



K.A.D. Ltd.

Ground floor suite

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Design and access statement 2-4 Park Parade, Havant

Our client is proposing to develop the former Natwest building at 2-4 Park Parade into 10 C3 units over the ground, first and second floors as well as splitting the double unit back into two separate A1 premises.

At ground floor we are seeking to split the double unit in x2 mixed use of A1/A2/A3 with external alterations to the front and side elevations to accommodate new entrance doors with the existing doors dropped to form a new full height window.

We will be seeking prior approval for the whole first floor conversion which sees 265sqm of floor space converted into C3 with 15sqm communal hall space subtracted. We will also be seeking to convert part of the ground floor into a 1bed flat within the prior approval application which sees the total floor space converted come in under the 300sqm limit (150sqm per A2 unit).

At second floor we will be converting the existing flat and proposing an element of new build to form the exact same layout as on the first floor.

The existing external staircase will be removed from the rear elevation and windows put in place of the access doors, windows on second floor will be mirrored up from first with the addition of 1 new window on each side elevation.

A new access entrance will be formed to the rear at ground floor into the yard area which will serve as the entrance way for the two ground floor flats and also the location of secure bike storage and bins.

We are aware that an element of CIL will be payable on the new build floor space and have informed the client. We always aim to work closely with the LPA and welcome any comments relevant to this application.

Kind Regards

Tom Peters
Knight Architectural Design
16/08/2016

