

J & E Architectural Design Ltd

Architectural and Structural Design Consultants
1 Lytton Close, Northolt Village, Northolt, Middlesex UB5 5BU
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DESIGN & ACCESS STATEMENT

RE: 185 VICTORIA ROAD, EMSWORTH PO10 7LY

Victoria Road is a quiet residential street of prominently terrace houses. Number 185 is within 10 minutes' walk to bus and 15 minutes to train station with easy access to other counties and surrounding towns.

Parking is off street parking and min. of three car parking spaces in the driveway.

The main shopping centre is approximately 10 minutes walking from 185 Victoria Road.

The above features make the area suitable for professional couples commuting to town, elderly people to enjoy the quiet and pleasant surroundings, families with children to use the playground and enjoy the access to a healthy and quiet shopping area.

The garden to the rear of this property is spacious and level for easy management.

The planning permission has been granted to create 6No. bedrooms with side extension and attic conversion. The proposed development of the building is to convert the 6No. bedroom house into HMO with an additional room for land lord's office.

Ground floor will have windows and simple locks to doors.

Smoke alarms and heat detectors throughout.

The design will incorporate adequate parameters to comply with Part E,L,P & M, as well as other mandatory Building Regulation Standards.

During the build, Health & Safety requirements will be strictly adhered to.

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All materials used will match the materials of the surrounding buildings; there will be no detriment to the light and facilities of neighbouring properties.

Solid waste storage will be addressed and placed with easy access for refuse collectors. Gas, electric and water meters will be sited to the outside of the building.

The design has sought to encompass all Council requirements