

SOUTHSTREET

DESIGN & ACCESS STATEMENT

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Introduction & Proposal

The property is located on South Street.

Our client wishes to adapt the front and rear elevations of the property to match surrounding buildings within the existing conservation area. This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

2.0 Information

2.1

- BKDG 33I PR001
- BKDG 33I PR002
- BKDG 33I PR003
- BKDG 33I PR004
- BKDG DESIGN & ACCESS STATEMENT
- BKDG HERITAGE STATEMENT
- BKDG PHOTO SURVEY

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3.0 Context

- 3.1 The site is located off South St, Emsworth.
- 3.2 The site sits inside of the existing Emsworth conservation area.
- 3.3 The proposal has minimal effect on the setting.
- 3.4 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 3.5 Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.
- 3.6 Local Policy / The relevant planning policies of the adopted District Plan have been considered.
- 3.7 Flood Risk Assessment / Not applicable to application.
- 3.8 Ecology / No Ecological or BAT survey is provided as the existing buildings are in use.

4.0 Planning & Status

- 4.1 Below is the recent planning history.

N/A

5.0 Design

5.1	Use	C3 Dwellinghouses
5.2	Amount	0m²
	Brief	The proposed works are for new sash windows to the front and rear elevation and a new canopy to the entrance to match the existing surrounding properties. New render to the front and rear, hanging tiles to the rear. New garage door to match existing with upper glazed panels. New first floor rooflight, a new metal veranda canopy and new Crittal style sliding doors to the rear.
5.3	The existing use of the application property would not change as a result of this proposal.	
5.5	The proposal would not create any issues relating to layout or scale.	
5.6	The proposed would not create any layout changes to the property.	
5.7	The proposal would not create any landscaping issues	
5.8	Neighbour Impact	There would be no impact on the neighbouring properties due to the design, topography of the site and location
	Amenity & Layout	There would be no impact
5.9	Parking Provision	No alteration
5.10	Sustainability	Our proposal will also use sustainable sourced materials.

6.0 Access

6.1	Our revised proposal does not alter the existing access.
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7.0 Conclusion

7.1	In conclusion, it is considered that these proposals will be to the benefit of the building; by enhancing its appearance, making it closer resemble buidlings within the Emsworth conservation area.
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