

Design & Access Statement

Address – 3 & 4 Seaview Terrace, Emsworth, Hants

1) Assessment

This proposal is for the adaptation & combination of the dwellings at nos 3 & 4 Seaview Terrace, Emsworth to form a single family dwelling suitable for permanent habitation rather than as second homes as at present. The applicants are the owners of both properties that are the subject of this application & they seek to make this their permanent home, for which they need more space & facilities than is available in either property individually at present.

Physical context

Seaview Terrace is located at the southern end of South Street in Emsworth & is in the Emsworth Conservation area, although the building is not specifically mentioned in the ‘Emsworth Conservation Area Character Appraisal’ as being ‘of interest’. The proposal will in fact enhance the views from the foreshore & walk at the southern end of the Millpond.

Social context

Once building work is completed, the impact on the neighbourhood will be minimal, as the proposed external changes are minimal in nature & will not detract from the visual appeal of the area. There will be a positive benefit to the area in that the occupants will be permanent residents, rather than weekend visitors only, thereby having a more vested interest in the local environment & community.

Economic context

The combination of the two dwellings will allow the formerly cramped houses to be used as a single permanent dwelling. This in turn will mean a greater reliance of the occupants on the local economy, with the consequent increase in business due to the occupants’ requirements for local shopping etc.

There will also be a benefit with regard to energy usage as the proposals include the upgrading of the virtually non-existent insulation of the building structure whilst work is being carried out.

- 2) Involvement** Neighbours have been consulted regarding this proposal, with no adverse comments received. Upgrading of sound insulation between no.3 & its immediate neighbour will improve quality of life for both parties.
- 3) Design**
- a) Use** Residential dwelling to be used as a permanent dwelling instead of second homes as at present.
 - b) Amount** Combination & adaptation of two dwellings into one family dwelling with WC & shower facilities on the ground floor entrance level. The current ladder access to the loft rooms is to be improved to give safe access to this floor & re-roofing with the original tiles as far as possible is to incorporate insulation to current standards to enable the rooms on this floor to be used throughout the year. There is to be no change in the internal floor areas, with a small reduction of attached outbuildings with the removal of the recent side sheds & a small reduction in the depth of the shed against the eastern boundary. The boundary wall is to remain intact.
 - c) Layout** In accordance with the requirements of approved document M of the building regulations there is an accessible WC on the entrance floor of this building & the whole of the internal space is accessible, There is to be a level / ramped access to the building from the property boundary. Lifetime homes issues have been addressed in initial designs including the provision of a lift between floors
 - d) Scale & appearance** Due to the location of the building within the conservation area, the proposals are intended to 'tidy up' the external appearance when viewed from the foreshore & quay/millpond area. The removal of the incongruous & unsightly ground floor additions to the east side of no. 4 & the replacement of the poorly-constructed dormer window to no. 4 with one more in keeping with the overall shape of the building & to match that on no. 1 Seaview Terrace will serve to balance & enhance the overall appearance of this terrace.
 - e) Landscaping** The existing paved courtyards to the south of the properties are to be retained.
 - g) Access -** Access to the site is by way of an alley from South Street to the rear of the property & also by way of the foreshore at low tide.