Helyer Davies Architects Ltd

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Design & Access Statement

16107 - 6 Nile Street, Emsworth PO10 7EE

Renovation to Interior Layout and Rear Extension

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VAT Registration No. 854252721 Registered in England. Company No. 4917983

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Contents

1.0 Introduction

2.0 Site Context
2.1 Site Location
2.2 Physical Context

3.0 Design
3.1 Use
3.2 Amount and Scale
3.3 Layout
3.4 Appearance
3.5 Landscape

4.0 Access

5.0 Conclusion

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1.0 Introduction

1.1 Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of 6 Nile Street. The application is for alterations to a building in a Conservation Area.

1.2 The client wishes to develop and refurbish the existing house on all floors to improve the functionality of the home. The house itself has a lot of potential and has views looking out upon the water to the south coast. The project involves works to the rear extension, window replacements on the first and second floor and interior layout changes.

2.0 Site Context

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2.1 Site Location

2.1 The site is located in Emsworth, Hampshire, along Nile Street. This is in a Conservation Area; however, the building is **NOT** listed.

As the above map displays the area is close to, but not within, a flood zone.

2.2 Physical Context

2.2.1 The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

2.2.2 The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.

3.0 Design

3.1 Use

3.1.1 Our client wishes to use the property for their own residential purposes.

3.2 Amount and Scale

3.2.1 **EXISTING:**
Ground floor = 83.2sqm
First Floor = 46.6 sqm
Second Floor = 46.5 sqm

In total: 176.3sqm

3.2.2 **PROPOSED:**
Ground Floor = 87.3 sqm
First Floor = 46.6sqm
Second Floor = 46.5 sqm

In total: 180.4sqm

3.2.3 The dwelling will increase by **4.sqm**

3.3 Layout

3.3.1 The external look of the house will remain mostly unchanged as most of the changes will be to the interior layout. On the ground floor, the bathroom will be moved to behind the stairs to make room for the new utility space. The existing utility room will be replaced by the proposed kitchen which will be moved to the ground floor to make it more practical for the client; the walls to the existing utility will be removed to make room for the open plan kitchen that will look onto the rear extension.

3.3.2 The external wall in the living room will be pushed back to the boundary to the West side of the dwelling. New glass doors and a corner window have been added to the South West part of the extension. Two new roof lights will be added to complement the existing roof light to allow the maximum amount of natural light to reach the kitchen area.

3.3.3 On the first floor, the existing kitchen area will be replaced by the bathroom and guest bedroom. The existing first floor living room will be converted into the master bedroom with an en-suite. The external window will be widened to allow more light to enter and the existing fireplace will be removed to make way for storage units/ built in cupboards.

3.3.4 On the second floor, the back room will be converted into the second living room and the existing en-suite will be removed and replaced with a small kitchenette sink that sits open plan to the rest of the room. The windows will also be widened to sit identical to the windows on the floor below to maximise views out towards the water.

3.4 Appearance

3.4.1 The external wall for the extension will have a red brick finish to match the existing materials of the dwelling.

3.4.2 The proposed extension roof will be a flat, sedum roof to replace the existing.

3.5 Landscape

3.5.1 All trees will remain and be protected during the construction.

4.0 Access

4.1 Access remains as existing. There are no parking alterations and nothing affects the public concerning access.

5.0 Conclusion

5.1 The changes made to the proposed scheme will evidently improve the interior layout of the dwelling, which will improve the functionality of the home. There will be minor changes to the exterior, for instance the roof on the extension will be replaced with a sedum finish and the replacement windows on the first and second floor will be aluminium framed, all of which will improve the aesthetic quality of the home.

5.2 We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that improve the existing property's functionality.