

DESIGN & ACCESS STATEMENT

Change of Use from Shop (A1) to 3 Bed Dwelling along with Single Storey Rear Extension, Demolition of outbuildings and New Rooflights to Rear Elevation to 14 Queen Street, Emsworth. PO10 7YA

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is sited between a row of listed buildings. The property is highlighted to be of local interest but is not listed. The exact date of the property is unknown but is estimated to be approx. circa 1850's.



Fig 1 – Front view of property from Queens Street



Fig 2 – Rear view of property.

The property has a use class A1 and is currently vacant. The property was previously occupied by Sue Foster Fabrics who have recently relocated further up Queens Street towards the square.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following policies apply from the Havant Borough Core Strategy 2011:

AL3 - Town, District and Local Centres - The property is within the proposed District Centre Boundary but outside primary and secondary frontage area. Therefore there are no policy requirements to retain A1 use in the proposal location.

CS16 - High Quality Design

The Emsworth Conservation Area Character Appraisal (March 2010) should be considered. There are listed buildings either side of the property and along the opposite side of the street.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

- 3.1 The proposal for Change of Use:
The property is currently vacant. The previous occupiers, Sue Foster Fabrics vacated the property approx. Feb 2014 and have relocated closer to the town centre, further up Queen Street adjacent to Tower Street. There has been no loss to the economic vitality and viability and enmity to the Emsworth Town Centre.

Queen Street has a mix use throughout with the majority of properties in close proximity being domestic dwellings. Along the opposite side of the road the properties are nearly all domestic dwellings.

The current layout of the property suggests that it was once originally a domestic dwelling with kitchen and wc on ground floor and three bedrooms with bathroom on the first floor.

3.2 The proposal for Single Storey Rear Extension with Internal Alterations

The proposal allows for a more suitable layout to the ground floor internal area by infilling the space between the two rear side extensions with additional and revised accommodation. The revised layout allows for the kitchen and WC areas to be on the same floor level as the main ground floor, which currently requires a step up into the kitchen space and WC. The proposed new layout is more appropriate for disability needs and is an improvement to the internal access arrangements. The extension addresses the courtyard garden with a large glazed doorway with external step up to the existing levels of the courtyard garden.

The extent of the proposed rear extension back into the garden is in-line with the existing rear wall of the kitchen and allows for a sloping pitched roof continuing from the existing northern rear extension (existing roof above the Utility). The roofline incorporates a flat roof with a rooflight providing natural daylight to internal space, which is positioned at a comfortable height below the first floor rear windows. The existing boundary wall to the southwestern elevation is retained but lowered slightly to a height just above the new pitched roof abutting the boundary. This, along with the lowered eaves line of the proposal, being similar in height to the existing boundary walls, reduces the mass and bulk of the proposal. The height and scale of the southwestern boundary wall is improved, providing a reduced height wall between the two courtyard gardens from approx. 3.0m to approx. 2.2m over a 3m distance, with the existing higher (approx. 3.5m high) wall reduced in part following the line of the roof pitch.

3.3 The proposal for Demolition to the Outbuildings

The existing outbuilding, which is currently used for WC's, one accessed through the kitchen and one accessed from outside, is to be demolished. The structure is of single/solid brickwork construction with a lean-to corrugated metal roof. The boundary wall is to be retained, albeit slightly lowered to line through with the height of the existing boundary wall and new pitched roof as mentioned above.



Fig 3 – View of existing outbuilding from rear garden

3.4 The proposal for rooflights to the existing rear roof.

The first floor bathroom and landing is re-arranged to include en-suite accommodation to the master bedroom. The new bathroom is located internally with no access to external walls for a window. To provide natural daylight and ventilation a conservation style rooflight is located within the existing roof slope. The cill height is located at approx. 2.2m above first floor level with ducting through the roof/ceiling

void. With this high cill level, there will be no issues of overlooking to neighbouring properties. An additional smaller rooflight is included above, being ducted through the roof with a suntube to provide natural daylight to the landing area. This rooflight will be fixed shut in place.

3.5 Removal of Fig Tree.

The courtyard garden contains a mature Fig Tree located against the rear boundary wall. The tree has been heavily pruned in recent years to restrict growth and help prevent any possible damage to the boundary wall and adjacent garage structure. The fig tree is proposed to be removed.

The tree is a fruit tree, and does not add any benefit to the proposal site. The tree is potentially going to damage the existing structures and currently shades the minimal amenity space within the courtyard garden.



Fig 4 – View of existing Fig Tree

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The roof of the proposed single storey extension extends in-line with the existing roof slope of the existing northeastern extension, (above the proposed Utility). The extension of this pitched roof, when meeting the boundary, allows for a reduction in height of the existing boundary wall along the southwest elevation.

The projected depth back into the garden from the main house wall, of the rear extension, is at the same depth back of the rear wall of the existing kitchen lean-to structure.

The boundary wall along the southwest elevation will be retained albeit reduced in height, in-line with the existing southwestern boundary adjacent to the WC structure, which is to be removed. This boundary wall will include a new parapet coping approx. 150mm above the roof slope of the proposed rear extension. The effect will be a reduction in height of the southwestern boundary wall.

5 MATERIALS/APPEARANCE

Materials are generally to match the existing property with matching facing brickwork to the rear extension and grey roof slates to the pitched roof. If possible salvaged bricks from demolitions will be used for the new proposals to allow for an exact match. The flat roof will be either lead or lead effect glass reinforced plastic (GRP).

The roofwindows and external doors will be thin profiled aluminium, in grey.

6 PARKING

There are no parking spaces provided with the existing property and no parking spaces are therefore provided for the proposal. It should be noted that Queen Street allows for resident parking permits.

Being within the Town Centre boundary the property is in close proximity to local public transport.

7 CONCLUSION

The change of use is not affected by requirements under local policy with regard to primary and secondary frontage areas. There is already a mix class use along Queen Street with the majority in close proximity of the proposal site being residential dwellings with no or restricted parking.

The single storey extension will have minimal impact, if any, on the neighbouring properties (listed buildings) and will actually allow for a reduction in height to the adjoining southwestern boundary, reducing the mass and scale of the existing boundary wall.

The rooflight proposals will not allow overlooking and are located to the rear of the property.

The demolition of the existing WC structure will have no effect to the adjoining structures or loss of amenity.

There will be no change to the main Queen Street front elevation.

It is therefore considered that the proposals do not adversely affect the character, appearance or overall setting of the Conservation Area and that the scheme has no adverse impact on neighbouring Listed Buildings.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.

A HERITAGE STATEMENT

1 ASSESSMENT OF HERITAGE SIGNIFICANCE

The property lies within the Emsworth Conservation area along the top northern side of Queen Street, and is sited between a row of listed buildings. The property is highlighted to be of local interest but is not listed. The exact date of the property is unknown but is estimated to be approx. circa 1850's, and thought to have been built originally as a domestic dwelling.

2 ASSESSMENT OF IMPACT

The change of use to a domestic dwelling would be in keeping with the use of other properties along Queen Street.

There is no change to the principle elevation facing Queens Street. The rear extension and rooflights do not affect neighbouring properties, apart from a slight reduction in boundary wall height to the southwest, which should reduce any impact.

3 MITIGATION STRATEGY

The change of use to domestic dwelling suits the style and original character of the building, which was more than likely originally built as a domestic dwelling.

The extension and internal alterations benefit the building and improve the quality and enhance the character of the structure.