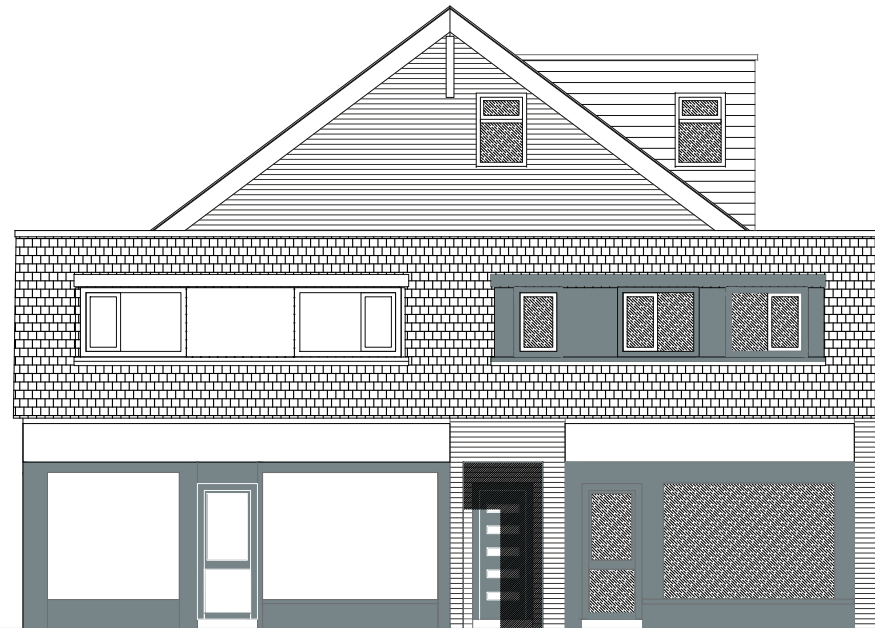


39, London Road
COWPLAIN



DESIGN AND ACCESS STATEMENT

OCTOBER 2023

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1. INTRODUCTION

This Design and Access Statement has been prepared as part of an application for Full Planning Approval for the extension and conversion of an existing, outdated, second hand shop with storage and office space above, to provide a contemporary commercial unit at ground floor with residential HMO accommodation at first floor and into the converted roof space

Paragraph 69 of the NPPF - support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;

The project comprises forming of a new entrance from London Road and a new staircase to floors above, extending the first floor over the existing ground floor and providing a large flat roof dormer to the roof space.

The Statement has been produced in accordance with the National and Local Government guidance and covers the following topics:

- Analysis of the existing setting of the development, its design context and elements of the surrounding area.

- Process and considerations taken into account to achieve the resulting design solution. It covers the subjects of Use, Amount, Layout, Scale, Landscaping and Appearance to demonstrate how the development has been integrated to its local context.

- Site access and its relationship with the existing road

- Demonstrate compliance with paragraph 11 of the NPPF - Presumption in favour of Sustainable Development.



Site Location Map (Google Earth Image)

2. SITE & CONTEXT

A. LOCATION

The site is a village location, in a mixed commercial /residential area, near the southern side of the Cowplain District Centre and immediately opposite the historic wood of The Queen's Inclosure. It is situated just 1m from the commercial center of Waterlooville and about the same from the A3M, the main road linking Portsmouth to London and to the wider motorway network. Road links connect the borough east-west M27/A27.

The local train station (Rowland's Castle), 5.5Km from the site, is on the main line to London Waterloo, ensuring fast connections across the national rail network.

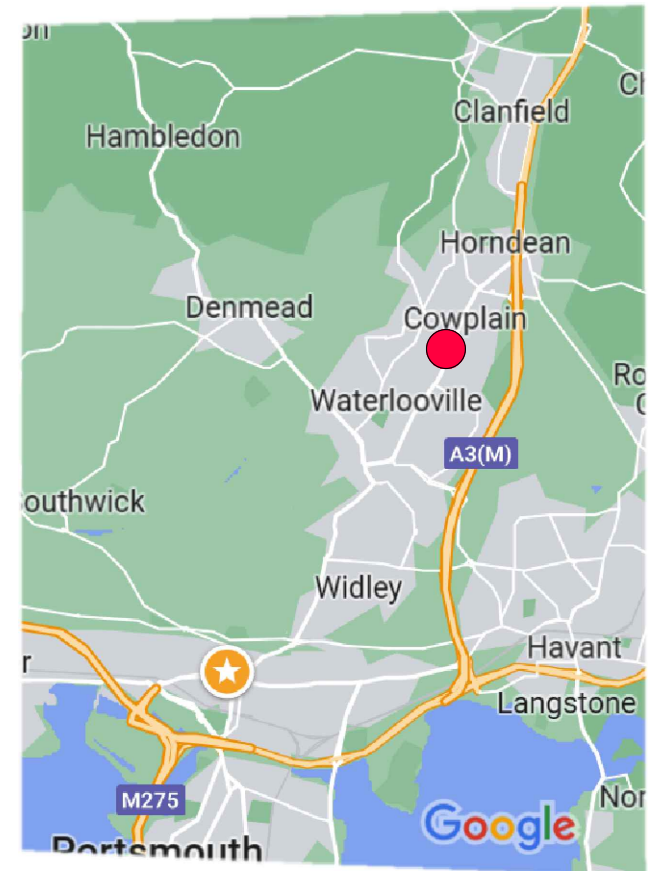
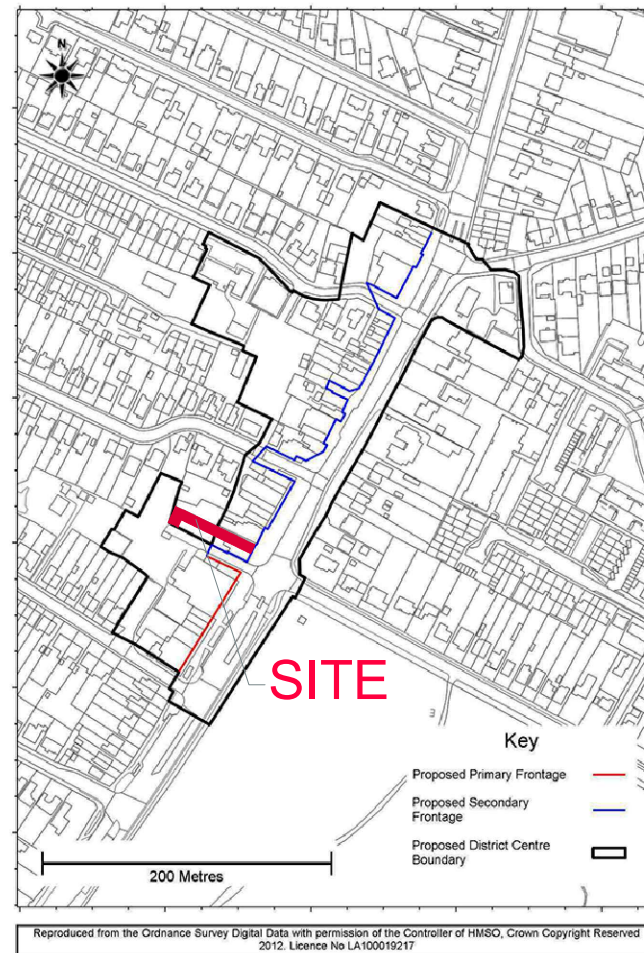
Havant railway station is the best connected in South Hampshire and has direct services to London, port cities of Southampton and Portsmouth, and good connections to the east.

