

16097 8 King Street, Emsworth



Design & Access Statement

Renovation to Rear Ground Floor Living Room

8 King Street
Emsworth
Hampshire
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1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of 8 King Street. The application is for Listed Building consent; for alterations to a Grade II Listed Building in a Conservation Area.

The client wishes to develop and refurbish the existing living room on the ground floor at the rear of the property to improve the functionality of the room and provide views across the garden.

2.0 Site Context



2.1 Site Location

- 2.1 The site is located in Emsworth, Hampshire, along King Street. This is a Conservation Area and the building is a Grade II Listed property.



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

2.2 Physical 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.

3.0 Design

3.1 Use

Our client wishes to use the property for their own residential purposes.

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 non 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.

3.3 Amount and Scale

All floors to remain as existing.

3.4 Layout

The existing external doors and adjoining windows of the living room at the rear of the building are to be removed and replaced with bi- folding doors to provide views out across the garden and allow plenty of light to enter the room. The roof over the living room will also be replaced.

Internally, the existing structural column in the ground floor living room is to be removed and replaced with a goal post structure to allow for a more open plan, unobstructed living space. This alteration will drastically improve the flow and use of the dwelling.

3.5 Appearance

The new bi-folding doors will have a timber frame and open from the centre point; to remain in keeping with the Listed dwelling.

The proposed roof will be a low pitch zinc roof, to replace the existing.

3.5 Landscape

The proposed bi-fold doors from the living room will open out onto an extended patio area which allows for outdoor seating. A pathway will follow round the garden connecting the greenhouse to the patio and garage. There will also be a large area of soft landscaping. All trees will remain and be protected during the construction.

4.0 Access

Access remains as existing apart from a new rear entrance to the living room to replace the existing. There are no parking alterations and nothing affects the public concerning access.

5.0 Conclusion

The proposals are within keeping of the Listed dwelling and do not imply any harm to the character of the building, but rather improve the functionality of the home.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that improve the existing property both functionally and its historic character.