

Design & Access Statement

41 Bath Road Emsworth PO10 7ER

CONTEXT

The site is situated up a private driveway to the west of Bath Road in Emsworth. The site and its surroundings consist of one and two storey brick built detached buildings, and the area is mainly residential with some light industry in the surrounding streets.

AMOUNT

The building is currently a prefabricated garage for one car. The proposal is to construct a garage and storage building with solar voltaic panels hidden within the roof for sustainability and electric car charging.

LAYOUT

The rear garden is currently mainly laid to lawns with the garage positioned centrally. It is proposed to build the new garage to form the rear boundary, with access from the turning area of the driveway.

SCALE

The proposed garage will be sited with level access from the driveway and cut into ground as the terrain rises, as shown in section 2. The height of the building will be single storey with raised parapet to screen the proposed solar panels.

APPEARANCE

The appearance from Bath Road will be a small scale brick garage building as shown on the drawings.

LANDSCAPING

90 North Street is an existing residential property with established gardens and planting and no further landscaping is thought to be necessary as part of the application.

ACCESS

The site is situated close to and within easy level walking distance to the railway station and regular bus routes to nearby towns and villages. The proposed garage will have level, gently sloping access from Bath Road, and the proposed maisonettes will be accessed by the existing driveway or garden. The existing property has provision for car parking for two cars, and the proposal allows parking for three cars for easy parking and possible future needs.