Cowplain District Centre is a shopping parade located on London Road in Cowplain, which developed to serve the post-war residential areas in the north of the borough.

Although it is a relatively small centre, it does perform the function of a district centre with a range of convenience shops including two supermarkets, some comparison shops and a range of non-retail services such as a gym, church and restaurant.

The site is part of the Cowplain District Centre's area of Secondary frontage.

Cowplain District Centre



2. SITE & CONTEXT

A. LOCATION

The site enjoys easy access to several major outdoor and recreational amenities such as the walking and running trails and the Hermitage stream in the Queen's Inclosure, the Cowplain Recreation Ground and the Waterlooville Golf Course.

The site is also conveniently located for access to primary and pre-schools and a number of large commercial centres.

B. PLANNING CONTEXT:

Havant Borough Local Plan Policy AL3

The requirement to retain 25% of the units in secondary frontages in A1 use is the test that will be applied to support the continued vitality and viability of the centres. These requirements seek to reach a balance between an appropriate amount of retail and other active town centre uses.

The concentration test will be applied to the unbroken runs of frontage, as shown on the Policies Map. These frontages include minor breaks in the building line, such as alleyways and roads. The test will relate to unit counts rather than linear measurement and only applies to ground floor premises.

Any changes of use under the relaxation of permitted development rights will be considered as part of the concentration test.



Site in local context (Google Earth Image)

2. SITE & CONTEXT

B. PLANNING CONTEXT:

The National Planning Policy Framework states in Paragraph 64:

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

and in Paragraph 121:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.

Havant Core Strategy

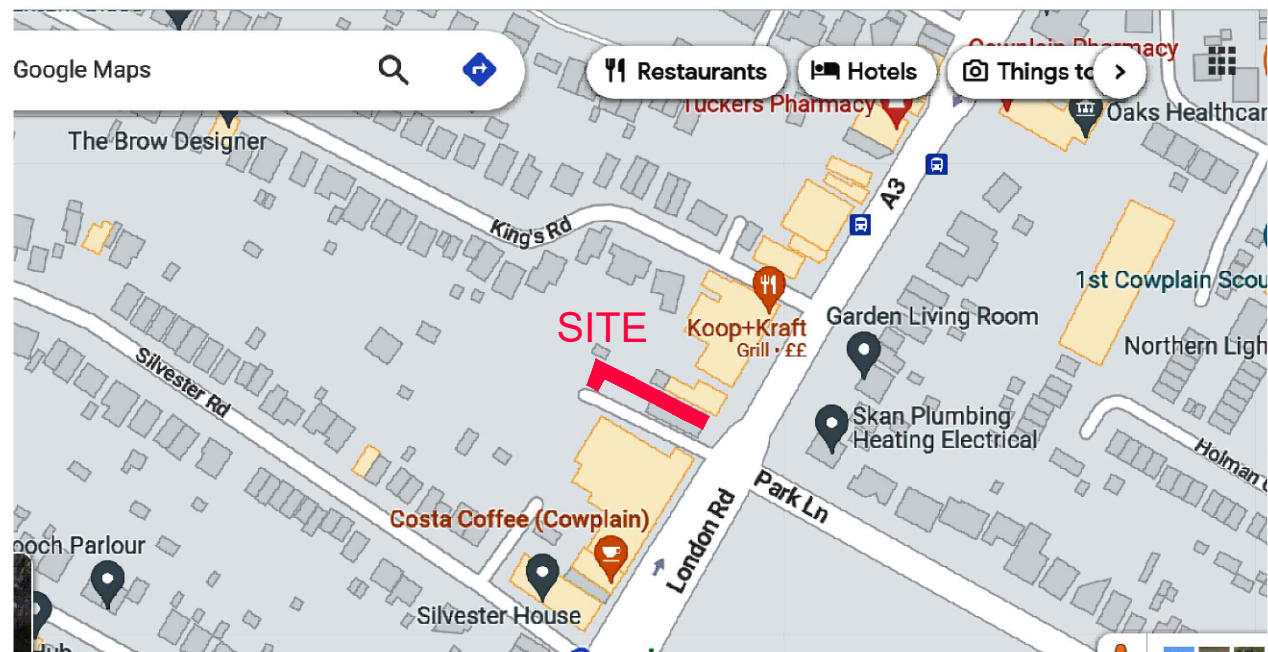
Planning permission will be granted for appropriate town centre development proposals that:

Policy CS4 Town, District and Local Centres

- Support small and independent businesses.
- Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages.

Policy CS9 Housing

- Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
- Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.



Site in local context (Google Maps)

2. SITE & CONTEXT

B. PLANNING CONTEXT:

The private rented sector is an important part of our housing market, with 4.7 million households in England^[footnote 1]. The sector has undergone rapid growth over the last 10 years. It is the second largest tenure in England, representing 20% of all households in England.

Houses in multiple occupation (HMOs) form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. HMOs are known to be commonly occupied by students but there are also a growing number of young professionals and migrant workers sharing houses and flats.

Minimum amenities standards for Houses in Multiple Occupation (as defined in the Housing Act 2004 Part II). These standards are guidance for the purposes of interpretation of Schedule 3 of Statutory Instrument 2006 No 373 "The Licensing and Management of Houses in Multiple Occupation Regulations 2006" and Statutory Instrument 2018 No. 616 "The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) Regulations 2018".

Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building. This area of law is covered by both the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005.

HMO landlords in England aren't legally required to provide tenants with a separate living room if the kitchen is big enough to meet the government's space requirements. However, it's highly recommended that a living area is provided for tenants in shared accommodation.

Bedsit Type Accommodation

These are HMOs comprising parts that are rented as individual lettings with exclusive use of certain rooms. Occupiers may share washing, toilet and kitchen facilities.

The occupiers of this type of HMO tend to live completely independently of each other and have individual tenancy agreements.

This would include:

- Single room bedsits – may have exclusive use of, or may share, personal washing, toilet and kitchen facilities
- Flat lets – multi-room lettings sharing some personal washing, toilet and kitchen facilities.

HMOs where there is no cooking within the individual bedsit, but a communal shared kitchen is provided, a communal living room may also be provided.

These are usually individual tenancies rather than a single joint tenancy. Bedroom doors will usually be lockable. Initially there may be little or no social interaction amongst the residents although this may change over a period of time, particularly where there is a communal living room.

HMOs with shared facilities

An HMO is a house or flat in which three or more unrelated persons live, who form two or more households, and they share an amenity such as a bathroom, toilet or cooking facilities. There must also be an obligation to pay rent (or other consideration) and it is their main or only residence. This is an HMO defined under the Housing Act 2004 Section 254. This includes shared houses (let on joint or separate agreements) and bedsits, where occupants share kitchen(s) or bathroom(s). A 'house' also includes a flat that is in multiple occupation.

HMOs with non-self-contained units

This is an HMO defined under the Housing Act 2004 Section 254. An HMO is also a converted building which has one or more, non-self-contained units. A non-self-contained unit is where a toilet, washing or cooking facilities are not within the occupant's room. This applies even if the facility is for the exclusive use of the occupant. This means where the kitchen, bathroom or WC (toilet) is not within the occupant's room.

Space standards for new HMOs, for increase of occupancy to existing HMOs, or where an application for planning permission is made in relation to the use or physical enlargement of an HMO

Where landlords are seeking to convert an existing property to an HMO, build a new HMO, increase the occupancy number of an existing HMO, or where an application for planning permission is made in relation to the use or physical enlargement of an HMO, the council will require the following standards as a minimum.

A floor to ceiling height of 2.3m over at least 75% of the usable room area is expected in any habitable room.

Single bedrooms must have a minimum gross internal floor area (GIA) of 7.5m² (10m² is required where no separate living space is provided).

Double bedrooms or twin bedrooms must have a minimum GIA of at least 11.5m² (14m² is required where no separate living space is provided).

A minimum bedroom width of 2.15m is required.

2. SITE & CONTEXT

C. SITE CONTEXT

THE SITE:

The site is located on the London road, flanked either side by funeral directors businesses.

Currently the site consists of one half of a pair of semi-detached partly pitch roofed buildings, with flat roof single storey elements to the rear and side. The ground floor is being used as a second hand bric-a-brac shop with the upper floor serving as storage and some office space.

The garden space is mainly occupied by a large container used as further storage, with the remainder being used as unmade, informal parking area.



No 35 London Road



The site (No 39 London Road) (Google Earth Image)

2. SITE & CONTEXT

C. SITE CONTEXT



VIEW TOWARDS SITE ALONG LONDON ROAD (Google Earth image)

2. SITE & CONTEXT

C. SITE CONTEXT

The vehicular access to the site is on a steep incline, however the rest of the site is virtually flat



EXISTING BUILDING

2. SITE & CONTEXT

Draft Havant Borough Local Plan 2036

E16 | Solent Special Protection Areas

Planning permission will be granted for residential development resulting in a net increase in population that mitigates a likely significant effect on the Solent SPAs. This mitigation can be provided through either:

- A financial contribution; or
- A developer provided package of measures associated with the proposed development designed to avoid or mitigate any likely significant effect on the SPAs; or
- A combination of measures in (a) and (b) above.

E18 | Protected Species

Development proposals which are likely to affect protected species and/or their supporting habitats will only be permitted where:

- Appropriate surveys are undertaken to establish the presence/likely absence of protected species.

If protected species are likely to be present, planning permission will only be granted where either:

- A Mitigation Plan is provided which is based upon appropriate ecological assessments to the satisfaction of the Local Planning Authority; or
- A Compensation Plan is provided if it is not possible to mitigate the impact; and
- Review and monitoring plans are put in place, where appropriate.

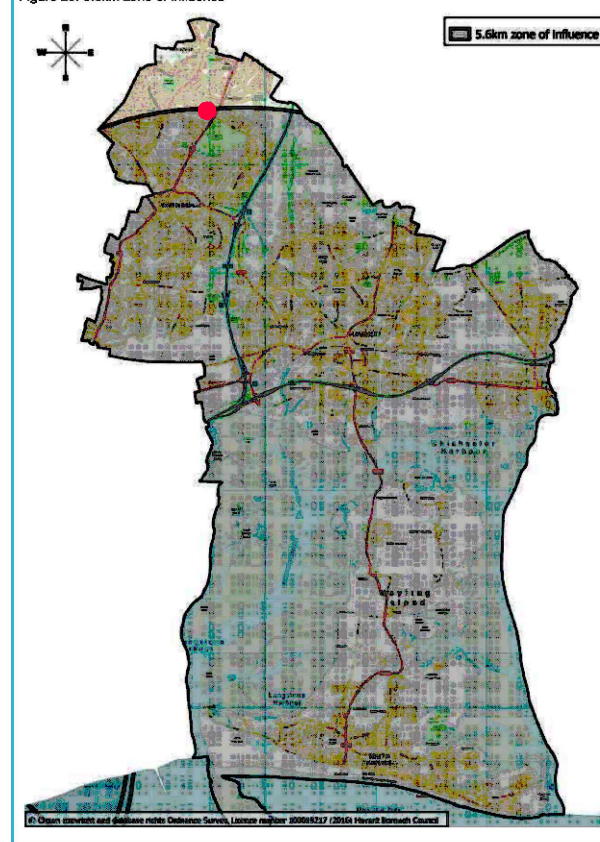
For sites that contain or are adjacent to sites likely to contain Bechstein's bat, planning permission will only be granted where:

- Survey methods appropriate to Bechstein's bat are used and undertaken by a suitably-qualified ecologist.

