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2.00 SITE ANALYSIS

Location
The site lies to the west of Emsworth Town Centre car park fronting Bridgefoot Path.

Visibility to the development area is limited due to the significant difference in level leading from the car park to the dwelling.

Site boundaries are generally masonry.

Topography
The site slopes from East to West some 2.0m.

Access
Pedestrian and vehicular access remain as existing.

Climate
Situated in close proximity to other residential areas, the site is in the main protected by surrounding buildings.

Services
All major services are currently available.

Constraints
There are no restricting wayleaves or easements.

There are no existing trees on the site.

There are no watercourses crossing the site, nor does the site lie within a flood risk area.

3.00 SITE CONCEPT

The planning strategy adopted involves constructing the proposed conservatory to the rear of the property on an area of existing courtyard.

4.00 ACCESSIBILITY

Direct level access is available to the nearby public transport offered by the local bus network and Railtrack.

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DESIGN STATEMENT

INTRODUCTION

The site is an existing semi-detached dwelling fronting Bridgefoot Path within the Emsworth Conservation Area, with rear stepped access leading from Emsworth Town Centre Car Park to the East.

1.00 DESIGN OBJECTIVES

To provide single storey rear conservatory, restricting views from adjacent dwelling from the south.

Construction and detailing will be traditional in nature, with obscured glazing to the south elevation, and light green glazing bars above Eternit clad masonry to 675mm above external ground level.

The height of the proposed development will be single storey

The opportunity is to be taken to improve the visual appearance of the area.

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Access Solution

Level access will be made available to all principle ground floor entrances, with ambulant stairways and lifts as indicated.

Inclusive access will be achieved via compliance with Approved Document M (2004) DDA of the Building Regulations and allow ease of movement insofar as the constraints of the existing building permit.

The existing access for emergency vehicles, waste disposal and services via Bridgefoot Path remains intact, with pedestrian access via the rear of the site.

ACCESS STATEMENT

Appraising the Context

The character of the site comprises older style 2 storey residential buildings of a variety of styles and scale with some teracced and semi-detached units.

The western boundary fronts Bridgefoot Path,
The eastern boundary abuts the Town Centre car park.

Design Principles

To achieve level pedestrian access to the conservatory entrance, from the adjacent terrace.

Access Principles

Access to the site remains as existing, and lies within walking distance of community facilities, Bus and
Rail Transport Links.

The existing access to the site accommodates -
Highway access
Pedestrian access
Public Transport access
Service vehicle and Bin Storage access
Cycle access and storage
Emergency & Service access
Sustainability

10/58485/003

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
09 MAR 2010
RECEIVED

AMENDED

REVISION B: FURTHER AMENDED - 14/01/10 - PG
REVISION A: AMENDED - 03/04/09 - PG

SCALE 1/50	TITLE Proposed Extensions 33, Bridgefoot Path Emsworth
DATE Aug. 09	DETAIL General Arrangement
AUTHOR PG	DRAWING No 09/08/01

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