

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD



DESIGN & ACCESS STATEMENT

Site Address - 8-10 King's Road, Emsworth, Hampshire. PO10 7HN

Proposal - Proposed refurbishment (including extensions and alterations) to no 10. Proposed complete re-building of no 8 (including extensions and alterations). REVISIONS TO PREVIOUS APPROVAL APP/18/00001

Ref - PLANNING PP-07827013

Date - May 2019

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1. Site Location

Emsworth is a coastal town situated on the West Sussex / Hampshire border and located at the North West end of Chichester Harbour.

2. Existing Property & Context

The existing two dwellings (8-10) are the penultimate and end-terrace of a row of period houses, situated to the Southern side of King's Road. The road frontage is sited at the Northern end of King's Road, with all front elevations thus facing North.



Fig (1) Properties viewed from King's Road

Adjacent architecture (as a continuation of and opposite) is of greatly mixed form and scale residential.

The existing two dwellings -

(10) is in great need of remedial works & refurbishment both internally and externally.

(08) is deemed beyond economic repair and as such, is proposed as 'to be re-built'.

The remainder of the terrace is both well-kept and desirable within the locality. Critically the long-awaited proposed regeneration will have a positive impact on the street scene and quality of the locality.

Both dwellings benefit from far reaching rear gardens. The gardens of each are also in need of landscaping in equal measure.



Fig (2) Adjacent single-storey dwelling



Fig (3) Well kept remaining terrace

Properties on King's Road and adjacent streets have been subject to considerably refurbishment, extending and investment over the past few years, with proximity to the waterfront and town centre maintaining strong residential values.

There is strong local support for regeneration of the two dwellings, which are at present highly out of keeping with the quality and residential value of the remainder of the street.

3. Project Brief, Design Overview, Appearance & Materials

APPLICATION FOR DESIGN REVISIONS TO PREVIOUS APPROVAL.

Proposal as follows -

- (a) Refurbishment and extension of no 10.
- (b) Re-build no 10.

The front elevations will reflect the existing and established design of the street scene. Materials and fenestration details will match the existing and adjacent. This will in our view complete the street scene to a high standard.

The rear of the properties are proposed as extended in a more contemporary fashion with greater glazing to benefit from views over long-reaching gardens and South facing light.

Design (aesthetic) of the rear of the dwellings has been discussed at length with the local authority planning department through the course of several pre-app enquiries. After considering all factors and modifying the scheme to improve, the proposed design represents an agreed balanced-view between needs of the applicant, pre-app planning case officer and local authority conservation officer.

4. Extent of Proposal, Scale & Building Line Formats

Extent (scale and mass) of the rear of the dwellings has been discussed at length with the local authority planning department through the course of several pre-app enquiries. The stepped extension format at GF and FF is designed to not overbear the adjacent dwellings and maintain the character and quality of the terrace-end gable elevation as viewed from King's Road.

After considering all factors and modifying / reducing the scheme to improve, the proposed design represents an agreed balanced-view between needs of the applicant, pre-app planning case officer and local authority conservation officer.

Rear gardens to the properties are far-reaching and so the rear elevation viewed from adjacent dwellings to the South is done so at great distance. The same can be stated for adjacent side roads to the East (Beach Road) and West (King's Road - Southerly direction).

5. Trees on Site

The rear gardens have been subject to maintenance and improvement since the first 2016 pre-app enquiry considering overall proposed use for the sites. Further landscaping and replanting of the rear gardens will occur follow consent / build, to be undertaken over the course of the next few seasons. Trees of significance are deemed far enough located from extension lines. We understand no trees on site covered by TPO's. As such, are. info is not provided at application stage.

6. Access, Layout, Usage & Legibility, Disabled Use

Greatly improved as part of the re-design and to meet current building regulations.



Fig (4) Repositioning of street-light



Fig (5) Present condition of dwellings (externally & internally)

7. Risk of Flooding

EA confirm property is situated outside of flood risk zones.

8. Incorporating Crime Prevention at Design Stage

Not applicable to these works directly. PAS 24 to be considered at building regulations stage.

9. Analysis & Significance of Historic Fabric & Potential Archaeology

Archaeology not considered applicable to these works directly. During initial property inspections we noted no period features worthy of retention.

10. Listed Building Consent

HBC records show the properties as not listed.

11. Specialist Surveys in Relation to Proposed Works

Not deemed applicable to application-stage but the following will be provided post-consent prior to build -

- (a) Pre-Refurbishment & Demolition Asbestos Survey
- (b) Structural Survey & Design
- (c) Party Wall Act Awards
- (d) Foul and Surface Water Design
- (e) Sustainability Design
- (f) Council response to repositioning of street-light and introduction of drop-crossing from the Highways Dept (where required).

12. Local Authority Planning History

The local authority planning department were invited to be part of the design process from an early stage and we have been working closely with pre-app case officer Tina Pickup and conservation officer Peter Fellows in developing the proposal to a supportable standard.

Summary of pre-app enquiry stages undertaken prior to submission -

1. Concept of development on the site discussed initially with Tina Pickup at pre-app meeting in 2016.
2. Current proposal discussed initially with Tina Pickup at pre-app meeting 11/10/17.
3. Design modified following above advice.
4. Further detailed discussions with Tina Pickup and cons. officer Peter Fellows during second pre-app meeting 22/11/17.
5. Final design amendments following meeting, on basis that -
6. Scheme deemed supportable by department with expected submission Dec / Jan.
7. APPLICATION APP/18/00001 APPROVED 2018.
8. GENERAL REVISIONS DISCUSSED WITH TINA PICKUP AT PRE-APP MEETING 25/07/18.
9. APPLICATION MADE FOR DESIGN REVISIONS TO PREVIOUS APPROVAL.
10. Combined revisions proposed considered too large for departmental support: Application APP/18/00858 unsuccessful.
11. PRE APP discussions with Tina Pickup regarding reduced revisions.
12. Scheme deemed supportable by department with expected submission April / May.
13. Application submitted 02/02/19.

13. Conclusion

Having previously established a need and planning-approval (APP/18/00001) to regenerate the two dwellings (refurbishment and extension of no 10, with complete re-building and extending of no 8), and having discussed suitable minor revisions to the approval with the department prior to submission, we present this application to HBC as final revision details prior to commencement of construction.

14. Reference Sources

Local Authority Property Details provided by www.havant.gov.uk

English Heritage Property Details provided by www.english-heritage.org.uk

Listed Building Details provided by www.britishlistedbuildings.co.uk

Local Plan Policies GD2 (Design)

Local Authority 2006 Guidance (Design & Access Statements)

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505