

August 2016

DESIGN & ACCESS STATEMENT

Proposed 2 x 1 bedroom flats
@ 2a Palmers Road, Emsworth,
PO10 7DL



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THE SITE BACKGROUND & CURRENT USE.

The site is situated within Emsworth, a small harbourside town on the border of West Sussex on the South Coast. The site is adjacent to Dental practice and on the corner by Residential dwellings and an Industrial Estate. This was originally offices with the conversion to the Dental Practice taking place in 1980. The road is of a quite nature with plenty of on-road parking for residents. There is no planning history for the site on the council website.

The proposed site is situated in a prominent location in Emsworth on the corner of Palmers Road. The current use of the site is a garage and associated parking. The site sits in a sustainable location, both close to the centre and many transport links. Many of the properties along Palmers Rd don't have their own car parking spaces and this is solved by a residents parking permit scheme. The site also sits within close proximity to a large pay and display car park which has plenty of spaces for visitors to the site. Cycle storage has been provided where possible to encourage users to use sustainable transport methods.

THE LAYOUT, CONCEPT & AMOUNT

The proposal aims to create 2 x 1 bedroom flats with high quality finishes, reflective of the local area. Internally the flats are to provide high quality living with open plan kitchen living rooms with plenty of natural daylight.

SCALE

Due to the level change down the site, the building sits within the heights of the surrounding buildings, creating a neat building on the corner. The footprint gives a good separation between the existing buildings and the facades have been considered to prevent overlooking.

THE SOLUTION & APPEARANCE

The appearance of the proposed building is to create a contemporary twist on a traditional building. This is done through the use of materials. Cedar weatherboard cladding is used to contrast the render used for the building. Large windows flood the internal spaces with natural daylight and improve the overall aesthetic of the building. All existing trees, shrubbery and landscaping surrounding the site perimeters will remain unchanged.

AMOUNT

The proposed size of the development is 78sq. m. comprising of 2 x 1 bedroom units. This is to be split over 2 floors with both entrances to the flat being on Ground Floor. Flat 2 have a GF staircase for users to access their flat.

Flat 1 = 37sq. m.

Flat 2 = 39sq. m.

PLANNING POLICY

The policies within the National Planning Policy Framework (NPPF) will apply to this application. The scheme has been considered to apply with the Havant Borough Core Strategy March 2011, Havant Borough Design Guide SPD and Emsworth Management Plan for Emsworth Conservation Area.

Due to Havant having not adopted a minimum standard size for flatted developments, we have considered the Technical housing standards – nationally described space standard document which was provided to us from the LPA as a guide. The flats that have been designed achieve the standards as a minimum to provide high quality designed flats.

ACCESS

The existing vehicular access to the site will remain to allow for cars to park for the adjacent building. This will also be the main pedestrian access to the proposed development with Flat 1 being entered adjacent to Palmers Rd and Flat 2 being entered from within the site.

CONCLUSION

The proposal has been considered with both National and Local Plan policies and the development seeks to improve the local area by providing a high quality building. Due to the sustainable location, we feel that 1 bedroom units are ideal for young professionals in the area with great links to major transport hubs. The design aims to reflect on adjacent buildings whilst giving a contemporary feel through the use of the materials.