

Revised Fenestration & New Balcony to 1 John King Shipyard, Emsworth. PO10 7AY

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

The property is part of a development built circa 1990's located along the foreshore enjoying direct views over Chichester Harbour. The property is a three bedroom three storey end of terrace town house, being part of a group of four dwellings. The property is built from facing brickwork with plain clay tiles to the roof. The elevations include rubbed brick headers and re-constituted concrete cills and features, adding architectural detailing to facades to break up the mass of facing brickwork. The property includes a detached single garage located to the northwest, on the opposite side of a shared path private foreshore access, along with 2 designated parking spaces.



Fig 1 – View of front of property (north elevation).



Fig. 2. – View of rear of property from the foreshore

The rear elevation is the prominent elevation which overlooks the harbour. When viewed from the foreshore the property is clearly visible as an end of terrace of matching styled properties of No.'s 1 to 4 John King Shipyard.

The eastern end of the terrace (No.4) has a raised gable with timber balcony allowing for views across the harbour. 1 John King Shipyard, has a lowered gable, which offsets the symmetry of the terrace. Rather than a matching door and balcony the property has a semi-circular arched window to the second floor. This window, although maintaining the repetitive arched second floor window style, is positioned at an awkward low level in the second floor bedroom. The location of the window in the room does not allow for beneficial views of the harbour, which one would expect to allow for in such a prominent location.



Fig 3 – View of the terrace of 1-4 John King Shipyard from the harbour. The reduced height gable and arched window of No. 1 is clearly visible.



Fig 4 – View from the second floor bedroom, showing the low-level and restricted view out of the semi-circular window.

2 PRE-PLANNING ADVICE/CONSULTATION

No pre-application advice has been undertaken.

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

The proposal is to revise the fenestration throughout to include revised openings to the southern elevation to allow for more beneficial views from the property towards the harbour. However, consideration is given to the impact on the existing terrace form and repetitive balanced style.

On the second floor the semi-circular window is replaced with a matching, albeit reduced in height, pair of doors with glazed window above, complete with matching timber balcony. The door height is reduced to allow for proportions to fit within the existing reduced height gable, but still allowing the room to benefit from the views and maintaining suitable access onto the new balcony. The existing stone surround to the opening is maintained and proportioned to sit comfortably within the existing gable.

On the first floor the windows are slightly widened to increase the views from the bedroom and the horizontal glazing bars removed. It is understood the proportions of the current first floor windows are maintained throughout the terrace, however with the reduced height gable the proportions of the end of terrace can be modified slightly without upsetting the symmetry of the terrace. The horizontal glazing bars are already removed within the opposite end of terrace within No. 4 and therefore provide a balance to the symmetry.

On the ground floor the double doors and side windows are to be replaced with a four pane set of full length doors. The doors will sit in the already framed opening formed by the existing outer edges of the full length windows either side of the door opening. The proportion of solid brickwork either side of the opening will therefore be maintained.

To the front of the property the existing 6 panelled Georgian style front door is to either be replaced with a new glazed door or to have the existing panes removed and replaced with double glazed satin glass. Currently there is no direct window into the hall and the hall currently relies on borrowed daylight from the inner rooms.

Currently all windows are painted white timber and the doors from the living room to the terrace are white aluminium. The current windows are showing signs of rot and are in need of overhauling or replacement. All of the existing windows to the north and west elevations are to be replaced with single pane glazing in a modern style. This is to match the proposed changes to the southern elevation and will give the property a coherent window style.

All new windows and doors are to be finished in matching colour 'white' and to be either timber or aluminium to match existing profile sizes, or in a carefully selected UPVC with frames to maintain existing profiles.

4 CONCLUSION

The proposal maintains an external appearance with proportions designed to carefully match the existing properties of the terrace. The architectural detailing and style of the terrace form is retained.

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

FLOOD RISK ASSESSMENT

The property lies just on the edge of the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Whilst it indicates that the site is at risk of flooding, it should be noted that the property itself has no record of having been flooded.

The revised fenestration and new balcony proposals do not affect any additional floor areas apart from the second floor balcony providing external amenity space. The proposed internal arrangement of the ground floor allows for adjusting the existing split level living room to provide a single level living space. Although this is an increase of the lower floor area the living space becomes a more useable and flexible space whilst maintaining the existing final exit levels.

The proposal does not add any additional risk of the property being flooded.

