

DESIGN & ACCESS STATEMENT

**First floor front extension, Single storey side extension and revised materials/fenestration to elevations
to
52 King Street, Emsworth. PO10 7AZ**

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation area at the eastern end of King Street, built circa. 1970. The property is a four bedroom end of terrace town house within a row of five staggered fronted terraces. The property is part of the 'Kings Quay' estate with includes similar dated properties in a mixed design style.



Fig 1 – Front of property showing the staggered elevations to the terrace of five.



Fig 2 - View of the application site looking east.

The application site is unique, not just being the end of terrace, but that it sits at the end of the main east/west length of King Street and is clearly visible as a focal building when approaching from the west. Within this approach view, the other terraces are temporarily hidden, being obscured from view by flanking buildings along the street. This has the affect of the property being perceived as a separate stand-alone building at the end of the street. In addition, the unique terrace form of the staggered elevation facades and the clear separation of the second floor storey enhance the application site's individuality.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

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

CS16 - High Quality Design

DM13 – Car and Cycle Parking on Residential Development

The Emsworth Conservation Area Character Appraisal (March 2010) should be considered. There are no listed buildings in the vicinity and the area is described as being of modern infill 70's style housing. There are buildings of local interest in close vicinity being No.46/48 King Street and the terraces of 1-7 Stanley Road, however these are both separate unique structures of own individuality and separate to the 70's style Kings Quay development and are not affected by the application site.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

The proposal includes several elements, each addressed as follows:

a) First floor front extension as an infill of the front elevation first floor balcony

The internal wall is moved forward to match the existing front elevation plane to infill the existing front balcony to create additional internal accommodation. The facade treatment will be continued to extend with the existing form with window above a cladded panel.

b) Infill of the rear elevation ground floor balcony overhang

The ground floor is extended to the rear in line with the underside of the existing first floor balcony. The rear of the garage is incorporated into the extension to create additional living space with revised glazed doors to the rear terrace. The glazed doors are proportioned in sized to match the form of the existing facade. The small areas of external wall are to be cladded in weatherboarding in an equal material to other areas of the dwelling to form a continuity of form and style.

c) Single storey store to the side elevation

Along the length of the northern side gable elevation and extending to the rear elevation, in-line with the rear balcony is a single storey flat roofed weatherboarded store for sailing equipment. The store projects 800mm from the side elevation up to the boundary with a linear weatherboarded facade. The height of the store matches that of the existing rear balcony with a flat roof linking to the rear balcony gutter. Sliding doors on the side are weatherboarded in similar materials to the facades to provide a seamless link of harmonious horizontal weatherboarding.

d) Contemporary modernisation of the facade. This is broken down into three elements, being:

- i) Revised fenestration – New and revised doors/windows throughout in a similar slim profiled aluminium finish, (slim profile aluminium). Colour grey.



Fig 3 – Proposed window profile

- ii) Through colour render – Existing external facing brickwork to be rendered with a contemporary through colour render including reveals to openings. Colour white/cream.

- iii) Revised cladding and feature panel – The existing green scalloped tiles are to be replaced with a t&g profiled weatherboarding (i.e. cedar). No treatment is proposed to the weatherboarding and it is to be left to naturally fade to a light weathered grey effect. (i.e. similar to No14 – see fig 9). A feature weatherboarded panel is include on the side gable elevation to break the flat singular material facade and carefully proportioned to form a link with window openings.

- e) Revised rear balcony - The existing rear balcony is to be replaced with a frameless glass balcony with seamless vertical joints. The existing side privacy panel is to be retained in obscure glass and at equal height to the existing to maintain the existing privacy to the properties of 4 and 8 Harbour Way.



Fig 4 – Example of proposed balcony

- f) Roof windows to the front pitched roof elevation - Two velux style rooflights are included with the front facade pitched roof to provide additional light to the internal rooms. Similar rooflights have been included within other properties along the terrace.
- g) Thermal Solar Collector - A thermal solar collector is proposed to the front roof facade; being the favoured roof slope of the two to achieve maximum solar gain. The approximate panel size proposed is 2.1 x 2.2m, providing suitable solar thermal heating to the properties hot water system.

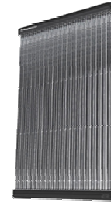


Fig 5 –Evacuated tube thermal solar collector

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The front elevation is a simple projection in line with the existing facade maintaining similar proportioned window/cladded elements to the existing elevation, being positioned between the vertical masonry elements.

The rear elevation extends to the underside of the balcony preventing any further extension or protrusion towards the rear than the existing structure. Glazed openings maintain similar proportions fitted within the extent of the vertical supporting structure.

The side extension is contained solely within the properties land with no overhang to boundaries and incorporates a secret gutter allowing the form to be simple planar to facades in a harmonious continuous weatherboarding to match the applied contemporary form. The height is carefully proportioned with the gable elevation and reduced to a height to match that of the rear balcony extension.

5 MATERIALS/APPEARANCE

The unique character of the application site provides the opportunity for the property to adopt characteristics similar to that of a standalone detached building.

There are a number of mixed style developments in close proximity to the application site all located within the Conservation area, providing a mix and characterised style which enhances the area. This can be seen within fig 5 to 7 below.



Fig 6 -
19a King Street, contemporary rendered facade placed between more traditionally styled brick faced buildings



Fig 7-
The recent development of Quay House showing the natural weatherboarded facade and grey aluminium windows set at the end of King Street.

Fig. 8 & 9 below, show a similar property as the application site, lying within the northern end of the 1970's estate, which has applied a similar modern veneer to the facades with a through coloured render, cedar weatherboarding, grey framed windows and glass balustrade. This has been carefully executed to a contemporary design ensuring a lasting presence within the street, which in turn has lifted the 1970's tired design style within the estate and set an example and possible trend.



Fig 8 – Contemporary design of No. 14 Harbour Way



Fig. 9 – Weatherboarded feature to facade

Other properties with the estate have been modified with various extensions and infilling of covered areas, as the proposed. More recently, the neighbouring property of No. 2 Harbour Way has obtained planning approval to modify and enhance the property with a similar contemporary design style with rendered facades and grey aluminium windows.

6 CONCLUSION

The unique character of the end of terrace property provides an opportunity for a contemporary palette design style to be applied to facades, allowing for a uniquely styled dwelling at the end of terrace form. The proposed contemporary palette will support and match existing examples within the area and enhance the character of the Conservation Area.

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 properties.

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.