A professional Bechstein's bat specific has been instructed and the results will be provided in accordance with the time table suitable for the bat's behaviour.

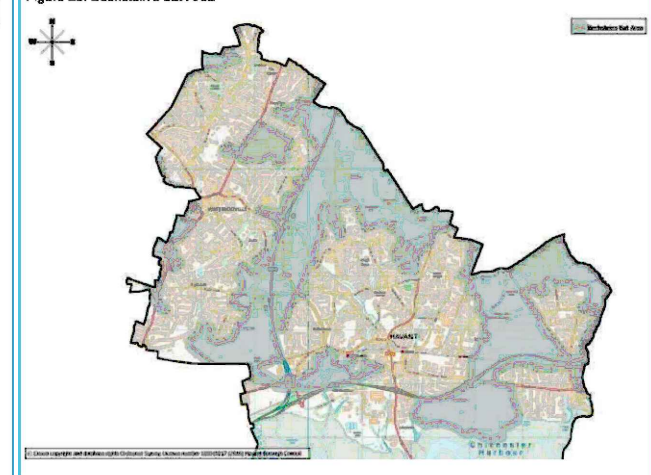
Draft Havant Borough Local Plan 2036 | January 2018

Figure 23: 5.6km zone of influence



Draft Havant Borough Local Plan 2036 | January 2018

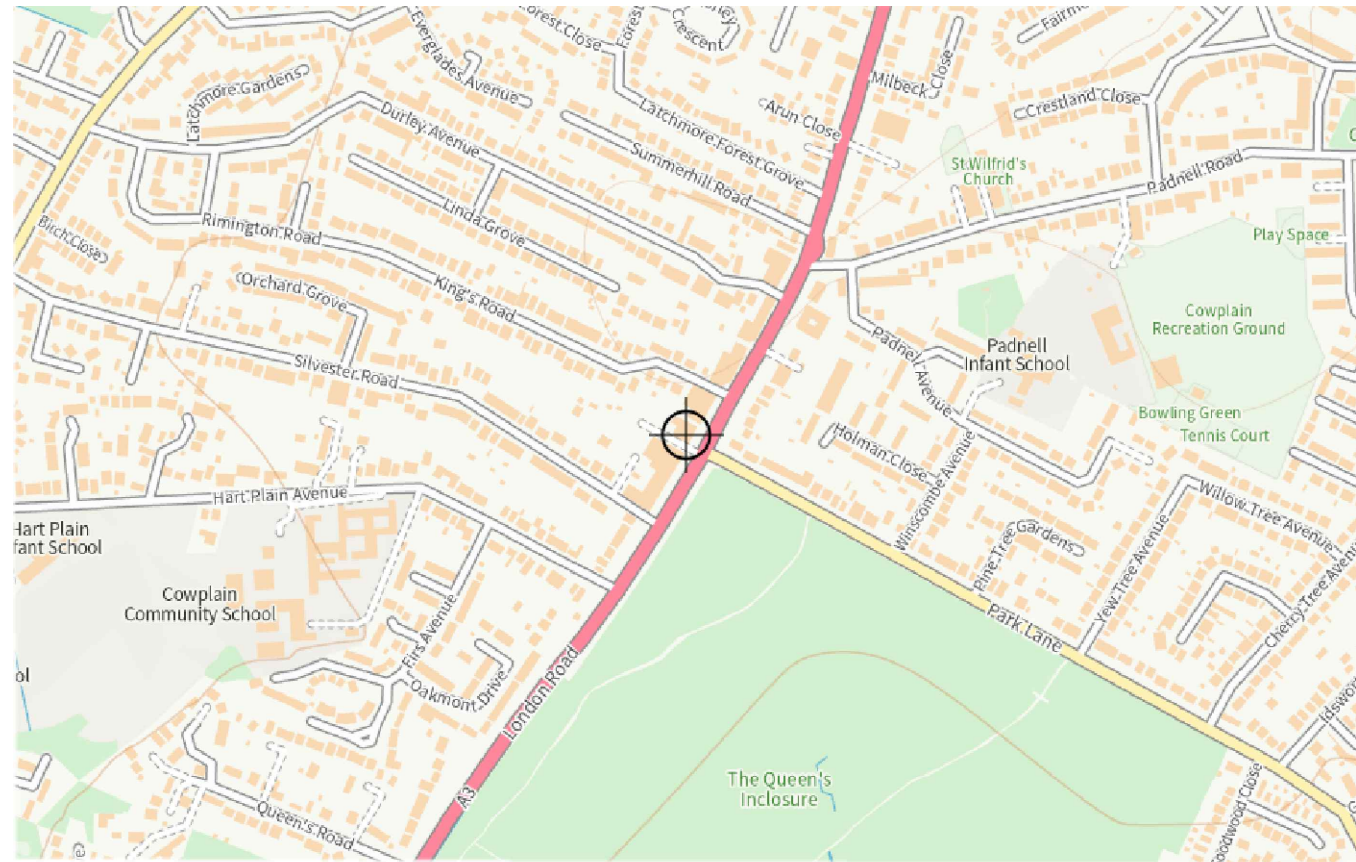
Figure 25: Bechstein's bat Area



2. SITE & CONTEXT

D. FLOOD RISK ASSESSMENT

The site is in flood zone 1 and therefore it has low risk of flooding from river & sea water as shown in the map on the right.



Extract from Environment Agency's Flood map Extent of flooding from Rivers or the Sea

