

Design Access and Heritage **Statement**

Site
FLAT D
DOLPHIN HOUSE
EMSWORTH
PO10 7BJ

Client Mr P McLaren

Prepared and submitted by MT Planning

Introduction

The purpose of this statement is to illustrate how we believe our proposal will work, fit in and adhere to national, strategic and local planning policy. This document should be read in conjunction with drawing number MT/ 1547 /2.

Heritage statement

Dolphin House is located within the Emsworth conservation area and is a grade 2 listed building. As with all historic properties there is a need for maintenance to allow the buildings to survive for generations to come. With this in mind we are proposing to replace two sash windows that are now in such a state of disrepair they are no longer functional in their use. The applicant has sourced replacement windows that are identical to the original in everyway and therefore the character of the building will in no way be adversely affected.

Landscape and Biodiversity

Existing trees or hedges

There will be no need or requirements for any trees or hedgerows to be removed as a result of this project.

Biodiversity

The client and named contractor will demonstrate through there project management skills good land management practices. It is our belief that no habitat shall be destroyed as a result of the window replacement. In our opinion there is no obvious signs of any protected species in the area of development but all existing legislation will be complied with should any such species be found during the course of construction.

Visual impact

The proposed works will be largely screened from sight due to the natural screening of the area.

Archaeology

If during the course of replacement any artefact of archaeological or historic importance is discovered the contractor **WILL** stop work immediately and the local authority will be informed.

Access

The proposed development will in no way increase the traffic flows.

7. Conclusion

It is considered that the proposed new replacement windows respects the setting, character and appearance of this building.