

14-099\_37 King Street



## Design & Access Statement

Renovation of  
37 King Street,  
Emsworth,  
Hampshire,  
PO10 7AX

**September 2014**



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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 37 King Street. The application is a householder planning application.

The clients wish to develop and re-furbish the existing house to provide a modern functioning home. The building is not listed but is within the Chichester Harbour Conservancy Area and bound to certain regulations of uniformity. The property is also situated within the John Lewis Quay Management Company and is therefore subject to further stipulations requiring support from the neighbours and Management Company.

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

The following works will comprise of:

- Two matching pairs of French doors to the rear patio.
- Installation of three low profile roof lights to the pitched roof at the rear.
- Installation of a new window at first floor and repositioning the existing ground floor window (both frosted) to wc room on the wall facing number 35 King Street.
- Redecoration of the rendered external masonry in similar colours to the existing.
- Removal of the plastic front 'porch'.
- Replacement of front door to remain timber.
- Continuation of the Stanley Road boundary wall (in the same style and materials) to the rear of the garden, replacing the existing wooden fence and hedge.

## 2.0

### Site Context

**Location:** The site is in the historic village of Emsworth adjacent west of the Mill Pond. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many listed buildings, is within the Chichester Harbour Conservation area and has several protected ecological habitats.

“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our scheme will not endanger the balance of this natural ecology.

The surrounding properties are homes of traditional style and typical of the local vernacular. 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. King Street southern housing frontage is lined with a 1100mm high flint wall capped with red brick. This wall ends prior to our site frontage and is not present along the north frontages.



**Social Context:**

The site location is primarily private residential housing in a location of homes of a mixture of detached, semi-detached and terrace. The area is a quiet neighbourhood that will not be affected by the renovation of this scheme once built.

**Site photographs:**



*King Street looking North West*



*King Street housing opposite site. Open fronted off road parking prevails in recent years.*



*Opposite site*



*Entrance to Stanley Road*



*Common example of stone wall to King Street frontage.*



*Rear elevation of site.*



*Site garden wall along Stanley Road*

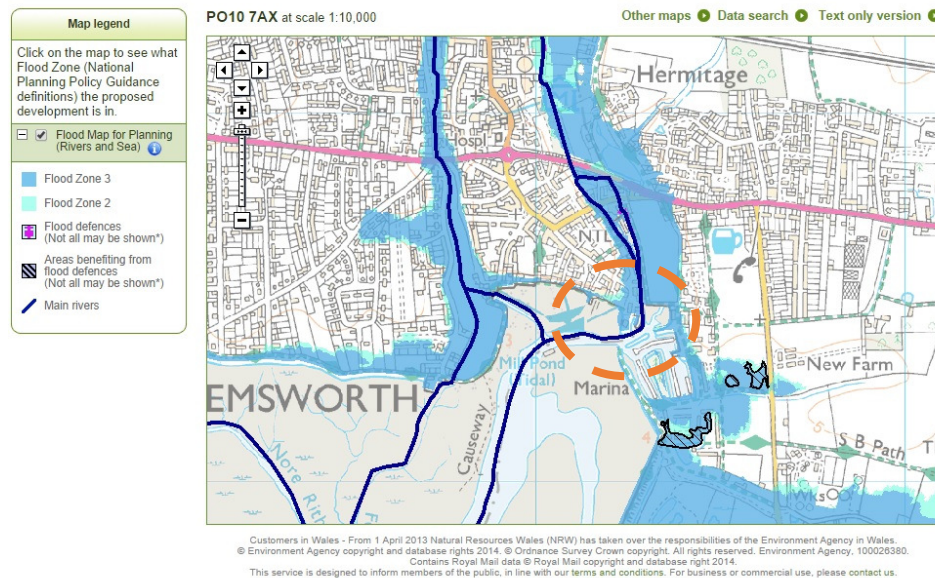


*Rear of property within garden*



*Site car parking area with site garage to left of photograph.  
Timber close boarded fence with access gate to rear garden of site*

**Physical Context:**



The above image displays the flood map for the area. The site is **not** within the flood zones of Emsworth.

