4194 Design & Access Statement

Proposed room in roof with front and rear dormers to
15 Bridgefoot Path, Emsworth, Hants, PO10 7EA.

Context – The site is situated within the village of Emsworth, within its settlement policy area and the Emsworth Conservation Area.
The existing property is a semi detached two storey dwelling with facing brickwork walls and slate tile to the roof.

Amount – The planning application is for a proposed room in the roof with a small dormer to the front and a larger dormer to the rear.

There shall also be a mild steel canopy provided to the entrance to the property. The height of the canopy is just over 3m high, which is why it has been shown on the planning application.

Layout – The proposed layout of the ground will not be affected by the proposals. The first floor will simply provide a new staircase to gain access to the second floor bedroom.

Scale – The scale of the proposed development has been kept to a minimum with a small dormer to the front elevation and a larger dormer to the rear. This rear dormer is to provide the adequate headroom over the new stairs and en suite area.

Landscaping – No additional landscaping shall be provided within this scheme.

Appearance – The external appearance canopy shall be painted mild steel frame with a small flat roof.

Access - The access to the property shall not be changed from the existing layout.
As this application is for a room within the roof, we do not feel the need to describe the sites location and access to local town.

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