

15 Queen Street - Emsworth



Refurbishment and infilling existing courtyard to create an extended kitchen dining area.

**Design & Access Statement**

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## 1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations and refurbishments to the residential mid-terrace house.

1.2 The works consist of:

### Ground Floor

- Building an extension in the existing courtyard to create an open plan living/dining area which the clients can use to entertain guests.
- The addition of two conservation roof lights over the existing kitchen.
- Removing the existing WC.

### First Floor

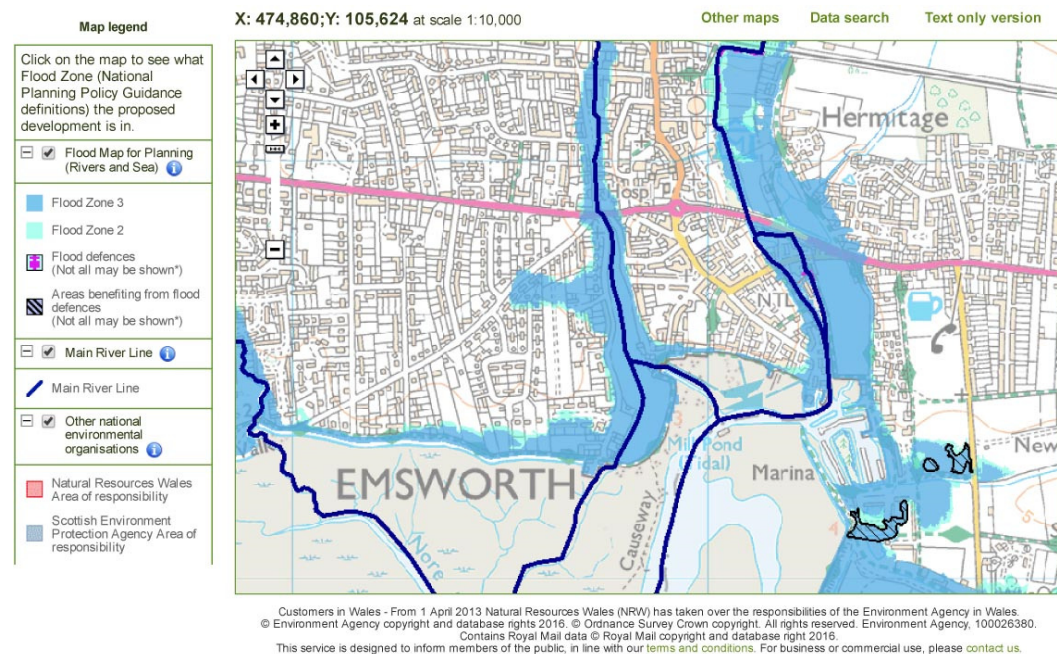
- Extending and converting the existing WC into a bathroom.

### Second Floor

- Raising the ceiling.
- Extending the dormer window to rear.
- The removal/relocation of the existing cupboard in the second bedroom and the incorporation of an en-suite (WC and shower).

## 2.0 Site Location

- 2.1 The site is located in Emsworth, Hampshire, along Queen Street. This is a Conservation Area and the building is a Grade II Listed property as a part of a terrace of Listed Buildings along Queen Street.



As the above map displays the area is close to, but not within, a flood zone.

## 2.2 Surrounding Context

- 2.2.1 The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.
- 2.2.2 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.
- 2.2.3 The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

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- 2.2.4 The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown, handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages. Dormers of traditional style are prominent to front and rear elevations.

### **3.0 Use**

- 3.1 To remain as residential.

- 3.2 Havant Borough Core Strategy:  
*CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough*  
- *Protects and where appropriate enhances the Borough's statutory and no statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, Listed Buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

*CS16 High Quality Design*

- *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.*

### **4.0 Amount**

#### **4.1 Existing and Proposed Habitable Space**

##### **4.1.1 Existing**

Ground floor: 55.4 sqm

First floor: 38 sqm

Second floor: 32.6 sqm

Total: 126 sqm

4.1.2 Proposed

Ground Floor: 66.4 sqm

First floor: 38 sqm

Second floor: 32.6 sqm

Total: 137 sqm

An overall increase of: 11 sqm

**5.0 Layout**

- 5.1 On the ground floor, the main house is to remain as existing. The courtyard area will become internal by introducing a modern, flat roof addition and linking it to the existing rear portion of the building. Walls are opened up to permit a more open plan flowing route which links the dining area to the new kitchen area.
- 5.2 On the first floor, the cupboard in the shower room will be removed and the current WC extended to fill its space, enabling it to be converted into a full bathroom.
- 5.3 The second floor bedroom to the north of the house will be split to incorporate an en-suite (WC and shower). The existing cupboard in this room will be removed/relocated to make room for the shower. We propose raising the ceiling height to create more headroom in both bedrooms and the bathroom, making the spaces more usable. The existing dormer window in the south facing bedroom will be doubled in size and match the existing window (the existing structure will also be retained – as advised in pre-app).
- 5.4 Both the dormer window and the extension proposed have been previously built by the neighbouring house.



Above: Double dormer windows already built on neighbouring building.

## **6.0 Scale**

- 6.1 The habitable floor area is being increased by 10.1 sqm and would be considered a small scale development. Most of the alterations are within the existing building envelope and will not impact or alter the external scale of the building. The extension in the courtyard space will only be one storey, it will have a flat roof and will sit lower than the ridge of the surrounding pitched roof of the existing building.

## **7.0 Appearance**

- 7.1 Proposed material finishes are to match existing unless otherwise stated within the application.
- 7.2 All windows will be painted timber to match existing.
- 7.3 Roof lights will be conservation style polyester powder coated aluminum grey.
- 7.4 The flat roof will be single ply membrane of dark grey colour.

- 7.5 Drainage from the flat roof can be run through the rear kitchen roof above the ceiling to the rear roof pitch.



The image to the left displays the neighbour's flat roof infill to their courtyard.

- 7.6 Pre-application advice from the Listed Building Officer has been adhered to. The amount of walls and windows to be removed for the courtyard conversion have followed his advice.

## **8.0 Landscape**

- 8.1 As existing.

## **9.0 Access**

- 9.1 As existing.

**10.0 Conclusion**

- 10.1 The proposals are small scale and do not alter the use of the building or affect the street frontage.
- 10.2 The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development and not seen from a wider context.
- 10.3 The dormer and flat roof proposals are seen as precedent by the neighbouring property.
- 10.4 It is for the above reasons that we ask that Havant Borough Council review this application favourably.