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Full Planning Application for Proposed Office Accommodation to Existing Attic Space

Applicant: Mr Ben trimmer

Design and Access Statement



Fig No.1 – Image of Existing Building

1.0 Introduction Background

The site is of Havant Road in-between Havant and Emsworth, approximately 5 minutes walk away from Emsworth Train Station.

The subject site totals 0.8 hectares in area. It is rectangular in shape.

The site is currently used for Downland Vets and a flat that is used for the practice nurse.

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 Havant Road. The site has direct access to a cycle route and bus stops are within short walking distance.

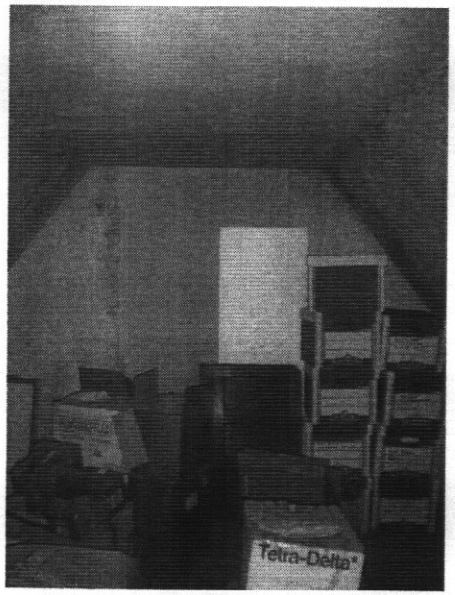
3.0 Design Principles

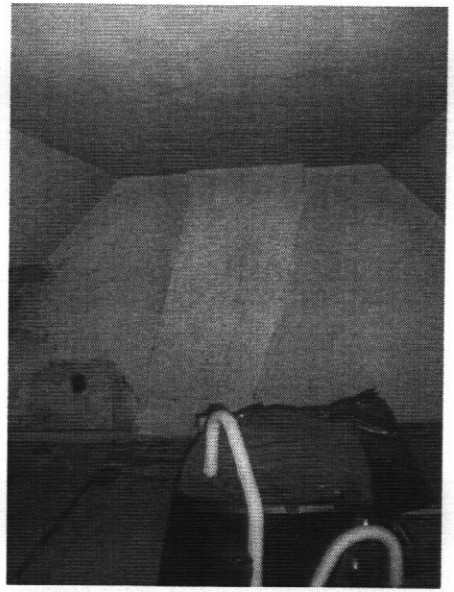
The main challenge of the site is to provide a scheme of high quality in line with the client's brief whilst trying to complement the existing surroundings.

4.0 The Design Solution

Amount

This roof space already exists [see image below], and the existing dormer and window opening have been blocked. It is the client's intention to utilise this space and convert it back into office and storage. Having reviewed the sites context and the potential of the site we decided to reinstate the existing dormer windows to the pitched roof on the second floor. There will also be 2no Velux windows to the west elevation.






Layout

The internal layout of the second floor will remain the same. The only new introduction will be the staircase from the first floor.

Scale

The scale of the roof will remain as existing.

Landscaping

The landscaping will remain as existing

Appearance

The dormer windows will be constructed to match the existing. The materials will be as follows:-

Roof Tiles:	Concrete tiles to match existing roof
Dormer Cheeks	Concrete tiles to match existing roof
Windows	UPVC

Use

The conversion of the second floor will be used for offices and storage.

Access

The access into the building will remain as existing

Sustainability

The development will be built from sustainable sources, in line with current Building Regulations requirements.