

Ref: 21/026

DESIGN & ACCESS STATEMENT



13 QUEEN STREET, EMSWORTH, HAMPSHIRE

4th MAY 2021

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1.0 INTRODUCTION

1.1 This Design and Access Statement is in respect of alterations to 13 Queen Street, Emsworth, PO10 7BJ

1.2 The proposed work comprises the following:-

- Construction of a new roof with glazed lantern over the existing courtyard and removal of two walls to provide an open plan kitchen / living space.
- Alterations to internal layout to convert existing ground floor bathroom to utility room and WC.
- Alterations to existing kitchen roof structure at rear with installation of two rooflights to bring light into to kitchen area.
- Alterations to existing dining room window to form French doors to encourage additional light into the middle room.
- Installation of new en-suites to first and second floor bedrooms.
- Widening existing single dormer to the rear elevation main roof slope.

2.0 SITE LOCATION

2.1 The site is located in Queen Street, Emsworth, within the Emsworth Conservation Area. The building is Grade II listed.

2.2 The building comprises a late 18th Century mid-terraced house of brick wall construction, timber pitched roof with clay tile coverings and timber external windows and doors. There is a small courtyard to the centre, with single storey out-building to the rear.

3.0 USE

3.1 The building is currently used as a private dwelling and will remain as a dwelling after the proposed alterations.

4.0 AMOUNT

4.1 The existing gross internal floor areas are as follows:-

Ground floor: 63.6m²
First Floor: 41.4m²
Second Floor: 32.5m²
Total: 137.5m²

- 4.2 The proposed gross internal floor areas are as follows:-

Ground floor: 74.9m²

First Floor: 41.4m²

Second Floor: 32.5m²

Total: 148.8m²

- 4.3 The proposals will result in a total increase in usable floor area of 11.3m².

5.0 LAYOUT

- 5.1. The layout of the ground floor will be altered to make use of the existing central courtyard and provide an open-plan kitchen and living space to the rear. The existing bathroom to the rear will also be altered to form a utility room, with a small WC for visitors.

- 5.2 The layout of the first floor will remain as existing, with the addition of an en-suite shower room to both bedrooms.

- 5.3 The layout of the second floor will also remain as existing, with the addition of a shared Jack-and-Jill en-suite bathroom accessed from both bedrooms.

6.0 SCALE

- 6.1 The usable floor area to the house will be increased by 11.3m² which equates to an overall increase of 8%. All the alterations will be within the overall footprint of the site and will not impact neighbouring properties in terms of bulk or access to light.

- 6.2 The infilling of the courtyard and widening of the rear dormer are alterations which have been undertaken by all the adjacent terraced houses.

7.0 LANDSCAPING

- 7.1 There will be no landscaping as part of these proposals.

8.0 APPEARANCE

- 8.1 All materials will generally match existing.

- 8.2 The new roof over the courtyard will be covered with red clay plain tiles to match existing.

8.3 The widened dormer will be covered with bitumen felt and with clay tiles cheeks, all to match existing.

8.4 The new window to the dormer and internal French doors will be white painted timber to match existing.

9.0 ACCESS

9.1 There will be no changes to the accessibility to the building as part of these proposals. By nature of the existing ground levels there is an approx. 900mm level change from external ground level to the front door, which has stone steps. Wheelchair access would be possible to the rear ground floor only.