



DESIGN AND ACCESS STATEMENT.

(Dudley House, 14c North Street, Emsworth PO10 7DG)

VEHICLE AND PEDESTRIAN ACCESS

The proposed change of use will have no impact on the existing vehicular and pedestrian access. The present vehicular access is shared with the adjacent Post Office vehicles and has been in use since the building was constructed one hundred and fifteen years ago. In addition to the vehicular access there is a 1m wide pedestrian access to the north side of the proposal.

DISABLED ACCESS

The two proposed one bedroom flats are at ground floor level and would provide unrestricted access to disabled persons and will conform to Part M of the current Building Regulations.

PARKING

The proposal includes for the provision of two parking spaces which will be 2.4m X 4.8m and allowance has been made for a turning area.

PUBLIC TRANSPORT

There is a bus stop 50 meters from the proposal with frequent bus services with the mainline railway station some 600 meters north of the site.

OUTDOOR SPACES

There is provision for waste bins as shown on the site plan with adequate outdoor amenity areas to the rear of the proposal. At present the amenity area has a garden with picnic tables and an area for washing lines.

IMPACT ON NEIGHBOURING PROPERTIES

The site boundaries are as shown in the site plan and the proposal will have no additional impact on neighbouring properties. It is likely there will be less vehicular movements as the existing commercial use of the proposal had a high ratio of courier deliveries.

EXTERNAL CHANGES TO THE BUILDING STRUCTURE

There are no changes external doors, windows and brick structure, the existing windows and doors are all being retained.

NOISE

The proposal will not generate any noise and existing adjacent businesses do not have any audible effect on existing and proposed residential use of the property.

FIRE ESCAPE

The proposal will conform to Part B of the current Building Regulations and will provide protected means of escape from each flat and each window within the proposal will be fitted with escape openings.

