

DESIGN AND ACCESS STATEMENT

1e School Lane Emsworth

Loft Conversion



Fig 1: Existing South Elevation

Proposals

The proposals are for a loft conversion and ensuite bathroom to the top floor. We proposed extend the first floor over the garage to create a larger bathroom on first floor and an ensuite to the second floor.

Amount

The second floor area will become 41m2 usable space.

Layout

The layout of the house will remain as existing. We are proposing to put a stair on top of the existing to keep circulation down to a minimum. The Velux windows to the second floor do not create any overlooking into neighboring properties.

Scale

The scale to the main section of the house will remain as existing. Above the garage we are raising the ridge by 800mm in order to gain headroom for the proposed ensuite.

Landscaping

N/A

Appearance

The appearance of the first floor above the garage will be rendered with a brick course. All required roof tiles will match the existing clay tiles.

Use

The use will change from a loft to a studio

Access

Access will remain as existing.