

DESIGN AND ACCESS STATEMENT

**Land Adjacent to 9-12 Stone Square,
Leigh Park, PO9 2DZ**

14.07.2021

Emerge Architecture Ltd

PLANNING STATEMENT

CONSTRUCTION OF 7 No. ACOMODATION UNITS, 4 X STUDIO FLATS, 2 X 2 BEDROOM FLATS & 1 X 1 BEDROOM FLAT. PROVISION OF ACCESS PARKING, REFUSE/RECYCLING, GARDEN BOUNDARIES, LAND SCAPING AND CYCLE STORE FACILITES.

LAND ADJACANT TO 9-12 STONE SQUARE, LEIGH PARK, PO9 2DZ

INTRODUCTION

The applicant Mr Patel current resident, and owner of Stone Square, contacted Emerge Architecture to submit a full planning application to replace old, unused, and un-fit for purpose garages to provide new accommodation.

The applicant has been informed of the Community Infrastructure Levy and the Solent Disturbance Mitigation SPD

THE EXISTING SITE

The site lies within a built-up area as defined in the Havant Borough Local Plan. The main property is a 2-storey mixed use building built in the 1950s.

The Ground Floor is comprised of 4 units.

- 2 of these units are leased as one business as class A1.
- 1 Unit is leased as class A5.
- 1 unit has been vacant for 17+ years.

The First Floor is comprised of 4 x 2-bedroom flats

- 2 of these are rented out by the owner/applicant.
- 1 is currently vacant requiring renovation.
- 1 is currently occupied by the owner/applicant.

Please Refer to Drawings 122 – 05

The land to the rear of the property can be accessed from 2 gated points shown on drawing no. 122-01 these are currently only used by the owner as the commercial units do not use this space, although they have rear access as shown on drawing 122-05 these have been shuttered off an unused for many years, as all services such as loading and unloading is done via the front of the property.

To the east of the site is a row of empty unused and unfit for purpose brick and asbestos garages built in the 1950s.

The application proposes that these are to be safely demolished and replaced by a 2-storey building for the provision of 4 x Studio flats, landscaping, refuse/recycling storage and plantings.

To the Northeast of the Site is a single storey Storage/Office block built in the early 2000s by the owner as additional storage for his business.

These units now have no relationship to the commercial units as a new business resides in 11-12 Stone Square and the owner uses them for personal storage only.

The application proposes to create a first floor on top of the building to provide 2 x 2-bedroom flats and 1 x 1 bedroom flat, with internal circulation and cycle storage for all proposed units.

The other storage unit will remain as a personal storage space for the owner as he wishes to reside within the new development as a self build home for himself.

The rest of the site will be landscaped to provide 7no. off road private Parking spaces, plantings and a shared private Communal garden space to the West.