

**Revised Fenestration & Internal layout
to
3 John King Shipyard, Emsworth. PO10 7AY**

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

The property is part of a development built circa 1990's located along the foreshore enjoying direct views over Chichester Harbour. The property is a three bedroom three storey mid terrace town house, being part of a group of four dwellings, No's 1, 2, 3 & 4 John King Shipyard. The property is built from facing brickwork with plain clay tiles to the roof. The elevations include rubbed brick headers and re-constituted concrete cills and features, adding architectural detailing to facades to break up the mass of facing brickwork. Windows and ground floor patio door are white UPVC. The rear elevation is the prominent elevation which overlooks the harbour.



Fig 1 – View of front of property (north elevation)



Fig. 2. – View of rear of property from the foreshore

2 PRE-PLANNING ADVICE/CONSULTATION

No pre-application advice has been undertaken.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE, MATERIALS & APPEARANCE.

The proposal is to revise the fenestration and internal layout.

Revised fenestration - the revisions to the fenestration include:

1. Removing the horizontal glazing bars on all windows – windows are to be equal casements within existing openings as direct replacements but with the horizontal bar removed. This will be equal to No.s 1 and 4 John King Shipyard.
2. Revising the ground floor patio door to the rear (southern) elevation – this requires the removal of the existing two piers between the patio door and the two side windows, requiring the demolition of the existing piers with a new lintel above. The overall opening will remain within the width between the outer face of the two existing side windows. This will be very similar in appearance as the recent revision to No.1 John King Shipyard.



Fig 3 – View of rear patio doors onto the rear terrace

3. Introducing a new roof window to the front elevation – this will be equal in appearance to the existing roof window to provide additional light to the revised internal space.

All new windows and doors are to be finished in a either white or grey colour (light or dark grey). The patio door with side windows are to be constructed from aluminium, similar to 1 John King Shipyard, and all other windows are to be a carefully selected UPVC or aluminium with slim profiles to allow for good sight lines. The roof window is to be an equal Velux style roof window in matching colour and appearance as the existing.

Revised internal layout – the revised layout does not allow for any additional bedrooms, but allows for:

1. On the ground floor - revision of the ground floor layout to provide an open plan arrangement with revising the split level arrangement to increase the lower floor within the living area.
2. On the first floor - replacing the existing front bathroom with a utility room and introducing a new en-suite linked between the two bedrooms.
3. On the second floor - revising the master bedroom layout to remove the dressing area and allowing for a larger en-suite.

4 CONCLUSION

The proposal maintains an external appearance with proportions designed to carefully match the existing properties of the terrace. The architectural detailing and style of the terrace form is retained.

There is no adverse impact on neighbouring properties or effect on any other interest of acknowledged importance.

FLOOD RISK ASSESSMENT

The property lies just on the edge of the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Whilst it indicates that the site is at risk of flooding, it should be noted that the property itself has no record of having been flooded.

The revised fenestration and internal layout proposals do not affect any additional floor areas. The proposed internal arrangement of the ground floor allows for adjusting the existing split level living room to provide a single level living space. Although this is an increase of the lower floor area the living space becomes a more useable and flexible space whilst maintaining the existing final exit levels.

The proposal does not add any additional risk of the property being flooded.

