

Jan 2017

DESIGN & ACCESS STATEMENT

Proposed 1 x 1 bedroom duplex apartment
@ 2a Palmers Road, Emsworth,
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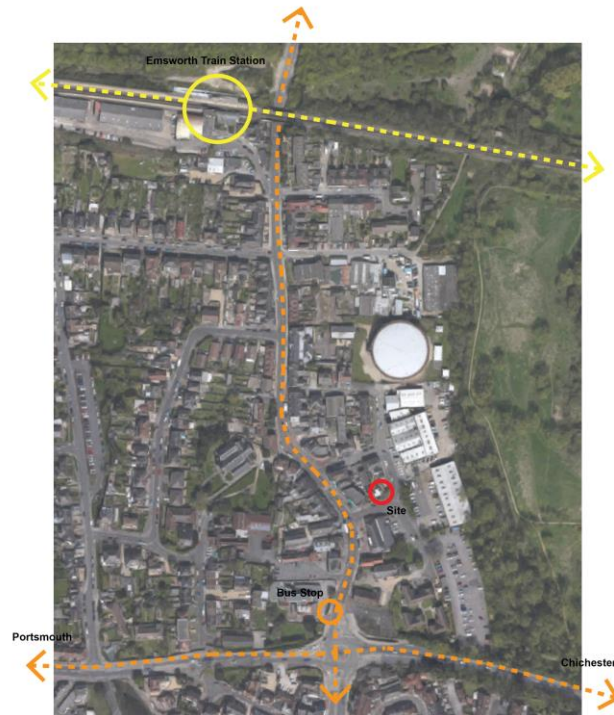
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THE SITE BACKGROUND & CURRENT USE.

The site is situated within Emsworth, a small harbourside town on the border of West Sussex and Hampshire on the South Coast. The site is located adjacent to residential dwellings and is located on the corner of a quiet road in an industrial estate area. The adjacent building was originally used as offices and then was converted into a dental surgery in 1980, which has now relocated to another part of central Emsworth. The road is of a quiet nature with on road parking for residents (highlighted in Car Parking Survey Document).

The proposed site is situated in a prominent location in Emsworth on the corner of Palmer's Road. The site currently accommodates a garage that is used solely for storage. The site sits in a sustainable location as it is within walking distance to the town centre and its many transport links. Bus stops and a train station are located within proximity to the site which will enable future residents to easily travel across Hampshire or further afield.

Many of the properties along Palmer's Road do not have their own parking spaces and this is solved by a resident's parking permit scheme. There is also a large Pay and Display car park within close proximity which has plenty of spaces for visitors (highlighted in Car Parking Survey Document). In addition cycle storage is provided within the proposed property design to encourage sustainable transport.



(Diagram showing site's close proximity to public transport)

THE LAYOUT, CONCEPT & AMOUNT

The proposal aims to create a 1x1 bedroom duplex apartment using high quality finishes and designed externally to reflect the local area. Internally the flat will provide desirable living accommodation with an open plan kitchen and living room filled with natural light. The unit will provide the future residents with large rooms and an open stair case in order to make the space feel large and airy.

SCALE

Due to the change in ground level across the site the proposed building will sit below the level of the surrounding properties. This will ensure the building will sit neatly and inconspicuously on the corner of the street replacing the current visually dilapidated garage. The footprint of the building will provide a good separation between the existing buildings and the facades have been carefully considered in their design to prevent overlooking. This proposed scheme responds to the comments received on the previously withdrawn application APP/16/00796 by reducing the overall mass of the building by stepping from two storeys to one storey as it reaches the corner of the road. This building will now sit much more comfortably within the site, mirroring the size and scale of the adjacent garage as well as generally improving the appearance of the area.

THE SOLUTION & APPEARANCE

The aim of the design is to create a contemporary take on a traditional building. This is achieved through the careful choice of appropriate materials. Cedral weather board cladding will be used to contrast the render used on the face of the building. Large windows will flood the internal spaces with natural daylight and enhance the overall aesthetics of the building. All existing trees, shrubbery and landscaping surrounding the site perimeters will remain unchanged.

AMOUNT

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PLANNING POLICY

The policies within the National Planning Policy Framework (NPPF) will apply to this application. The scheme has been considered so that it will comply with the Havant Borough Core Strategy March 2011, the Havant Borough Design Guide SPD and the Emsworth Management Plan for Emsworth Conservation Area.

Due to Havant having not adopted a minimum standard size for developments of flats, we have used the Technical Housing Standards as a guide. This is the nationally described space standard document provided by the LPA. The unit that has been designed meets the standards required for the provision of a high quality designed flat.

ACCESS

The existing vehicular access will remain. The main pedestrian access to the unit will be from the street via the front entrance.

CONCLUSION

This proposal has been drawn up in line with both national and local plan policies. The development seeks to improve the local area by providing a high quality building replacing a rundown garage and reducing the industrial appearance of the area. Due to the sustainable position of the site and the quality of the building design, we believe the proposed dwelling will provide an ideal starter home for professionals and young families. The design aims to reflect the appearance of adjacent buildings whilst exhibiting a contemporary feel through the choice of materials. The client wishes to emphasize that the property would only be marketed for Let expressly without parking space.