DESIGN AND ACCESS STATEMENT - Ref: 1136/DAAS

PROPOSED GROUND FLOOR WINDOW (IN WEST EXTERNAL WALL) AT
THE LITTLE HUT
19B KING STREET, EMSWORTH, HAMPSHIRE, PO10 7AX.

1. CONTEXT

1.1 The Little Hut is a detached two storey dwelling located in the town of Emsworth, within a Conservation Area. The site is relatively small and is positioned along and accessed from a shared private road which at its north end connects with King Street. As is traditional within the Conservation Area all boundaries to the site are demarcated by walls. The main part of the tall east boundary wall has been constructed using brick, stone and flint, with the remainder constructed using brick/stone. The tall north, south and west boundary walls have all been constructed using brick.



Photo 1. The Little Hut.

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1.3 The proposal is to carry out ground floor alterations to the existing large north bedroom to form 2no smaller rooms. The larger of the two will be used as a main bedroom and the other as a study area. Both rooms together with the existing en suite bathroom (proposed general bathroom) will be accessed from a new hall way linked to the main entrance hall. Natural light to the new hall way will be provided by a new window, the subject of this application, in the west external wall of the dwelling (see paragraph 6.1 for further details).

2. AMOUNT

2.1 No increase in habitable floor space is proposed.

3. LAYOUT

3.1 The proposed ground floor layout of the dwelling will be as shown on our submitted drawing 1136/1/02, and as described under paragraph 1.3 of this Design and Access Statement.

- No alterations to the first floor layout of the dwelling are proposed.

4. SCALE

4.1 No alterations/increase to the scale of the dwelling are proposed.

5. LANDSCAPING

5.1 No alterations to the landscaping are proposed.

6. APPEARANCE

6.1 The appearance of the proposed new window in the west external wall of the dwelling will be as shown on our enclosed drawing 1136/1/02.

- The new window will be an Anderson 400 Series window (double glazed/Low-E units) with external rigid vinyl (PVC) finish - white, and internal timber frame (Pine) to match the existing windows.

- The width of the new window/structural opening will match as close as possible that of the existing window in the west external wall of ground floor bathroom 1 (nom 725mm). See photograph 2.

- The height of the new window/structural opening will match as close as possible that of the existing window in the north external wall of existing ground floor bedroom 1 (nom 1525mm). See photograph 3.

- All making good to the existing west external wall of the dwelling (where new structural opening formed) will be carried out using cavity wall construction, facing brickwork (Michelmersh Machine Made Red Multi Hampshire Stock Bricks), brick bond, brick detailing, mortar mix and pointing to match existing

- The top of the existing west boundary wall is above the head of the proposed new window so there are no issues concerning over looking of the neighbouring property.

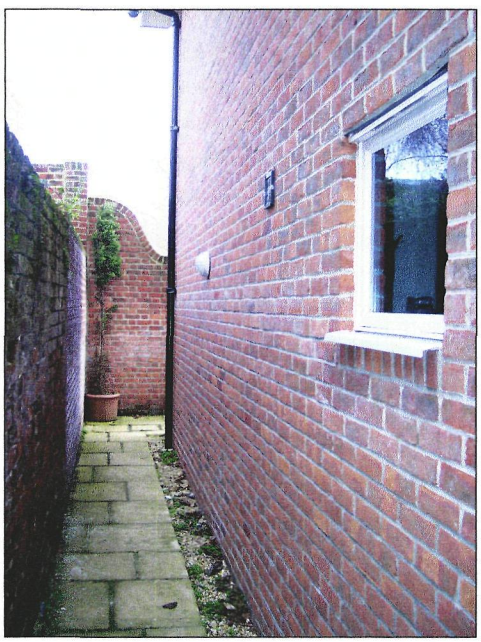

Photo 2. Part west external wall of dwelling



Photo 3. Part north external wall of dwelling

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7. ACCESS

7.1 No alterations to the existing access are proposed.

8. DRAWINGS/DOCUMENTATION

8.1 The Design and Access Statement should be read in conjunction with our submitted drawings 1136/1/01, 1136/1/02 and 1136/3/03.

Signed: David M. Andrews

David M Andrews

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7 January 2011