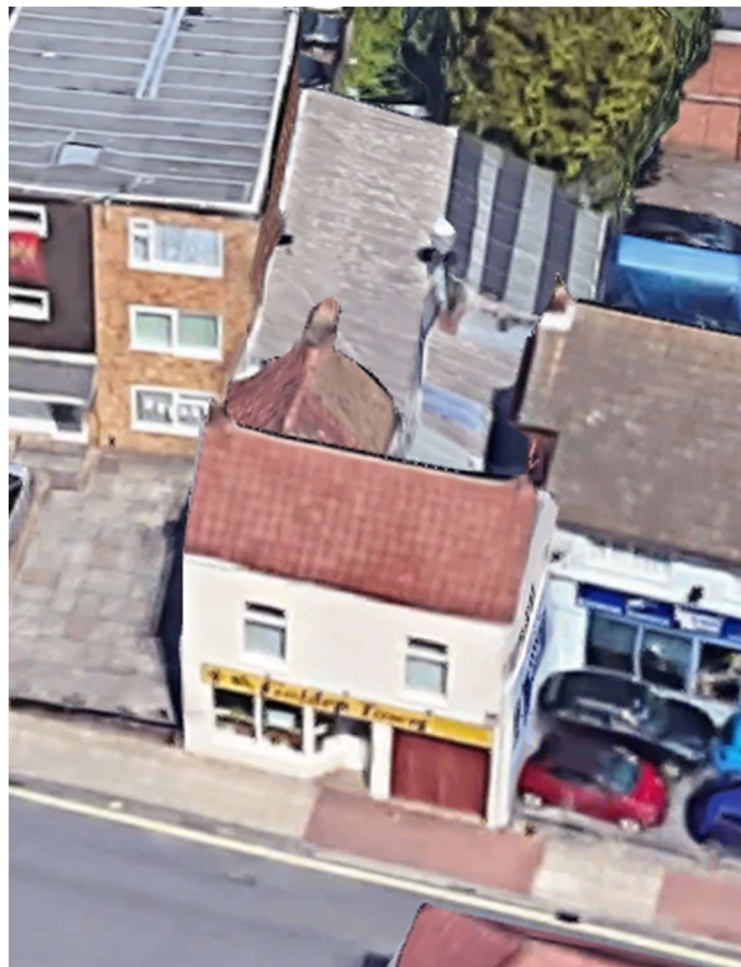


Design and Access Statement

100 West Street
Havant
PO19 1LN

61 Cromwell Road
Southampton
Hampshire SO15 2JE
023 8022 2292
www.primmeroldsbas.co.uk

Internal refurbishment of takeaway restaurant; including replacement roof at the rear with dormer and the replacement of garage door, front door and windows at the front.



February 2022
Revision 00

1.0 – Introduction

- 1.1 Primmer Olds B.A.S have been instructed to act as Architect/Agent in respect of developing a design for refurbishing the residential and commercial areas of a takeaway restaurant.

2.0 - Site & Context

- 2.1 The building is currently used as a takeaway restaurant, Class E(b).
- 2.2 Although the building is primarily a commercial premises, it also comprises areas for residential use.
- 2.3 The residential areas are well integrated with the commercial areas; access to the residential area is only possible via the commercial.
- 2.4 The property hasn't been maintained well and needs refurbishment in order to be habitable - especially in the residential areas.
- 2.5 The property is located on a part of West Street that has a good mix of residential and commercial properties.
- 2.6 The application site does not lie in a Conservation Area, nor is the building Listed.
- 2.7 The site lies in Flood Risk Zone 1 and has no known contaminants

3.0 – Proposal

- 3.1 The proposed use of the building is to remain the same.
- 3.2 The proposed development is required in order to bring the building back into a useable condition.
- 3.3 The front uPVC windows and door are coming to the end of their economic life as are the steel garage doors, so they are being replaced with like for like replacements.
- 3.4 The mono-pitched roof to the rear is in very bad condition and needs replacing in its entirety. As the rooms at 1st floor level under this roof have limited head room it is proposed to install the replacement roof 600mm (4 brick courses) higher to improve the quality of these spaces.
- 3.5 The existing roof is clad with profile fibre sheeting that has been repaired in areas with locally over clad roofing felt; this is proposed to be replaced with steel profile sheeting throughout.
- 3.6 In order to bring the rear first floor rooms in line with fire regulations the existing laddered access needs to be replaced with a building regulations compliant stair. To achieve this a flat roofed dormer is needed to get the required headroom on the stair, this dormer is proposed to have a rooflight on top to improve the natural light on the stair.
- 3.7 The existing store room to the rear is being converted to a living space, the existing rear door and high level window is to be replaced with a sliding/folding door to improve the natural light, along with 2 rooflights in the roof above.

- 3.8 The ground floor rear bedroom window is being enlarged to meet building regulations escape windows size.

4.0 – Design and Access

- 4.1 There is no changes visible from West Street, other than like for like replacements of the doors and windows; therefore no effect on the character of the building and surrounding area will come about through this development.
- 4.2 The rise in roof to the rear has no implications to the neighbouring properties: 102 West St is a 3 storey residential block that has no side facing fenestration and the roof alterations lie within the footprint of the building so has no overlooking, overbearing implications or effects on light to their amenity spaces. There are no changes to the roof line on the 98 West St boundary.

5.0 - Conclusion

- 5.1 It is required to make the proposed developments in order to prevent the building falling into disrepair
- 5.2 The proposed developments will make huge improvements to the buildings comfort and usability, benefiting the residents, business and therefore the local community.