MHC/mw/1142

Design, & Access, Statement

New Dormers and Rooflights.
New Juliet Balcony.
Remove Chimney.
New Entrance Canopy and Screen Door.
New Balustrading to Existing Stairs.
New External Render.
Replace Existing Windows.

30 Queen Street,
Emsworth,
Hampshire,
PO10 7BL.

Martin Critchley Consultants Ltd.

7, North Street,
Havant,
Hampshire,
PO9 1PW.

December 2011

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1.0 Generally

1.1 This Design Report is in support of a Planning Application to Havant Borough Council for external alterations at 30 Queen Street, Emsworth, Hampshire, PO10 7BL.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.

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

1142 -	201	Location Plan
	202	Block Plan
	101A	Survey Plan
	301C	Proposal Plans
	302	Roof Plans
	401A	Existing Elevations
	402C	Proposed Elevations

2.0 Physical Context

2.1 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 and 70's.

2.2 Queen Street runs east to west, just off the main High Street.

2.3 The house is within the Emsworth Conservation Area.

2.4 Queen Street is a single carriageway with footpaths both sides, a 30 mph speed limit, and limited on-street parking.

3.0 Social / Economic Context

3.1 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

4.0 Involvement of local interests

4.1 There has been no involvement with the Local Planning Authority.

5.0 Amount

5.1 30 Queen Street is a first floor 2 bedroom flat. Access is from an external staircase.

5.2 The proposals are for new dormers and rooflights in the roof to create a new bedroom and en-suite.

5.3 New doors and a Juliet balcony are proposed in the existing window opening on the west side of the building. This will help give the feeling of space for the occupants within the living room.

5.4 At present there are three chimneys, two of these are redundant. The proposals therefore seek to remove these two chimneys to improve the space within the building.

5.5 A new screen door is proposed to include a sidelight to help with natural lighting within the dwelling. The existing entrance canopy is in need of repair so a replacement is proposed.

5.6 The existing balustrade on the stairs is in a poor condition and a replacement is proposed in the same style as the proposed Juliet balcony.

5.7 At present half the building is rendered and the other half is facing brick. It is proposed to render the brick side to match the existing rendered half.

5.8 The existing windows are white uPVC with thick rails and frames. The proposal seeks to replace these with thinner framed white uPVC.

6.0 Layout

6.1 See plan 1142-301C.

7.0 Evaluation

7.1 The proposed works do not increase overlooking to any neighbours.

7.2 The proposed works will improve the appearance of the building when viewed from the public highway.

7.3 The proposed works will significantly improve the internal accommodation.

8.0 Design Principles

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

9.0 Scale

9.1 The proposed works are not disproportionate to the existing building.

10.0 Landscaping

10.1 Landscaping is not an issue. There is no outside space associated with the dwelling.

11.0 Appearance

11.1 New balustrading and Juliet balcony to be wrought iron.
New external joinery to be white uPVC as existing.
New render to match in colour and texture the original.

12.0 Flood Risk

12.1 The site is within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps.

12.2 The existing accommodation at first floor level is substantially above the flood level.

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30th December 2011

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