

Design And Access Statement
Proposed Rear Extension
28 North Street, Havant

Context:

The site is located in a predominantly commercial area on the East side of North Street opposite Havant United Reformed Church. Spatial separation from the streetscene will remain as it is and, being in a terrace of commercial properties, spatial separation to the rear is not considered an issue.

Amount:

Although it is proposed to increase the floor space and use up much of the rear courtyard, there was a previous large dilapidated timber structure which took up a significant amount of the extension footprint which has recently been removed.

Many of the adjoining commercial properties have already extended considerably into their courtyards.

Access to the property and the rear courtyard will remain the same and there is obviously no proposed increase in vehicular access to the site than at present.

Layout:

There is no change to the relationship between the existing property and the building's surroundings, mainly due to the built-up nature of adjoining properties and the fact that the rear boundary adjoins an accessway to a car park.

As the adjoining properties are commercial in nature, it is not considered that there is a great deal of visual amenity to protect if at all.

Scale:

The proposed extension is only single storey and has been designed to have a similar shallow roof pitch to the existing extension and therefore low ridge height.

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Landscaping:

There are no trees that are at risk from the proposed development. The only hard landscaped area is the remaining rear courtyard which will remain as it is.

Appearance:

The design of the new extension and the construction materials proposed are to match as closely as possible and be sympathetic to those of the existing building and extension..

Access:

It is not considered that there is an increase in any requirement for access to or from the site nor is any existing access being compromised. It is not considered that there is a relevant increase in occupancy levels.

Any requirements for the provision of means of escape and access and facilities for disabled people will be incorporated at the Building Regulation design stage where appropriate.