

Proposed Loft Conversion to 13048 Victoria Road Emsworth

Applicant: Mr and Mrs J Tweddell

Design and Access Statement



Fig No.1 – Image of Existing Building

1.0 Introduction Background

The site is off Victoria Road off North Street, approximately 5 minutes walk away from Emsworth Train Station.

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

The site is currently used for residential housing.

The site is in a predominantly residential locality with commercial buildings closer to the centre of Emsworth.

2.0 Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional and modern style buildings. Victoria Road predominantly consists of 1 & 2 storey housing ranging in scale and density.

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.

4.0 The Design Solution

Amount

The proposal is for a loft conversion on the second floor, 2 new rooflights (1 to East & 1 to West Elevation), a window facing the street and an external store to rear of the existing house.

Layout

The layout has been designed so that the bedroom is situated towards the Victoria Road side of the property with Ensuite, Store and Staircase situated towards the garden side of proposed works. New velux rooflights to be installed into stairway and Ensuite. The proposed windows will create no overlooking issues to the adjoining properties.

Scale

The scale of the existing building will not be altered as the proposed loft conversion sits in the existing loft area.

Landscaping

The landscaping will not be altered.

Appearance

The materials of proposed have all been designed to match the existing. All windows to be UPVC.

Use

The residential use of the house will remain as existing.

Access

The access to the site will not change

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.