

DESIGN AND ACCESS STATEMENT incorporating Heritage Statement

FOR
A SINGLE STOREY REAR EXTENSION
AT
4 KING STREET
EMSWORTH

ASSESSMENT OF PHYSICAL CONTEXT

4 King Street is a grade 2 listed building, a 3 storey dwelling.

The building was listed on 6th February 1984 (Historic England list entry number: 1091602) as a joint listing with 6 King Street.

Listed Building Description (copy attached)

Houses (now offices). Early C19. Stucco, with a slate roof. 2 storeys and attics 5 upper windows.

2-flat-roofed C20 dormers to No. 4. Plain walls, parapet with coping stone and moulded band, plain architraves, plinth. Sashes in reveals, No. 6 has casements above a 3 light sash. C20 Georgian doorcases, with cornice on brackets, fluted pilasters, and panelled doors.

The building has undergone alterations over the years including use as an office, which ceased in or around 1986 following grant of change of use application 17354/4.

The 2 storey office extension approved under 17354/2 & 3 shows on the OS map, was presumably built across the rear of the property and later removed as it does not exist today.

More recently part of the rear garden was transferred to 5 Queen Street Emsworth and new dividing wall constructed, in accordance with approval APP/10/00266.

The site is generally level.

The dwelling has recently changed ownership. As the new owner I am undertaking redecoration and upgrading fittings and also wish to add a small single storey extension to the rear of the kitchen, the subject of this application.

The rear and side wall, in the area where the extension is proposed is white painted render, with a black painted render plinth and white painted softwood windows and door; all of which are modern EJMA section factory produced standard items (possibly approved under 17354/5) except the staircase sash window (which is not affected by the works).

There is a modern upvc soil pipe on this elevation.

SCHEDULE OF WORKS

The addition of a small single storey extension to the rear of the kitchen.

EXISTING STRUCTURE

Remove modern external door and frame from rear wall of kitchen.

Widen existing door opening from 900mm to 1600mm with new lintol over.

PROPOSED EXTENSION

The addition of a single storey extension projecting 2.3m from the rear wall, 3.4 wide and 3.0m high, the height is limited by the first floor window above.



WALLS Cavity blockwork walls finished with render and white colourwash to match the existing walls.

ROOF Redland Cambrian interlocking slates, as sample attached; laid at 15° with 2 no conservation rooflights.

Whilst natural slate or tile would have been the preferred choice for the roof none are available which can be laid at 15° the slate selected is the only non sheet roofing material available which allows the extension to fit below the first floor window.

JOINERY

The new rear doors and frames will be painted finish to match the existing joinery.

SOIL PIPE

The existing soil pipe will be enclosed at ground floor level by the extension.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

None of the works affects any adjacent properties.

INVOLVEMENT OF LOCAL INTERESTS

None

EVALUATION

The existing kitchen is small with no space for eating. The addition of this modest extension will provide an area for breakfast and informal eating/socialising for family and guests.

No harm to the listed building is envisaged and only a minimal loss of historic fabric is involved.

There is a small benefit in the partial enclosure of the modern soil pipe by the extension.

AMOUNT OF DEVELOPMENT

See schedule of works above.

LAYOUT

The extension is shown on the application drawings, no other changes to the layout of the building are proposed.

SCALE

The modest single storey extension is appropriate for the dwelling, providing a small but valuable addition to the living space, without damaging or compromising the listed building. Adequate garden space is retained.

LANDSCAPING

N/A.

APPEARANCE

The elevations on public view are not affected by the works.
The extension will match the existing building.

ACCESS

The access arrangements for the building are not changed.

