

DESIGN AND ACCESS STATEMENT

46 Beach Road, Emsworth



Fig 1: Existing Building

Proposals

Loft Extension: The loft space currently has a roof with a window to the north elevation. It is our intention to extend this roof further, along with a bathroom and a permanent stair as access.



Fig 2: Existing Rear Elevation

Kitchen Extension: The kitchen currently has a 'lean to' which provides rear access. We plan to extend this further to create a larger kitchen.

Front Porch Extension: The front porch is constructed of dilapidated timber structure. We plan to replace this and increase the footprint.

Proposed Garage: There is currently a single dilapidated garage on the site. It is our intention to replace this garage with another single garage closer to the boundary.

Amount

The current dwelling sits within a large plot of 843 m2. The house currently has a footprint of 104 m2. The proposals will take the floor area to 139 m2. These areas do not include the garages.

Layout

The layout remains very similar as the existing. To the ground floor the kitchen will be extend. The stairs to the first floor will be located centrally to provide a central hall and landing. The layout of the first floor has been designed to eliminate any overlooking to adjoining properties.

Neighbor Consultations

The clients have been in close consultation with the adjoining neighbors who are all happy with the proposals. The neighbors consulted were:

42 Beach Road	Mr & Mrs Robert Godwin
46a Beach Road	Mr & Mrs Richard Skellern
59 Warblington Road	Mr & Mrs David Barnard
57 Warblington Road	Mr & Mrs C Chadah

Scale

The proposed extensions have been designed to respond to the scale of the existing building. The ridge and eaves line will not change with loft extension.

Landscaping

None of the landscape proposals required planning permission.

Appearance

The materials used will match the existing.

The materials are:

- Pebble Dash – Render
- Timber – UPVC Windows and Doors
- Clay Tiles

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.