PERMIT

DESIGN AND ACCESS STATEMENT FOR: 25 KING STREET, EMSWORTH PO10 7AX

This Design and Access Statement relates to a Planning Application for 25 King Street, Emsworth as submitted to Havant Borough Council on 5th September 2011.

The property lies within a terrace of eight houses originally constructed approximately 1900. The terrace lies within the central Emsworth Conservation Area, however significant development has occurred between the terrace and the seashore, together with most properties within the terrace having undergone extensions and alterations in recent years, mainly to the rear whilst maintaining the front elevations principally in their original appearance.

The application as submitted is to demolish the existing sub-standard rear lean-to Kitchen / Bathroom complete, plus the outhouse and covered link to Kitchen.
A single storey pitched roof extension is proposed to the rear of the property for the full width of the plot and to extend down the garden to link with an existing extension to No 27. As indicated on the drawings the main roof on the rear slope is to be also extended down to match that existing to No 27, to enable an en-suite bathroom to the rear bedroom of No 25. A series of Velux roof windows are proposed to the new extensions, together with bi-fold doors to the rear of the extension.
The rear extensions will be constructed to provide external wall finishes to match existing - either facing brick or render as applicable. The exposed rendered wall to the boundary with No. 23

will be finished in a masonry paint colour as agreed with the owner of No. 23
Discussions have already taken place with each adjoining owner regarding the proposals, and Party Wall Agreements are in place. Appropriate Notices regarding the Planning Application have also been issued to the adjoining owners to Nos. 23 and 27, with Certificate B complete on the application.

The rear extension will abut existing extensions and structures to Nos. 23 and 27. To No 23 the new extension will form a recessed boundary wall with the fascia and gutter finishing on the shared boundary line as indicated on the drawing. The existing boundary wall will be removed at this location.

Internal alterations are proposed as indicated on the drawing and the front elevation is to remain as existing with the exception of new Velux windows to the main roofslope and replacement windows - which are proposed to be pvcu double glazed sliding sash style replacement units.
Velux windows are also proposed to the rear roof slope of the main part of the house.

All external materials will be to match those existing and with adjacent properties where linked, together with agreement from the Planning Department.
It is not considered the proposed extensions and alterations will adversely affect the appearance of the property or the terrace as a whole, and the investment proposed in the property will maintain it's future for many years.

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