

DESIGN & ACCESS STATEMENT

for

Planning Application for a Balcony to the Rear of an Existing Dwelling

at

21 Frankland Terrace,
Emsworth
Hampshire
PO10 7BA

March 2014

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Generally

This Design Report is in support of a Planning Application to Havant Borough Council for a Balcony to the rear of 21 Frankland Terrace, Emsworth

Reference should be made to the planning submission drawings for details of the proposals, ref:

PA-047...

...01 site location & block plan & existing rear elevation

...02 proposed privacy arc and balcony at first floor

...03 typical elevations and photo

...04 view of balcony

...05 view from balcony

Physical Context

Emsworth has evolved from a fishing village. 3 miles to the west is the town of Havant and 8 miles to the east is the city of Chichester. Following the introduction of the railway in the 1850's, there has been a steady expansion of Victorian and Edwardian housing, with much infilling in the 1960's, 70's and 80's. Frankland Terrace runs North to South, just off Queen Street, with limited street parking. The houses on Frankland Terrace were built in the 1980's, and are within the Emsworth Conservation Area.

Social / Economic Context

The site is considered sustainable in planning terms with all of the following within 2 minutes walking distance:-

Local shops

Bus Services

Public Houses / Restaurants

Churches

Public Open Spaces

Amount & Scale

21 Frankland Terrace is a first floor, 1 bedroom apartment. Access is from a small courtyard to the rear of the property and via an internal staircase. The proposal is for a new balcony to the rear [eastern elevation] and opening up an existing window and installing French doors which will lead onto the balcony. This will help give the feeling of space for the occupants within the living room of the apartment. The balcony will extend 1.95m from the rear of the house and be 3.3m wide. The height to the timber decked floor will be approx. 2.5m. The 1.1m high balustrades will be in a traditional style from wrought iron. There is to be a 1.8m high opaque glass privacy screen to the northern elevation of the balcony. The proposed works are not disproportionate to the existing building.

Layout

The balcony will be accessed from the living room via the new French doors. The balcony will not be seen from the front of the property.

Evaluation

The proposed works do not increase overlooking to any neighbours and comply with the Privacy Arc requirements. The proposed works will significantly improve the internal accommodation.

Design Principles

The proposed alterations are to match as closely as possible the original details and materials of the existing building.

Appearance

New balustrading to be wrought iron and of a traditional design.

Brickwork as existing.

Doors & window to the rear to be powder coated aluminium.

Decking to be of a high quality timber.

Privacy screen to be toughened opaque glass

Landscaping

Landscaping will remain as existing with a small access courtyard. Landscaping will be managed by normal domestic gardening. No trees or hedges need to be altered as part of this proposal.

Vehicular Access

Not applicable for this application

Inclusive Access

Not applicable for this application

Flood Risk

The site is within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps. However, the existing accommodation at first floor level is substantially above the flood level.