

**DESIGN AND ACCESS STATEMENT
CONVERSION OF EXISTING OFFICES TO FROM C3 RESIDENTIAL UNITS AT
EAST LEIGH HOUSE, BARTONS ROAD, HAVANT**

LOCATION

The site is located on the South side of Bartons Road in havant. East Leigh House has recently undergone conversion from a dwelling house to form an office as part of the comprehensive development on the site surrounding, to erect 9 dwellings (APP/16/01077).

On the north side of the road are further dwellings, a builders yard and a crematorium. To the west of the site is a garden centre with car park. A large field to the south is allocated housing under APP/15/01435.

SITE DESCRIPTION

East Leigh House sits towards the south of the site and is accessed by a communal driveway which extends down the western boundary and swings round to the front / south elevation where the entrance is located.

The site is currently undergoing development with 9 dwellings to the north of the existing building.

Despite the development underway, the existing building enjoys its own setting towards the south.

AMOUNT

The application creates 6 x residential units within the existing envelope of the building.

PARKING

The existing area of hardstanding is to be utilised, as shown on the site plan, car spaces at 1:1.

REFUSE AND CYCLE STORE

Refer to site plans - the existing refuse store adjacent the site entrance is to be utilised. A designated cycle store is to be utilised and is similar to that of the store approved under the previous office-to-residential conversion.

ACCESS

Access to the building is to be retained as currently exists. Access to the site is to be retained.

The entrance areas will be via a level threshold.

Pedestrian routes to accord with Part M.

Accessible WC's to accord with Part M.

SCALE / APPEARANCE

The scale exists, the design exists. No change externally is proposed top the building.

CONCLUSION

The development is acceptable taking into account the policies and proposals of the Development Plan and other planning guidance.

Other material considerations such as those listed above do not have sufficient weight to justify a refusal of the application. The council has a thrust at present to bring empty properties back to life, such proposals should therefore be approved in a timeous manor.

The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Where appropriate planning conditions can be imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted.
END