DESIGN AND ACCESS STATEMENT (Our Ref: 1169/DAAS) FOR THE PROPOSED CONVERSION OF 4A-6A HIGH STREET, EMSWORTH, HAMPSHIRE, PO10 7AW FROM OFFICES TO A THREE BEDROOM FLAT.

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4a - 6a High Street



Main West elevation on to The High Street

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8 June 2011

1. CONTEXT

1.1 The building is within the Emsworth Conservation Area and in not a Listed Building.

1.2 The existing building was formerly a branch of Barclays Bank. When that use ceased it was divided into shops on the ground floor and offices or residential use on the first floor.

1.3 The application relates to the first floor accommodation only.

1.4 The space was converted for office use by the current owners and occupied by Manley Summers Ltd from 14 April 2004 to September 2008. Thereafter it was rented by only one tenant from April 2009 until 23 June 2010. Since then the space has been vacant and marketed for rent by Holloway Iliffe & Mitchell. It has been viewed by only one prospective tenant who did not find it suitable. Since September 2008 to the present has the offices have been rented for a total of 14 months.

1.5 The recent planning history of this space is:
Change of Use from office to flat granted on 5 October 1995 Reference 95/59921/000
Change of use from flat to office 11 April 2003. Reference 03/59921/001

1.6 This application seeks to restore the accommodation to residential flat.



North and East elevations on to Kings Terrace.

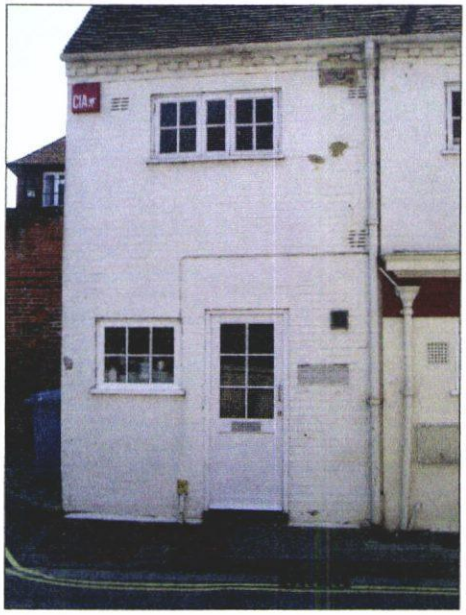
2. AMOUNT

2.1 The area of the accommodation excluding communal access and stairwell is 96m².

2.2 There will be no increase in floor space.

the north elevation. Old wiring and signage will also be removed. This will enhance the appearance of the building when viewed from the High Street and Kings Terrace.

6.2 The new window to Bedroom 3 will match more closely the existing windows and will not alter the existing opening in the masonry wall.



Access door from Kings Terrace

7. ACCESS AND PARKING

7.1 The first floor access is from a door in the north east corner of the building and this is shared with the ground floor shop.

7.2 The curtilage of the building includes the rear passage and fire escape and provides space for bins and cycle storage. There is no provision for parking a car on the site.



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East elevation seen behind The Crown public house

8. SUMMARY

8.1 The application is made to revert to a previous established use for the first floor.

8.2 Although no car parking space is attached to the property the accommodation is suitable for occupation and use by a single person or couple who can use the free off street parking available in Emsworth. Previous occupancy of the first floor was 8 office staff.

8.3 The first floor accommodation will provide much-needed housing in the centre of the town and ensure full 24 hour use of the premises to the benefit of the vibrancy of the town centre.

9. DRAWINGS AND DOCUMENTATION

9.1 The Design and Access Statement should be read in conjunction with our submitted drawings 1169/2/01, 1169/2/02, 1169/2/03, 1169/2/04 and 1169/3/05.

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