HAVANT BOROUGH COUNCIL
23 NOV 2011
RECEIVED

Design & Access Statement

For

Conversion to form 4no.
2 bed self contained flats at,

92 / 94 North Street
Emsworth
Hants
PO10 7PN



Context

The site is situated on the west side of North Street, Emsworth, just to the South of the mainline railway station.
The existing site consists of two traditional brick built terraced houses with slate roofs and two storey bay windows to the front elevation. Each plot has a small concrete yard to the front of the property and an enclosed garden to the rear.
The surrounding area is predominately residential with a number of small commercial and light industrial units within the larger surrounding area.

Amount

The proposal does not involve an extension and no additional floor space is created. It is however proposed to make alterations to the fenestration on the rear and flank elevations to suit the revised internal layout. It is also proposed to form a new flat roofed dormer to the rear of each property to improve the accommodation to the top floor of each.
The existing houses are currently both 3 bedroom houses spread over 3 floors with the main bathroom situated on the ground floor of both premises.
It is proposed to convert each premises to 2no. 2 bed flats spread over three floors, as per the recently approved applications at No's 84 and 88 North Street.

Layout

The existing staircases will be removed to accommodate the revised layouts and some minor alterations are proposed to the fenestration in order to suit the internal changes.

Each of the proposed flats will be fully self contained beyond the shared / common access doors from North Street.

The existing low quality polycarbonate roofed lean-to extension to the rear of plot number 92 is to be demolished.

Scale

The overrall building height will not change from the existing property.

Landscaping

Due to the nature of the proposal being linked to an existing use, with established planting, and being mainly internal alterations, it not felt that any additional landscaping is required.

Appearance

The materials proposed will match existing where possible and will not detract from the style of the existing property.

Access

The site is located close to a number of public bus stops, including services which link to the main bus terminal at Havant. The mainline train station is also within easy, level walking distance from the site. The existing property does not have provision for car parking and it is felt that the proposed development will have no more impact upon parking.
Access into and around the property will be no worse than existing and the new internal staircases will be fully compliant with current standards as set out in the Building Regulations.

HAVANT BOROUGH COUNCIL
23 NOV 2011
RECEIVED