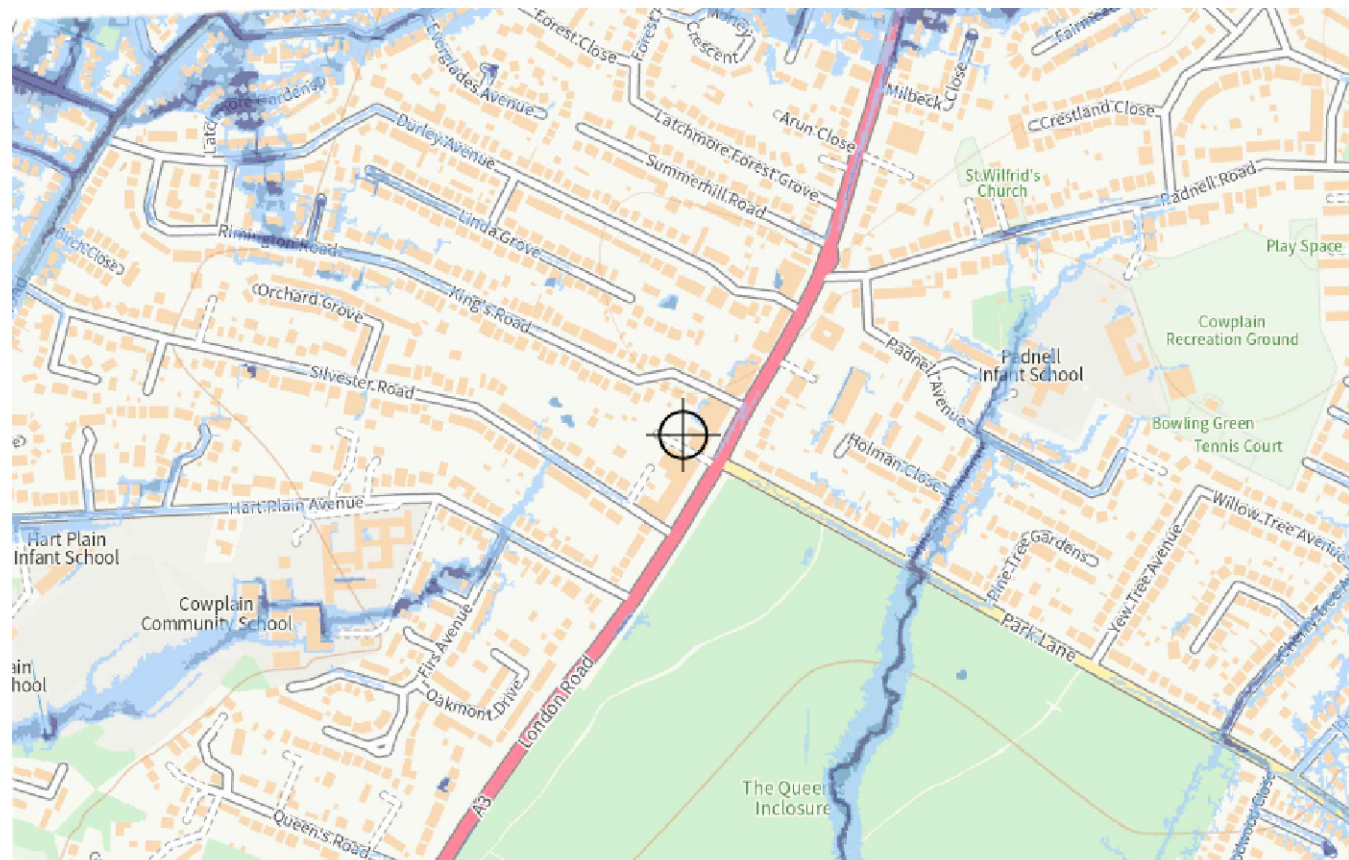
High Medium Low Very low Location you selected



2. SITE & CONTEXT

D. FLOOD RISK ASSESSMENT

Despite the comparative proximity to stream, drains and several ponds, the site is not at risk of flooding from surface water.



Extent of flooding from surface water
High Medium Low Very low Location you selected



3. DESIGN

A. AMOUNT

EXISTING FLOOR AREAS

GROUND FLOOR.....106.9sqm.

FIRST FLOOR.....79.4sqm

ROOF SPACE.....40.2sqm

TOTAL.....226.5sqm

PROPOSED FLOOR AREAS

GROUND FLOOR.....106.9sqm.

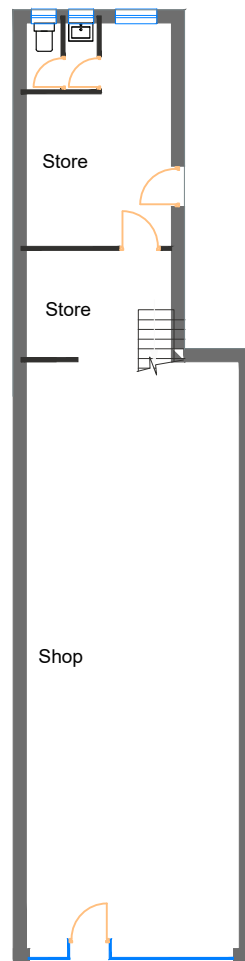
FIRST FLOOR.....106.9sqm

ROOF SPACE.....38.8sqm

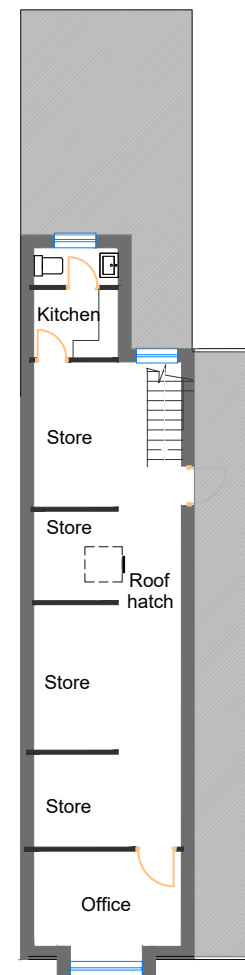
TOTAL.....252.6sqm

NET FLOOR AREA

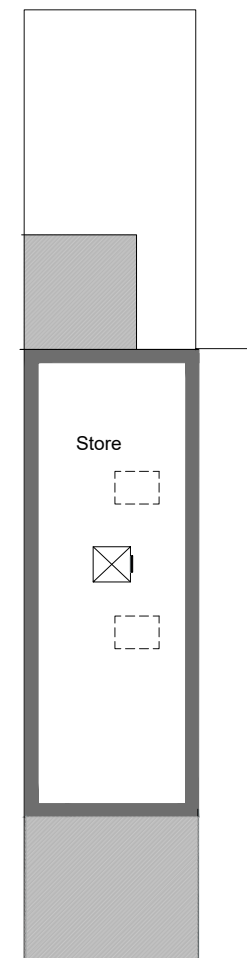
INCREASE 26.1sqm



GROUND FLOOR



FIRST FLOOR



ROOF SPACE

3. DESIGN

B. LAYOUT

The ground floor retains a commercial presence as a small contemporary unit, possibly services rather than retail considering the immediate vicinity.

The frontage also includes the entrance to the HMO accommodation beyond.

The remainder of the ground floor includes three bedrooms of which one is en-suite, a bathroom and the rear access/ fire exit.

