

DESIGN & ACCESS STATEMENT for 2 & 4 EAST PALLANT HAVANT

The two present properties were erected approx. 11 years ago on a site that previously was the location of the Havant Red Cross Building with associated car parking.

Planning Approval was granted for the building in 1985 and at that time had an open front to the back of the pavement of East Pallant almost exactly mirroring that shown on the accompanying application.

In 1994 The St Faiths conservation area was extended to include the Red Cross Building and of course the open front to East Pallant

After the demolition of the Red Cross building permission was granted for a pair of semi-detached dwellings, which were subsequently built and occupied. The layout of the parking to the front incorporated a wall for approximately 50% of the length of the site backing onto East Pallant

A problem that became apparent after completion of construction, with the design is that the third parking space (furthest from the road) was very difficult to access without an inordinate amount of manoeuvring

The street scene of East Pallant is that of a single carriageway with a single pedestrian pavement to the North side of the carriageway. The Road is bounded to the South by a wall (to a HBC car park) which at its highest is at least 2.0 meters. The walls and fences bounding properties to the North can make this at times a slightly intimidating walk for pedestrians when large vehicles pass them. The vista of the street scene especially to the North is also almost impossible for pedestrians to view in any meaningful way

There will be no difference in the area of hard standing in the front of the dwellings just a reconfiguration

The intention of the proposal

- 1) To allow access and egress for vehicles to the two properties in a safer and more coherent manner
- 2) To form a street scene that replicates that which existed when the conservation area was extended. A street scene that will be an improvement for pedestrians to that that exists at the present

