

Design And Access
Proposed Internal & Shopfront Alterations
26 North Street, Emsworth

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Context:

The site is located in a predominantly commercial area on the West side of North Street near the junction with Palmers Road. Spatial separation from the streetscene will remain as it is and spatial separation to the rear is not considered an issue.

Amount:

It is not proposed to increase the floor space but to redesign the layout to make more economical use of the space available.

Access to the property and the rear garden will remain the same and there is obviously no proposed increase in vehicular access to the site than at present.

Layout:

There is no change to the relationship between the existing property and the building's surroundings, mainly due to the minimal amount of external change.

As many of the shopfronts to the adjoining properties have already been altered, it is not considered that there is a great deal of visual amenity to protect if at all.

Scale:

Not considered an issue due to the type of work being carried out.

Landscaping:

There are no trees that are at risk from the proposed development. The existing hard and soft landscaped areas will remain as they are.

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Appearance:

The design of the new shopfront and the construction materials proposed are to match as closely as possible and be sympathetic to those of the existing building.

Access:

It is not considered that there is an increase in any requirement for access to or from the site nor is any existing access being compromised. It is not considered that there is a relevant increase in occupancy levels.

Any requirements for the provision of means of escape and access and facilities for disabled people will be incorporated at the Building Regulation design stage where appropriate.