

**Design & Access Statement  
&  
Listed Building Justification Statement**



**PROPOSED INTERNAL ALTERATIONS  
OF  
No. 4 Nile Street,  
Emsworth,  
Havant  
PO10 7EE**

**For and on behalf of Mr James Elworthy**

**From:**

**Mr D P Manns  
DM Designs  
18 Frances Road  
Purbrook  
Waterlooville  
Hampshire PO7 5HH**

**Introduction**

This Statement seeks to explain the design outcome for the sensitive alteration(s) to the above site address which is a grade 2 listed building. The proposals are based on the outcome/feedback of discussions with planning and conservation officers.

Currently, the rear of the property has two number extensions that run parallel to the first floor rear balcony. The middle roof is currently sloping by approximately 300mm to the rear. The object of the alteration works is to remove the existing sloping roof and replace with a flat roof which ties into the existing at the same height, thus giving a more aesthetically pleasing rear appearance.

**Assessment of Existing Site**

No.4 Nile Street is a Grade 2 listed property in the centre of Emsworth's Conservation Area. This property is arranged over three floors with a basement cellar, CAT5 cabling to the ground floor and has the advantage of both a south facing garden and off road parking. The accommodation comprises: Entrance Hall. Cloakroom. Utility Room. Sitting Room. Kitchen/Breakfast Room. Family Room. Four Bedrooms. Family Bathroom. Basement/Cellar. Some replacement double glazed windows. Gas heating system. Areas to the rear: Local car park

## **Description of Existing Building**

No.4 Nile street is a traditional stone built, slate roofed building. This is a three floor dwelling with extensions to the rear. The exterior finish is currently comprising of white painted render or white painted bricks.

## **Use**

The property is currently habitable as a domestic dwelling

## **Amount**

The external envelope on the building is to remain unaffected by the proposals, therefore the gross internal area of the building will remain the same also.

## **Layout**

The internal layout will remain the same and therefore has a no impact on the existing structure, all existing internal walls have been retained and room types are located to suit the existing layout.

## **Scale**

The scale of the existing building remains unaffected by the proposals.

## **Landscaping**

There is no proposed landscaping to the existing building,

## **Appearance**

The external appearance of the building is to remain unaffected by the works as the new paintwork will match existing

## **Access**

The two points of access into the property will be retained as existing. The existing timber doors are to be retained.

Front access to the property is gained from Nile Street. Rear access will be via the car park located at the rear of the property.

Both existing accesses have a minimal step of no more than 50mm.

There are no adverse gradients on the site.

Being centrally located in Emsworth the property has excellent public transport links, including a rail and bus service.

Emsworth itself is located close to the A27 and A3M providing excellent vehicular access, and the property

has local pay and display car park parking within easy walking distance.

Additionally the property is easily accessible by pedestrians.

### **Proposed works**

Remove the rear elevation sloping roof which is currently approx 2.5mtrs sq. sitting between two existing flat roofs. Replace this with a new roof of similar construction with a final asphalt roofing material to match existing, therefore not altering the existing appearance of the property. Internally, the ceiling will be raised to match existing ceiling heights on the ground floor.