The first floor has been extended to cover the whole area of the ground floor.

In addition to a further 3 bedrooms of which two are en-suite, the first floor features the large, mixed use communal space including the kitchen, dining and lounge areas.

The roof space area is enhanced by the addition of a flat roof dormer providing another two bedrooms and a bathroom.

All room areas including communal space are equal or well in excess of the recommendations of Havant Borough Council's

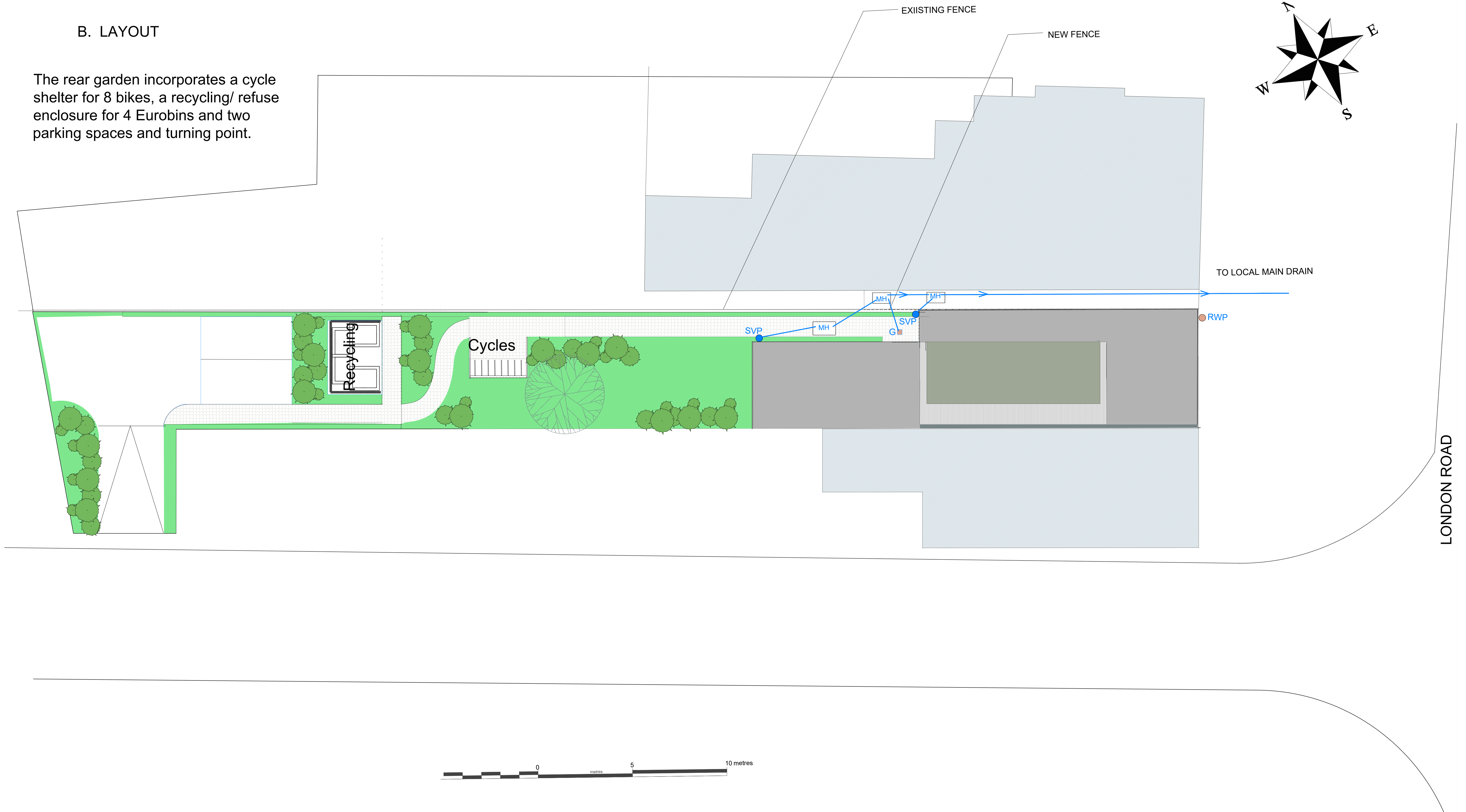
GUIDANCE ON STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION (HMOS).



3. DESIGN

B. LAYOUT

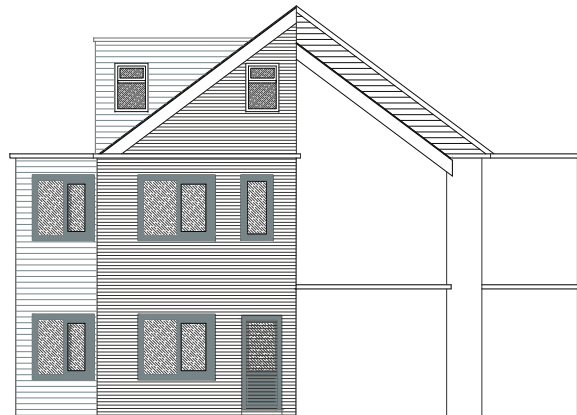
The rear garden incorporates a cycle shelter for 8 bikes, a recycling/ refuse enclosure for 4 Eurobins and two parking spaces and turning point.



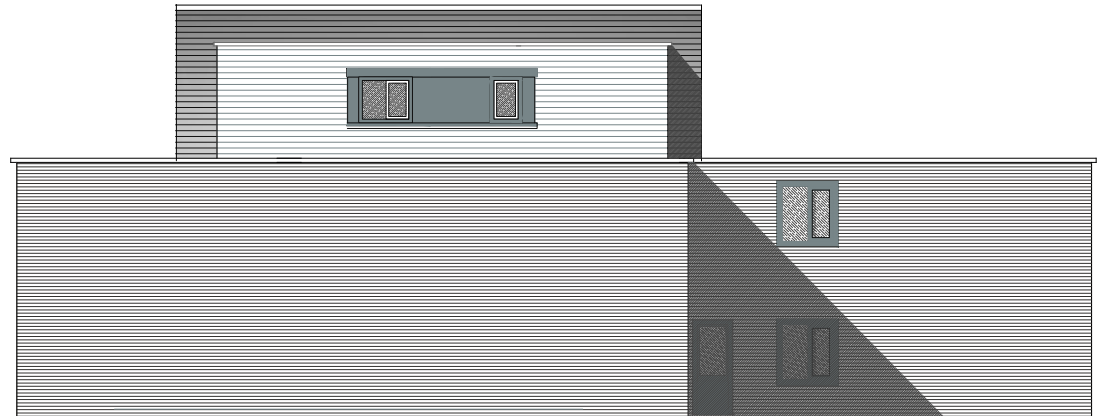
3. DESIGN

C. SCALE

The scale of the building including the proposed extensions remains fully commensurate with its immediate neighbours .



