

DESIGN AND ACCESS STATEMENT

Re: PROPOSED: Single Storey Rear Extension & Internal Alterations

At: 4 School Lane, Emsworth, Hants, PO10 7ED

1. Introduction

1.1 This Design and Access Statement (DAS) accompanies an application for a small rear extension at 4 School Lane, Emsworth. The DAS has been written to meet the requirements of Article 4C of the Town and County Planning (General Development Procedure) as amended

2. **Context:** The design principles and concepts of the extension is to harmonise with the existing house and conservation area. To build an extension not much higher than the existing side brick boundary wall and outside WC structure. The front elevation facing the mill pond will be unaffected by these proposals.
3. **Amount:** The proposal allows for the enclosure of a small rear concrete yard between the rear of the property and the shared pathway. The provision of a light well adjacent to the boundary between the house and the extension to maintain natural lighting to the existing windows.
4. **Layout:** The scheme allows for the opening up of the two small ground floor rooms into a more spacious single lounge/dining room. The removal of the existing steep staircase and installation of new stairs with a lower and safer pitch; also re-arranging the kitchen to a more practical layout. Within the extension, the provision of a ground floor shower/WC room, and small bedroom to provide facilities for long term occupancy of the property. On the first floor, re-arranging the walls so that we do not have a bedroom off a bedroom, but all rooms are entered independently from the landing.
5. **Scale:** The increase in floor will be just under 13.0 m² not taking away the outside WC floor area of 1.5m². The extension is 3.35m in length but again only up to where the existing WC structure ends; and 4.7m wide.
6. **Landscaping:** Any landscaping will harmonise the existing, and the front and rear gardens are unaffected by the proposals. Rear access will be via a new side door, similar to the existing front door. Access to the rear parking area is also unaffected.

7. **Appearance:** All materials such as the facing bricks and roof, and new door, plus windows will match the existing, the roof windows will be conservation type to be in keeping with the area. For aesthetic reasons a pitched roof has been chosen over a flat roof but with the lowest height possible including a hipped end adjacent to the boundary, again to keep the profile as low as possible. Opaque glass is to be used in the repositioned first floor bathroom and ground floor bedroom windows.
8. **Access:** The application makes no change to the road access. The site has a modest fall towards the mill pond with a parking space to the eastern end of the garden. There is a bus route to the centre of town which is just a short walk away. The existing transport network is capable of supporting this application.
9. **Consultation:**
- 9.1 The neighbour at number 16 Bridgefoot Path will be consulted and made aware of the proposals.
 - 9.2 In view of the distance to the other properties and that they will be unaffected, these owners have not been consulted.
 - 9.3 The proposed extension will meet requirements of part M of the building regulations.
 - 9.4 The design has taken into account the Local Authority Guidelines.

4 SCHOOL LANE EMSWORTH



Front Elevation



Side Elevation



Rear Elevation

