PERMIT

Application for householder planning approval with conservation area consent
To Refurbish and Modernise 20/22 West Street

Applicant: Mr Bob Newson

Design and Access Statement



Fig No.1 – Image of Existing Building

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1.0 Introduction Background

The site is off West Street in the centre of Emsworth, approximately 4 minutes walk away from Emsworth Train Station.

The subject site totals 0.029 hectares in area.

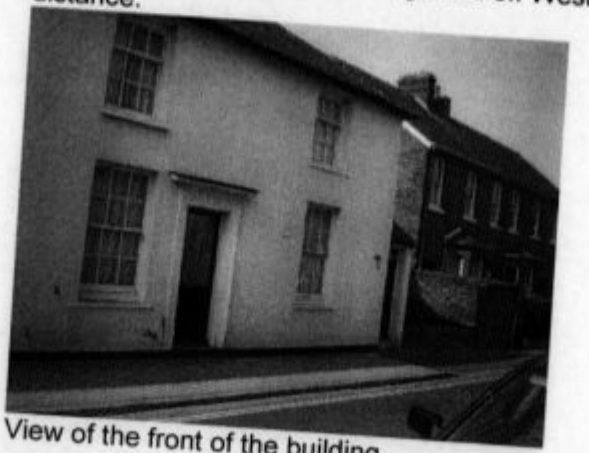
The site is currently used for residential housing.

The site is in a predominantly residential locality with commercial buildings closer to the centre of Emsworth.

2.0 Site Analysis

The buildings surrounding the site offer an eclectic mixture of traditional and modern style buildings. There is a combination of 2 to 3 storey houses ranging in scale and density.

Vehicular access to the site is gained off West Street. The site has direct access to a cycle route and bus stops are within short walking distance.



View of the front of the building.

3.0 Design Principles

The main challenge of the site is to provide a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

5.0 The Design Solution

Amount

Extension

Having reviewed the sites context and the potential of the site we decided on a single storey scaled extension to the rear as illustrated in the submitted drawings. The area of the new build is 37m.sq. The areas being demolished [garage and out buildings are 33m.s.q.

Render

We are proposing to remove the exiting render from the building and add 50mm insulation and about 20mm of render. Assuming the existing render is about 15mm thick then we will be adding 55mm to the wall thickness.

Layout

The external layout will change in the fact that we are removing the garages etc, landscaping and then adding a turning circle.

Scale

The scale of the building will not be altered.

Landscaping

The scale of the building will not be altered.

Appearance

The appearance of the building will be changed with the replacement windows and repairs to render and paintwork. For all works see drawing enclosed

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide more suitable aesthetic for the site.

Access

The access to the site will not change

Sustainability

The proposals will increase the thermal efficiency of the building.



Site viewed from air.

FLOOD RISK ASSESSMENT

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IT SHOULD NOT BE USED FOR ANY OTHER PURPOSES – IT IS THE PRODUCT OF A DESKTOP SURVEY AND IS ONLY AS ACURATE AS THE INFORMATION RESEARCHED.

1. Introduction

The planning and building application for 20/22 West Street seeks a single storey extension and some other changes including new insulation.

2. Site Location.

The site is located in West 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.

Currently the site is occupied by a 2 dwellings and small outbuildings.

4. Proposed Site Usage.

The proposals submitted illustrate no additional accommodation as listed in [1.] above.

5. Site Levels.

Approximately Level.

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.
- Electrics are to be wired from the ceiling down, not the floor up.
- The access into the building would have to be raised by at least 200mm. The threshold would be part M compliant.

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