

## **Design & Access Statement**

**Redlands House  
38 – 40 Long Copse Lane,  
Emsworth,**

Applicant: Mr & Mrs Gilraine.

## **Design and Access Statement**



Existing House

## Introduction Background

The site is in a residential area on long Copse lane in Emsworth. The house has not been used very much in recent years but has now been purchased by our client and they wish to modernise the dwelling.

## 2.0 Site Analysis

Long Copse Lane has a mixture of properties along it. The hedge across the front of Redlands House has over the years grown high and wide and now obstructs parking on the site and reduces the amount of light that reaches into the north facing windows on the ground floor of the house.

Currently there are only 3 spaces on site for car parking. This is a low level for such a large dwelling and the clients / their visitors have been parking on the verge for additional spaces. This has caused the verge to become muddy and is being pushed around by the car tyres.

## 3.0 Design Principles

We propose to remove the overgrown hedge and replace it with a masonry wall as detailed in the drawings. We propose to position the top of the wall to preserve some privacy for the occupants of the house. We will also have piers positioned along the wall and swept head railings to the top of the wall – these items will help articulate the wall and create visual interest to the wall.

## 4.0 Fence.

The existing 3ft high close boarded fence will be replaced with a 6ft high close boarded fence along the boundary. This will involve the clearing of some undergrowth but we will be seeking to retain all significant trees and shrubs.

## 5.0 Boundary.

The applicants land extends to the highway. Therefore the fence and the wall will not be immediately adjacent the highway - Wall there is the ditch and landscaping. Should the applicants wish they could construct a fence immediately adjacent the highway or 3ft and then construct a fence/ wall behind it in the position as illustrated.