REFUSE

Planning Application with Conservation Consent
To Refurbish and Convert 6A West Street Into 2 Flats

Applicant: Mr Simon Howels

Design and Access Statement



Fig No.1 – Image of Existing Building

APP/11/1338

1.0 Introduction Background

The site is of West in the centre of Emsworth, approximately 5 minutes walk away from Emsworth Train Station.

The subject site totals 0.07 hectares in area. It is irregular in shape.

The site previous use was for offices.

The site is located in a predominantly commercial area

2.0 Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional and modern style buildings. There is a combination of 2 to 3 storey properties ranging in scale and density.

Vehicular access to the site is gained off West Street. The site has direct access to a cycle route and bus stops are within short walking distance. West Street acts as a direct link from Emsworth Town Centre and to the Sea.

3.0 Design Principles

The main challenge of the site is to provide a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

5.0 The Design Solution

Amount

The application seeks to convert a two storey offices into two separate flats.

Layout

The layout provides a flat to the south of the site, whilst to the north there will be a 2 storey maisonette.

Scale

The scale of the existing building will not change

Landscaping

The landscaping of the existing building will not change

Appearance

The external appearance of the existing building will not change

Use

The buildings use will change from offices to residential

Access

Access to the dwellings will remain as existing.

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.