Full Planning Application

12-13 Bridgefoot Path
Emsworth
Hampshire
PO10 7EA

Applicant: Mr Carniegie

Design and Access Statement



Fig 1. Existing Buildings

1.0 Design Principles

The proposal is to convert the 4 no. flats in these two properties back into two family dwellings – as they were originally designed. The internal layout of these two properties will change to accommodate the one family dwelling in each dwelling.

2.0 Site Photographs



Fig 2: Front of Building Elevation

3.0 The Design Solution

Amount

The site is currently occupied by a two properties each split up into two flats. The proposal is to turn these back into two family dwellings. There will be no increase or decrease in the footprints – and no external changes.

Layout

The layout of the existing properties will change with the proposed new layout of the internal space. Existing stair will be removed and replace with an additional stair to the rear of the property to access another bedroom. [This avoids having a really narrow bedroom.

Scale
The scale will not change.

Landscaping
Retained as existing.

Appearance
External appearance will not change. All material will be kept the same.

Use
The proposed use of the scheme is to turn the two properties back into two family dwellings.

Access
The access into the site will remain as existing.

Sustainability
The development will be built from sustainable sources using local materials and labour sourced locally. Furthermore, due to the works building control will be asking for walls and roofs to be lined internally with insulation – thus this piece of Emsworth's housing stock will be brought up to modern standards.

FLOOD RISK ASSESSMENT

for

Building Works At

12 & 13 Bridgefoot Path

For Mr Andrew Carnegie

12 November 2010

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1. Introduction

The planning application seeks to convert 4 flats into 2 houses.

2. Site Location.

The site is located in South Street, near Emsworth. The area is a near the town centre and the site is surrounded by residential dwellings. Site location plans are attached to the rear of this document. The site is near the Harbour of Emsworth.

3. Existing Site usage.

Residential – 4 flats

4. Proposed Site Usage.

Residential – 2 houses

5. Site Levels.

The site slopes from east to west

6. Flood Levels

The site is within the Environment Agency's indicative flood plain. If we require a written report we will have to contact:

Customer Services,
Environment agency,
Saxon house,
Little High Street,
Worthing,
West Sussex,
BN11 1DH

7. Precautions.

Whilst the site does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the actual building will not attract any further occupants to the site.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls to ground floor
- Electrics are to be wired from the ceiling down, not the floor up.

By copy of this report to the client we are also notifying them of our findings.