

Design and Access Statement

2 Spinnaker Place, Emsworth, PO10 7DZ

Prepared in accordance with DCLG circular 01/2006
(the property is in a Conservation Area)

Proposal: To construct a modest single storey conservatory, which will allow it to be used ancillary to the use of the kitchen

Context: The building has been positioned to the north of the site, adjacent to the kitchen

Amount: The floor area of the proposed building is about 9m²

Layout: The proposed building is single storey, and has no impact on adjoining buildings

Scale: The proposed building is modest in scale, being single storey with a low pitched roof. There is no impact on the main house, the surroundings or the Conservation area

Landscaping: The site is in an existing area of hard landscaping and no changes are necessary

Appearance: it is intended that the glazing bars and roof will match the colour of the existing windows and doors

Access: Not applicable

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