



32 King Street

Planning Application – July 2021



Design and Access Statement
Heritage Statement



32 King Street

Site Context

The buildings surrounding the site offer an eclectic mixture of traditional and modern style buildings. There is a combination of 1 to 2 storey houses ranging in scale and density.

Vehicular access to the site is gained off Kings Street. The site has direct access to a cycle route and bus stops are within short walking distance. King Street acts as a direct link from Emsworth Town Centre to the Sea

Site Survey

A survey of the property to obtain accurate drawings has been undertaken by J. Brotherton & Partners

The Proposals

Helyer Davies Architects have been appointed by a private client to design proposals and alterations to 32 King Street, Emsworth.

This document outlines the proposed works to include:

- Proposed porch to South West Elevation
- 2 x Windows blocked on South East Elevation
- Proposed Open Store to North West
- Proposed Double Garage and Sun Room/Store
- Removal of Existing Dilapidated Outbuilding
- Internal Alterations

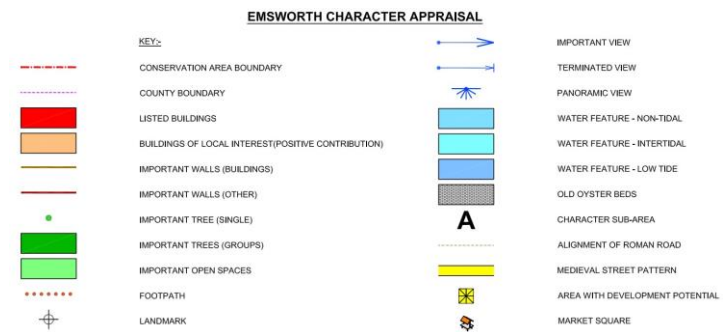
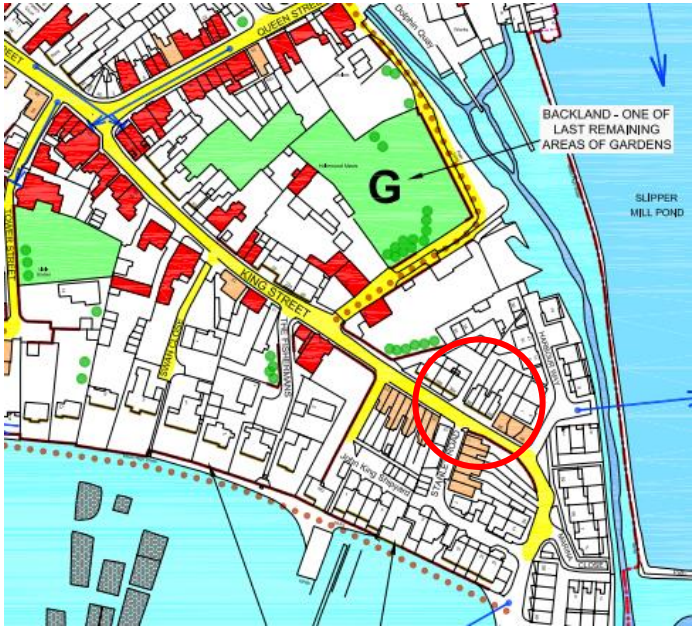
For all proposals see drawing: 21107 and Heritage Statement



Ariel view of site

32 King Street

32 King Street is a detached building on King Street in Emsworth. The property sits within the Emsworth 'Conservation Area and the Chichester Harbour AONB'



Flood Risk Assessment



The site is not located in a flood risk area. See map.

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Scale

The scale of the existing house will be increased only slightly with the introduction of the front porch. The garage and sun room will replace the existing store. The proposals will only be slightly visible from King Street, due to the sight lines and site contours.

Appearance

The appearance of the front porch will match the side extension using, brick and clay tiles.

The garage and sun room will also be built of brick, with an brick plinth. The front section of roof will be clay tiles and rear section a membrane that would support the low pitch.

Amount

The proposed porch has an area of 2.7m²

The proposed garage has an area of 39m². Please not the removed outbuilding has an area of 15m².

There will be an overall increase in footprint of = **26.7m²**

Heritage Statement

As the site is located in Emsworth Conservation Area a Heritage Statement is required. This only relates the demolition of the outbuilding.



The date of this outbuilding is unknown. However it may be the building above, shown on a map from 1898. However, this cannot be confirmed.

The building has been adapted through the years and is now in poor condition. It appears to have previously had a big opening at the front [North] which is now a window, there is also historic drainage for a toilet.

Unfortunately this structure is beyond repair, the building walls are bowing and crumbling. The roof timbers are also in a poor condition.

We believe this building has no historic merit and should be removed.