

**DESIGN AND ACCESS STATEMENT FOR THE PROPOSED CHANGE OF USE OF
4a TOWN HALL ROAD, HAVANT, HAMPSHIRE, PO9 1AN
FROM
A GROUND FLOOR OFFICE (B1) TO A TWO BEDROOM FLAT (C3).**



Entrance to existing ground floor office (proposed 2 bedroom flat)

1.0 CONTEXT

- 1.1 The property is within the St Faith's Conservation Area and is not a Listed Building.
- 1.2 This application relates to the ground floor accommodation only and seeks to change the use of the existing office space to a two bedroom residential flat.
- 1.3 No recent planning history or information relating to the former use of the ground floor accommodation prior to its current use as an office has been found.

2.0 AMOUNT

- 2.1 No increase to the existing ground floor space (49.8m²) is proposed.

3.0 LAYOUT

- 3.1 Internal alterations to provide adequate living accommodation in keeping with modern standards for a ground floor two bedroom residential flat are proposed.

4.0 SCALE

- 4.1 No enlargement or extension of the ground floor accommodation is proposed.

5.0 LANDSCAPING

- 5.1 No alterations to the existing landscaping are proposed.
- 5.2 The nature of the site leaves very little opportunity for landscaping. The yard to the rear of the property is not of a sufficient size for any meaningful planting. The front hardstanding provides 2no off street parking spaces allocated for the ground floor accommodation.

6.0 APPEARANCE AND MATERIALS

- 6.1 No alterations to the external appearance or external materials of the building are proposed.

7.0 ACCESS AND PARKING

- 7.1 No alterations to the existing access and parking arrangements (2no allocated off street parking spaces at front of property) are proposed.
- 7.2 Two off street parking spaces is considered adequate for the ground floor accommodation provided.
- 7.3 It is not considered that the proposed change of use will amount to a material increase in traffic.
- 7.4 The curtilage of the property includes the rear yard area and side passage and provides adequate space for waste/recycling bins and cycle storage.

8.0 FLOOD RISK

- 8.1 The Environment Agency Flood Map of the St Faith's Conservation Area indicates that the application site is not within an area at risk of flooding.

9.0 SUMMARY

- 9.1 The application is made to change the use of the existing ground floor office (B1) to a two bedroom flat (C3).
- 9.2 The proposals are considered to be reasonable and in scale with the building and site which lends itself to a residential use.
- 9.3 The proposed accommodation will provide much needed housing close to the centre of the town and will ensure full and continued use of the property to the benefit of the town centre.
- 9.4 The proposals are not considered likely to result in an adverse impact on neighbouring properties or the character and appearance of the conservation area.

10.0 DRAWINGS AND DOCUMENTATION

- 10.1 The Design and Access Statement should be read in conjunction with the submitted application form and drawings 01, 02 and 03.



2nd May 2013