

**Replacement of existing single storey rear extension and
revised fenestration throughout
to
3 Stanley Road, Emsworth. Hampshire. PO10 7BD**

DESIGN & ACCESS /HERITAGE STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

3 Stanley Road is a mid-terrace cottage property located within a row of 6 cottages along Stanley Road built circa 1900's. The property provides three bedrooms and currently has a single storey rear kitchen extension with felted flat roof with an adjoining corrugated plastic roofed utility area. The property has previously undergone replacement windows at some time with brown timber effect plastic casement windows throughout with leaded glazed panels.



Fig 1 – Principal view from Stanley Road. 3 Stanley Terrace is the property with the brown windows and first floor bay window.

All adjoining properties in the terrace appear to have original sash style windows within the existing 'portrait' openings. 3 Stanley Road is the only property along the terrace which appears to have changed the shape of the window openings to 'landscape' form, allowing for casement style windows. In addition, the front first floor window has been formed into a bay window, which looks inappropriate along the street elevation and is also currently suffering from weather ingress.



Fig 2 – View of existing single storey rear extension .

The existing rear extension adjoins 4 Stanley Road (the property to the south) which has a similar extension with equal depth to the rear, sharing the same brick façade, although with a mono-pitched roof. The northern wall of the extension abuts the boundary to the north, against 2 Stanley Road and includes a high level glazed window full depth along the boundary.

2 PRE-PLANNING ADVICE/CONSULTATION

No pre-application advice has been undertaken.

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

Replacement single storey rear extension:

The proposal is to replace the existing structure with a new single storey flat roofed structure. The proposal retains an equal footprint and depth to the existing structure, but replaces the plastic utility roof with a new flat roof and replaces the existing northern boundary window with matching brickwork. The flat roof is slightly raised above the existing roof to allow for an equal internal ceiling height to run through flush with the main internal room.

The internal space provides a linked open plan kitchen area with seating allowing for direct access onto a revised terrace area. The proposal includes a rooflight within the flat roof to allow daylight into the internal space.

Materials are to include facing bricks to match the existing and a new GRP or felt flat roof. Doors and are to be white UPVC.

Replacement fenestration:

All existing windows are to be replaced with a unified cottage style casement window with single horizontal glazing bars to the opening windows. This design style will allow the new windows to fit within the existing openings whilst retaining glazing proportions in a style and design sympathetic to the cottage style. All windows are to be in 'white' UPVC to blend in with the adjoining terrace. The existing first floor bay is to be removed and new window inserted within the existing retained opening.

Although the proposed casement cottage style windows will not exactly match the Victorian sash style windows of the adjoining properties the proposal improves on the current style and colour and with inclusion of the horizontal bar will help assimilate the adjoining sash style. A Victorian sash style of window was not chosen as sashes within the existing 'landscape' proportion openings would not match the adjoining properties and the only way to fully match the adjoining properties would be to revise the openings back to the presumed original 'portrait' proportions, equal to the adjoining properties, which would involve considerable expense.

4 CONCLUSION

The proposal replaces an existing structure on the existing footprint area to provide more suitable accommodation. The external appearance will match and blend in with the existing property.

Proposed new windows are of a more sympathetic style and matching in colour to blend in with the adjoining terrace properties.

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

FLOOD RISK ASSESSMENT

The property lies just outside the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Therefore there is no risk of flooding.

The proposal does not include any additional bedrooms, and only utilises the existing footprint area to provide upgraded accommodation. The floor level of the proposal is equal to the existing. The proposal is not increasing the external footprint of the property. The proposal does not add any additional risk of the property being flooded.

