

**DESIGN & ACCESS STATEMENT
IN RESPECT OF THE PROPOSED**

LOFT CONVERSION

**11 LONDON ROAD, PURBROOK,
HAVANT, HAMPSHIRE,
PO7 5LG**

**JULY
2020**

**OUR REF:
201/P/342**

REVISION 1

CLIENT:

Mr H McAndrew

C/o: McAndrew Martin Ltd, Trafalgar House

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Northarbour Road

Portsmouth Hampshire

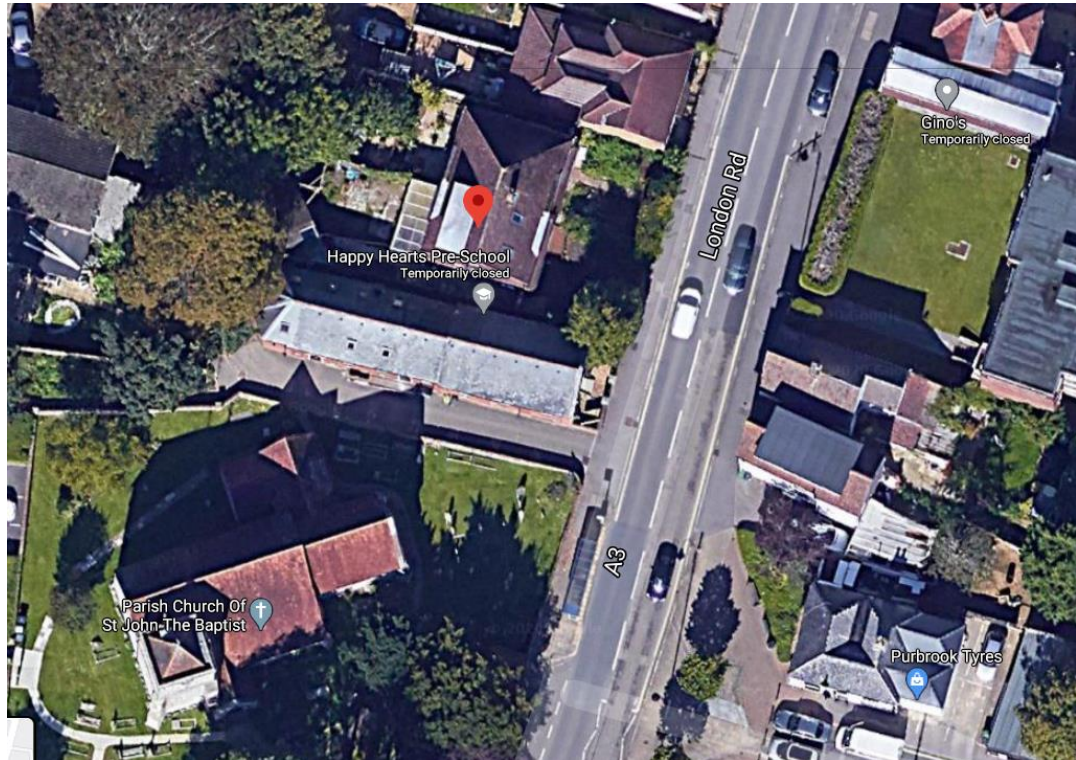
PO6 3TH

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1.0 **PURPOSE OF STATEMENT**

- 1.1 This statement has been prepared in support of a Planning Application for the proposed residential development for a loft conversion with gable wall.



Google map showing the site

- 1.2 This proposal seeks to incorporate two small pitched dormers on the front elevation with flat roof dormer at the rear west elevation. New obscure window to second floor landing and bathroom with new gable wall construction.
- 1.3 The proposal makes optimum usage of the available space in accordance with Central Government Recommendations and Guidelines.
- 1.4 Adjacent building number 9, London Road, as shown on the google map shows existing rear dormer and end gable wall, to this pair of the semi-detached houses.
- 1.5 New proposal seeks to provide similar pitched dormers and rear flat roof dormer with new gable wall to match neighbouring building and tile cladding.

2.0 THE SITE LOCATION

- 2.1 The site is located close the Happy Heart Pre-School and near the Parish Church of St John The Baptist, on the route of old A3, London Road. Opposite site is the Post Office Road. The frontage of the house is set back from the main road London Road.



OS Map, Site Location Plan

- 2.2 The site is approximately 233 meter square, the building 11 London Road, has not previous development. Access from main road with front garden. The dwelling is semi-detached with number 9 London Road, latter which has been developed with gable end and dormer extension.

3.0 RESIDENTIAL CHARACTER OF THE AREA

- 3.0 The brownfield site is situated within an established residential area where the majority of dwellings are of two and three storeys in height. Mixer of different character in the immediate vicinity, with shops opposite and pre-school and the Parish Church.



