

Design and Access Statement

12 WENDOVER ROAD, HAVANT

The Brief

Our client wishes to turn this three bedroom property into a seven bedroom House of Multiple Occupation Sui Generis by extending at the rear with a single-storey construction and some minor internal alterations.

Site Location

The site is located on the south side of Wendover Road with its rear elevation facing south. The outlook from the rear elevation is overlooking a wide train track. The property is a terraced house in a block of seven properties with a drive suitable for two cars and the rear garden is fairly long also.

The Existing Property

The existing property is a three bedroom home with the integral garage converted into a room.

The Design Parameters

The proposal is to change the use of this C3 dwelling house into a House of Multiple Occupation Sui Generis with some minor internal alterations and a single-storey rear extension. After making contact with the Housing Department in Havant Borough Council we were made aware of the need for this kind of property – HMO – in the borough.

The size and scale of the extension – although large – is still within the nationally accepted size for this property under the Larger Extension Application. We have also ensured that all normal Permitted Development rules have been applied i.e. heights, matching materials etc.

The Design Solution

The largest alteration to achieve the Change of Use is the rear extension but as aforementioned, we have tried to stay within current policies (Larger Extension & PD). Due to the south facing rear elevation any loss of light will have a minimal impact, especially as we have used a flat roof.

Access

The location of the property will be of great interest to many people who are looking for HMO accommodation. The property is situated within walking distance of Bedhampton Train Station, Havant College and the Shopping Centre. It is also close to the main road – Bedhampton Road leading to New Road – which will have a bus route.