

Havant Borough Council reference: APP/16/00515

Project: New games room and office

Project no.: 16103

Supporting Statement for proposed New Games Room and Office

The following statement will concentrate on the proposals in use as an office.

The proposed office use will be solely for use by Cover Storey Architects LLP. The premises are modest in scale at 30sqm of nett office area plus entrance lobby and toilet / shower (the latter for cyclists). As such it is envisaged that the premises would be suitable for use as an architectural studio for up to five people – the partnership currently comprises two people both of whom live at 18 St Georges Avenue.

The project's second purpose, as a games room, is the envisaged long term use based on the assumption that, should the partnership employs more than five people in total, then the office would revert back to residential use as a games room or similar ancillary use to the main house. In any event, its use as an office will cease on the retirement of the current partners.

Proposed day-to-day operation:

The sole operations being carried out within the new premises will be the activities of a Chartered Architect's partnership. There is no heavy or noisy machinery associated with such activities.

Opening hours:

Core opening hours are proposed to be within 08:00 – 18:30, allowing for flexible working. It is envisaged that within this, actual core hours of work will be 09:00 – 17:30, Monday-Friday.

Staff and customer numbers:

The partnership is currently two people and as previously mentioned, both currently the owners of 18 St Georges Avenue. The application envisages up to five people working in the office at any time albeit this is a new business which does not currently employ others beyond the two partners.

Customers / clients / colleagues may on occasion visit the office in connection with projects being carried out by the architectural practice. This will not be a daily occurrence.

Neighbour consultation:

The immediate neighbours (see planning application drawing 16103-P100) to the East, West and South have specifically and individually been consulted in terms of the proposed use and also the designs as submitted to Havant Borough Council. We have received verbal support from all three neighbours.