Front of the dwelling East Elevation

4.0 PROPOSAL AND MATERIALS CONSIDERATION

- 4.0 It is proposed that the materials used on the buildings will be to a very high specification to and have due regard to sustainability, the locality and materials finishes to match of adjacent building.

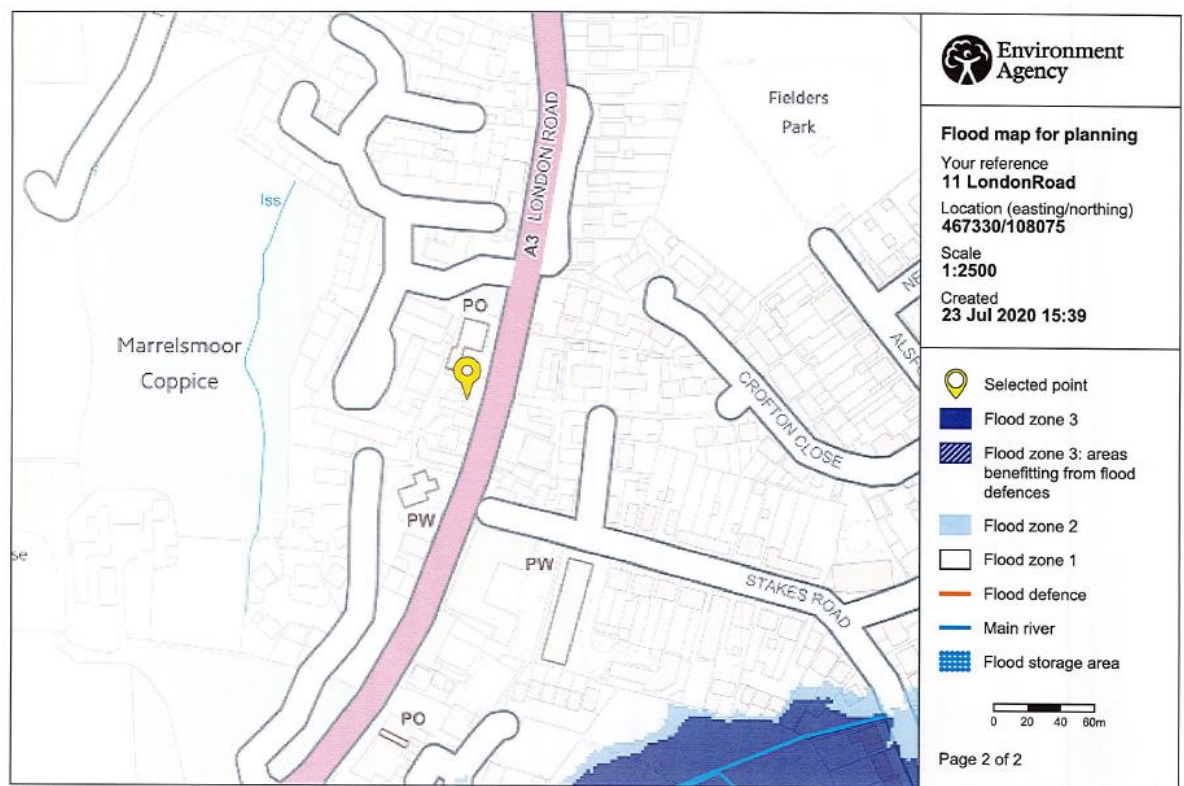
4.1 The materials used will be as follows;

- Roof = Brown concrete tiles to match adjacent dwellings.
- Vertical Cladding = Plain tiles to match adjoining dwellings.
- Windows = White PVCu to match the house.

5.0 **FLOOD RISK ASSESSMENT**

5.0 The site is located outside any flood risk areas therefore there are no risks Identified a part of the scheme design as per Environmental Agency flood map information.

5.1 Flood Map for Planning from Environmental Agency.



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6.0 **SUMMARY & RECOMMENDATIONS**

- 6.1 The proposal seeks to provide additional bedroom study and bathroom on the second floor roof space with storage facilities.

The external elevations materials will be used to match adjoining property and keeping the building height line and new gable end wall with vertical tile cladding. Rear elevation is flat roof dormer and pitched roof dormers in the front. Gable end to semi-detached house in line with adjoining house.

In conclusion the proposed development will meet Central Governments objectives to make good use of the existing house development to this semi-detached dwelling in Purbrook area of Havant Borough Council.

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McANDREW MARTIN LIMITED

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For and on behalf of McAndrew Martin
Tel: 023 9269 7193

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Dated this 23rd day of July 2020

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