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lanning approval with conservation area consent
To Refurbish and Modernise 20 South Street

Applicant: Mr Matthew Lawrence

Design and Access Statement



Fig No.1 – Image of Existing Building

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1.0 Introduction Background

The site is off South Street in the centre of Emsworth, approximately 5 minutes walk away from Emsworth Train Station.

The subject site totals 0.013 hectares in area. It is rectangular in shape.

The site is currently used for residential housing.

The site is in a predominantly residential locality with commercial buildings closer to the centre of Emsworth.

2.0 Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional and modern style buildings. There is a combination of 1 to 2 storey houses ranging in scale and density.

Vehicular access to the site is gained off South Street. The site has direct access to a cycle route and bus stops are within short walking distance. South Street acts as a direct link from Emsworth Town Centre to the Sea (See fig 2).



Fig No.2 – View from South Street towards the town centre

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3.0 Design Principles

The main challenge of the site is to provide a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

5.0 The Design Solution

Amount

Having reviewed the sites context and the potential of the site we decided on a domestic scaled development of an extension as illustrated in the submitted drawings 9115/01, 02 and 03.

There are also other elements that will require conservation area consent: which include:-

Main Dwelling:

- Existing crital windows to the rear of the dwelling are to be replaced with single glazed timber windows. Windows style to match existing.
- Proposed roof lights to the east elevation. These will be hidden by the rear section of roof.
- Existing overgrown ivy on the dwelling removed. This may result in re-pointing and re render of sections of the building.
- For all internal alterations and renovations see drawing 9115/02.

Outbuilding:

The outbuilding is currently very run down and is in a urgent state of repair. The client intention is to:

- Re roof the building, using the same roof pitch and tiles.
- Re-point and stabilise all walls.
- The existing conservation rooflights to be replaced
- The existing windows to the west to be replaced in the same style.
- For all internal alterations and renovations see drawing 9115/02

Layout

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The external layout of the building will not be altered.

Scale

The scale of the building will not be altered.

Landscaping

The scale of the building will not be altered.

Appearance

The appearance of the building will be changed with the replacement windows and repairs to render and paintwork. For all works see drawing enclosed

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site.

Access

The access to the site will not change

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.

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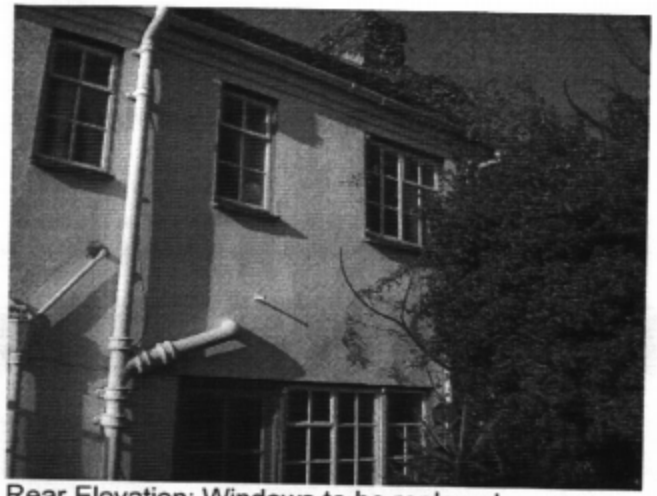

Rear Elevation: Windows to be replaced



Front Elevation of outhouse

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