

DESIGN & ACCESS STATEMENT

Replacement Balcony and Cladding to Elevations to 58 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 three bedroom end of terrace town house within a terrace of five. The property is part of the 'Kings Quay' estate with includes similar dated properties in a mixed design style.



Fig 1 – Front of property, (end of terrace of five).

Fig 2 – Rear of the property.

The property is built with facing brickwork and vertical green tile hanging to elevations. Over recent years other properties within the estate have replaced the cladding with coloured weatherboarding and also revised balconies to a more modern appearance.

2 THE PROPOSAL.

The proposal is to replace the first floor balcony on the front elevation along with replacing the cladding to the front and rear elevations. Each is advised as follows.

2.1 Replacement Balcony

Existing - The property includes a first floor balcony to the front elevation enjoying views over the harbour looking down through the slip way at the end of King Street. The balcony is built with white painted timber slats and metal supports and includes glass privacy screens to the north and south elevations. The balcony is currently in need of refurbishment. Other properties along the terrace have replaced the timber balcony with glass panels, metal supports and handrails.

Proposed - The proposal is to replace the balustrading with a seamless glass balustrade with a chrome metal handrail above. Chrome posts to be introduced at corners and at intermediate seamless glass abutment joints where required for

necessary support posts, approx. 2 No. along the front elevation, such as the image below. The privacy screen to the north elevation is to be replaced with opaque glass at a similar height to the existing.



Fig 3 – 3D image example of suggested balcony design



Fig 4 – Example of suggested design for balcony glass facade



Fig 5 – Example of suggested design for privacy screen

2.2 Replacement Cladding

Existing - The property has green vertical tile hanging to both the front and rear elevations between each brickwork end wall and glazing panel.

Proposed – The existing green vertical tiles are to be replaced with a t&g profiled weatherboarding (i.e. Cedral Click or similar system). The colour to be a pale blue such as a 'Sky blue' as image below.



Fig 6 – Example of suggested cladding – sky blue colour or similar

3 CONCLUSION

Other properties within the estate have had similar revisions to the balcony and cladding as the proposed. 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.