Design & Access Statement

Amendments to approval 09/73298/004 to reflect the works as built.
44 South Street, Emsworth, Hampshire PO10 7EH

Assessment of physical context –

44 South Street is located on the east side of South Street at the southern end near to the public slipway into the harbour.
The building is a mid terraced single dwelling of two storeys set under a plain tiled roof.
The building has a narrow frontage onto South Street with the main front door recessed into a small porch area. A single window serves the ground floor and a further single semi dormer window serves the first floor.
There is now amenity on the front elevation with the building sited directly off the public highway.
The rear of the property has pedestrian access only to a small courtyard garden.
There is a single storey outshot extension on the rear elevation to the north side of the amenity space.
The single storey outshot provides the rear lobby and bathroom for the dwelling.
Internal accommodation comprises a single through living / dining / kitchen at ground floor with the rear lobby and bathroom to the rear outshot. Stairs rise to a single bedroom and living area at first floor.
The first floor living area is sited on the rear east facing elevation and has direct access onto the balcony / deck which was approved under 09/73298/004.
The rear deck is defined by stainless steel balustrades enclosing the balcony area (teak decked) and currently has a gated section which would give access onto the remainder of the flat roof section for the purposes of access only.
The teak decking extends out over the flat roof.

The building is set inside the defined settlement policy area for Emsworth and is within a defined conservation area.

The building is currently occupied as a single private dwelling.

Social/economic context and planning context –

The building is formed from traditional materials of a plain tiled roof scape over mainly rendered elevations with part tile hung projection to the rear.
The building has had several extensions and alterations over its lifespan, which have resulted in the footprint and the current arrangement of room layouts.

The works carried out under 09/73298/004 do not reflect the approved drawings which has resulted in this new application being made.

Involvement of local interests –

No local groups or statutory bodies were consulted on a formal basis prior to this resubmission.

Design principles –

The proposal is to retain the external appearance of the building and constructed with the exception of amendments to the rear section of balcony which is to be changed to non opening / non accessible stainless steel with glazed inserts to match the existing side section and the three section sliding folding doors to the rear elevation at first floor. The internal arrangement will remain as existing.

Amount of development –

The proposal is to retain the existing balcony deck as constructed but with amendments to the rear east facing section to preventt access to the flat roof area.

No additional development will be created by the works.

Layout –

The existing layout is retained.

Scale –

The scale of the proposed alterations does not alter the existing arrangement.

Landscaping –

The existing landscaping will remain and will not be affected by the proposal.

Appearance –

The existing appearance of the building from all elevations and aspects will not change or be affected by the proposal.

Access –

The existing access arrangements will not be affected by the proposal.