PERMIT

Design And Access Statement
Proposed Internal Alterations
28 High Street, Emsworth

Context:

The site is located on the North-East side of High Street opposite The Square. As the works are for internal alterations only, spatial separation is not considered an issue. Although the site is a listed building, this presumably is more applicable to the external aspect of the property as the internal finishes have been altered significantly in the past and are not considered to be of historical importance.

Amount:

As the works are for internal alterations only, the works are considered to be in proportion.

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.

As the works are for internal alterations only, it is not considered that there is a requirement to protect visual amenity.

Scale:

As the works are for internal alterations only, scale is not considered to be an issue

Landscaping:

Not applicable.

Appearance:

As the works are for internal alterations only, appearance is not considered to be an issue.

There is not considered to be any internal finishes of historical importance that are likely to be affected by the proposals. The new partitions will be finished in plain plaster on timber studwork.

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.

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