The AONB and Ramsar sites within the locality will not be adversely affected by our proposals.

## **Design:**

### **3.1**

#### **Use**

The clients wish to use the property for residential purposes.

### **3.2**

#### **Amount & Scale**

There will be no gain to main house in terms of floor area. The existing footprint will remain. The scale of the property will remain as existing. The new windows to the side elevation will replicate the existing and the new front door will be situated within the existing opening.

### **3.3**

#### **Layout**

The external layout is to remain, but for the rear fence to be removed and replaced with brickwork wall to match the existing in style and material of Stanley Road. This allows for a slightly larger rear garden whilst maintaining space for rear parking.

Internally at ground floor the kitchen and main living area will become one while the space under the stair will be renovated into a wet room/wc. The first floor layout has been simplified (please refer to submitted drawings).

### **3.4**

#### **Appearance**

Overall the external appearance will be decorated with colours from Farrow and Ball;

- Main render - Strong White
- Highlight details [Sills, heads, plinth] - Cornforth White
- Barge boards to be painted brilliant white

New conservation roof lights will sit flush to the existing mono-pitch extension. The frame selection will be dark grey polyester powder coated aluminium. This style and colour tone will naturally blend with the existing slate finish. Two sets of aluminium framed glazed French doors will be installed to the rear ground floor living area creating greater connection to the private garden space.

The front elevation entrance will be improved by removing the flat roof canopy and installing a new timber door of traditional style (please notes on drawings submitted).

The rear garden fence will be replaced with a brick wall continuation of the Stanley Road boundary wall (bricks: West Hoathly Medium Multi).

### 3.5

#### Landscape

The rear garden will be re-designed with built in seating area and new lawn. The garden fence will be replaced by a brick wall in the same style and material of the existing brick wall currently forming the garden boundary to Stanley Road.

### 4.0

#### Access

Car access from Stanley Road is to remain the same.

No alterations are proposed for the garage.

Internal access is to be re-worked in areas, (please see floor plans). All access will meet and exceed current building regulations.

### 5.0

**Client Statement:** 'Having fallen in love with picturesque Emsworth on our regular trips to visit parents in neighbouring Prinsted, we are delighted to have purchased our own little house by the sea in such a pretty setting. Before moving in we are keen to take this opportunity to refresh and update the house which has not had any work done on it since its elderly previous owner bought the property over 15 years ago. We are very mindful of both the conservation area and the management company's covenants and therefore have been respectful of that in our plans and have deliberately engaged a local architect to both plan and project manage the works.'

We will, of course, throughout the works, be very conscious of our neighbours and aim to minimise any noise or disruption and are keen to complete the works in time for Spring so that we can both enjoy it next year and minimise the duration of any disruption.'

**Client comments concerning neighbour Consultation:** 'We can confirm that we have the approval of the John Lewis Quay Management Company as confirmed by the chairwoman, Lesley Harris, in her letter of 15th September 2014. We have spoken to as many of our new neighbours as possible and had a positive and supportive response universally. We have also consulted on our proposed plans with all residents of Stanley Road and our immediate neighbours on King Street. Unfortunately despite several attempts to visit number 35 King Street we have been unsuccessful in our attempts to meet them face to face. We have however sent them several weeks ago a letter confirming all our proposed plans and contact details.'



**Conclusion:**

The planning application is for alterations to the existing house and structure. All of which we believe will benefit the property. A lot of the alterations are permitted householder development.

The John Lewis Quay Management Company confirm no objects to the proposals. Their primary stipulations are for the removal of the plastic front porch, the replacement front door to be of timber and the rear continuation of garden wall to replicate style and materials of the existing boundary wall to Stanley Road.

We ask that Havant Borough Council look upon this application favourably due to the local support and the small proposal of works that are in keeping with the existing property and natural locality.

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