Rear Elevation



Side Elevation

3. DESIGN

D. APPEARANCE

As notes regarding external finishes to our elevation drawings indicate, all external finishes to new elements will match the existing, with the large, contemporary style dormer windows to create an overall modern building.

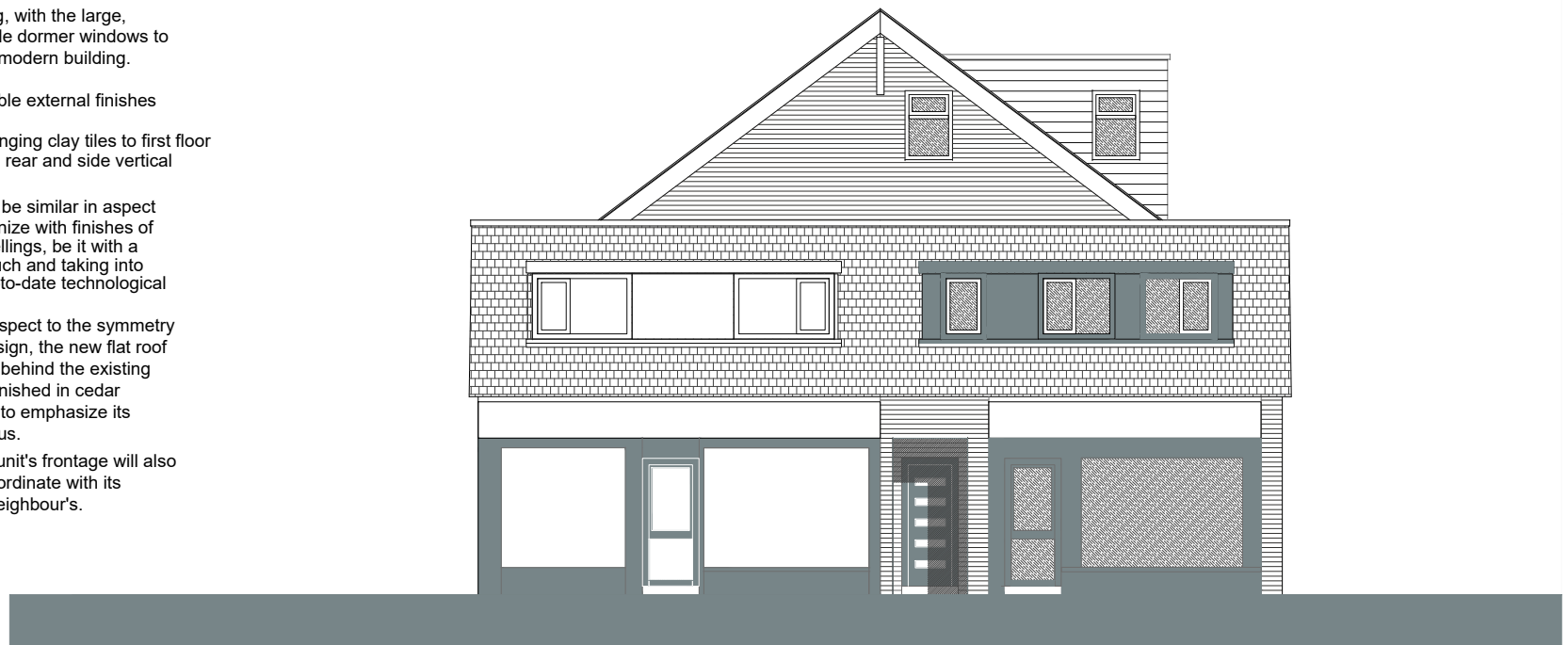
In as far as possible external finishes such as :

- Sand faced hanging clay tiles to first floor
- Facing brick to rear and side vertical extensions

should appear to be similar in aspect or at least harmonize with finishes of neighbouring dwellings, be it with a contemporary touch and taking into consideration up-to-date technological progress.

In order to pay respect to the symmetry of the original design, the new flat roof dormer is placed behind the existing brick gable and finished in cedar cladding in order to emphasize its non-conform status.

The commercial unit's frontage will also be updated to coordinate with its semi-detached neighbour's.

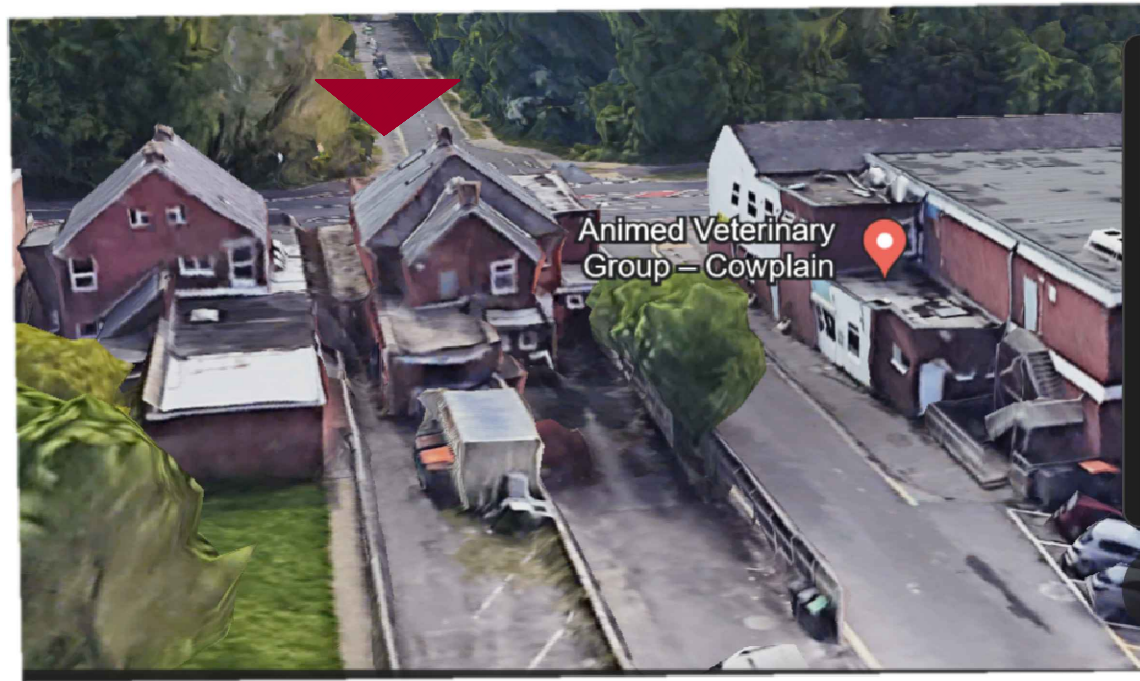
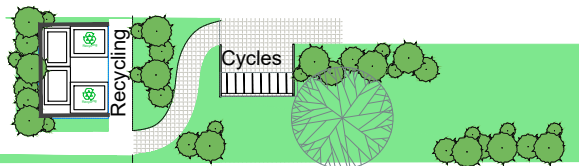


