# Design & Access Statement
# 90 North Street Emsworth PO10 7PN

## CONTEXT

The site is situated to the west of North Street in Emsworth and to south of the railway station. The site and its surroundings consist of two storey brick built terraced buildings, many divided as flats, and the area is mainly residential with some light industry in the surrounding streets.

## AMOUNT

The building is currently divided into two flats, on the ground and first floors. The proposal is to convert the existing first floor two bedroom flat and the loft space to form 2no one bedroom maisonettes.

## LAYOUT

The front garden is currently paved and it is proposed to include a low fenced bin enclosure and secure cycle parking hoops. The existing ground floor flat will remain unchanged, but a new main entrance porch is proposed serving all three dwellings. The proposed maisonettes will be served by the existing stair to the first floor, and include some minor internal alterations and a new rear dormer to each.

## SCALE

The ridge height of the building will remain unchanged, and it is proposed to remove the existing disused chimney. It is proposed to add linked dormers to the rear of each of the maisonettes, similar to those on the adjacent buildings.

## APPEARANCE

The appearance from North Street will remain largely unchanged except for the addition of the proposed entrance porch and Velux roof windows. Rear dormers are proposed in natural slate to match the existing roofs.

## LANDSCAPING

90 North Street is an existing residential property with established gardens and planting and no further landscaping is thought to be necessary as part of the application.

## ACCESS

The site is situated close to and within easy level walking distance to the railway station and regular bus routes to nearby towns and villages. The proposed porch will have level access from North Street, and the proposed maisonettes will be accessed by the existing stairway. The existing property does not have provision for car parking, and as the proposal includes the same number of bedrooms it is not thought to intensify parking needs.