, dining, day room.

As the kitchen is being made larger, today's Building Regulations require that the glazed door between the kitchen and hall door to be changed for a half hour fire resisting door as the existing dwelling has a room in roof making it a three storey property.

The new door to have a panel design to match as close as possible the other internal doors



Rear view of 15 King Street.

The proposed ground floor layout is shown on drawing 1a and the increase in habitable ground floor space is approximately 20 square metres.

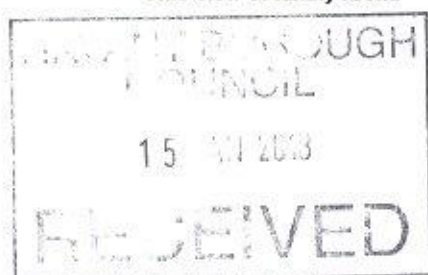
The roof is planned to be a traditional felt or similar covered flat roof with a white coated aluminium framed lantern light to give light into the kitchen area. The glass within the lantern light to be double glazed.

The walls of the proposed extension to be in faced brickwork to blend in with the existing dwelling and bedded in cement / lime mortar having a brick bond similar to the existing building.

The new folding doors and side window to be double glazed in a white coated aluminium frame.



Side view of family room.



Side view of garage and store.



Side view of dwelling and access from road.

3 – Landscaping.

There are no planned alterations to the existing landscape.

4 - Flood Risk.

The site is shown on the environmental agency flood maps as not being in a flood risk area. Flood map co-ordinates Eastings: 475126, Northings: 105597.

5 - Access.

There is no change of access to the dwelling for the emergency services.

The property is in a walking distance of approximately 300 metres to the shopping area of Emsworth that has a regular bus service between Portsmouth and Chichester, and is also approximately 750 metres to the train station.

6 - Drawings & Documentation.

This statement should be read in conjunction with drawing numbers 1a, 2a and 3 plus the Ordnance survey 1:1250 location map and 1:500 site map.

December 2017