REAR ELEVATION

3. DESIGN

E. LANDSCAPING

There are no trees on the site.
Currently the whole area not actually occupied by the shipping container or the unmade parking area is covered by low level scrub and hardcore on unmade earth.
The proposal includes a lawn and decorative shrubs planted as screens to recycling/ refuse enclosure and bike shed after removal of the container .
Additional shrub planting and a specimen tree will enhance the amenity area's contribution to the eventual resident's wellbeing



3. DESIGN - ACCESS

F. ACCESS

Following the HBC SPG on parking we have indicated possible positions for two parking spaces, at the top of the short ramp - the improved existing vehicular access to the site.

Access to the ramp leading to the proposal is directly from Park lane, a cul-de-sac off the London Road for both vehicles and pedestrians.

Park lane leads directly to a large village parking area for both shoppers and residents.

The proposal will have allowance for an electric vehicle charging point.

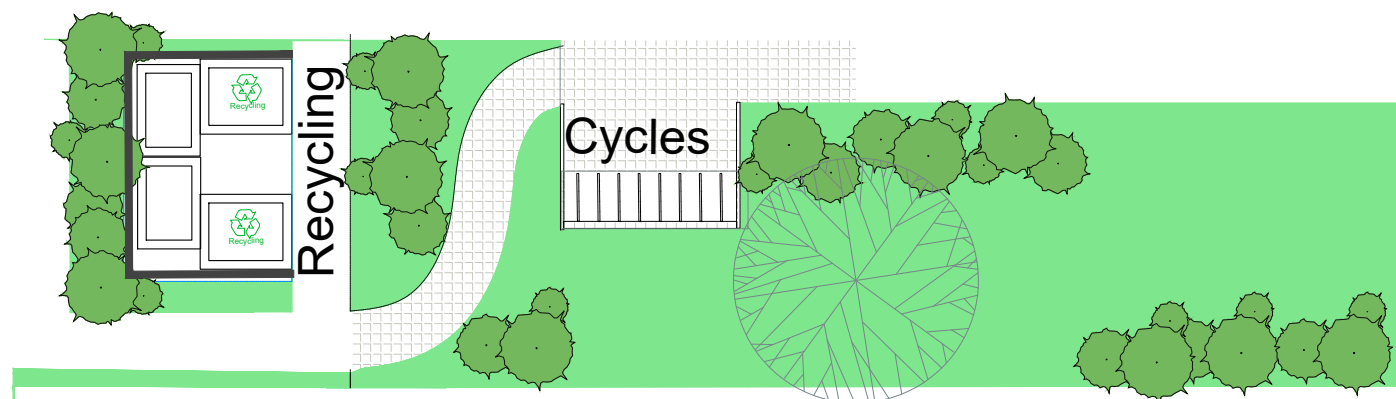
It is generally not acceptable for cycles or mobility scooters to be stored in hallways of properties as this may compromise escape routes.

Parking for cycles will be provided in the purpose-made cycle shelter.

Adequate general and recyclable waste containers must be provided.

This is generally considered to be one standard wheelie bin of each type per five occupants

A purpose designed recycling/refuse collection point will be provided close to the site access point.



3. DESIGN - SUSTAINABILITY

G.SUSTAINABILITY

The Havant Borough strategy describes two high level objectives for the strategy, to reduce carbon emissions to net-zero by 2050, and to protect and enhance the local natural environment.

The proposal aims to achieve the best reduction in carbon emissions through a thermally efficient construction with high quality insulation provided to all external walls and roofs, including lining of existing walls where necessary and the provision of energy efficient windows.

All rooms will benefit from a good level of natural light via the proposed window openings .

High quality insulation will be provided to all floors for thermal and soundproofing purposes.

All HMOs must be fitted with anadequate form of space heating.

The heating system must be capable of heating the dwelling and unit of accommodation to 19°C when the outside temperature is -1°C.

Each unit of accommodation must have its own controllable source of fixed heating. As well as the units of accommodation, the heating system must also cover bathrooms and common areas.

The project will provide a high efficiency heating system.

Water efficiency measures will be adopted to assist achieving the reduction in Carbon emissions as required by the Local Plan .

All internal lighting will be high efficiency , low energy.

External lighting to parking and entrances will be low level, low energy.

Rain water and grey water harvesting systems will be considered in consultation with environmental advice.

Adequate general and recyclable waste containers must be provided

Suitable containers have been provided in a purpose built enclosure

It is unlawful to let a property that does not meet a minimum standard of energy efficiency, defined using the EPC scale of A to G.

An EPC survey will be carried out at least every ten years and a copy of the EPC given to tenants at the commencement of their tenancy, in line with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, the Housing Act 2004, the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007, and the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

High quality solar panels or other sources of renewable energy will be considered in accordance to M&E consultant's specification.

4. CONCLUSION

CONCLUSION

In preparing this proposal full consideration has been given to achieving compliance with NPPF policies regarding repurposing existing buildings.

Considerable attention has been given to different parameters of the existing site and Local Plan Policies while preparing this proposal. It has been developed to suit Havant Borough Council's Core Strategy and Supplementary Planning Policies.

The scale and appearance of the proposal will be commensurate with its purpose and all possible measures will be adopted in order to minimize its impact on its neighbours.

END

November 2023