



Physical Context:

The site is in the centre of Havant and is located on the north side of West Street and to the west of Park Road North. The address of the property is 86 West Street, and it is located within a designated conservation area.

The proposal is to demolish the existing dwelling, based on an assessment by Consulting Engineers who have concluded that it is structurally unsound. In particular, the absence of lateral restraint at floor and roof level has led to both horizontal and vertical distortion of the front wall, leaving it in danger of collapse. Due to the poor condition of the internal fabric, insufficient strength is available not only for the restoration of restraint, but also for withstanding extraneous forces, bearing in mind that the building is sandwiched between other buildings. The building will therefore be demolished taking great care not to damage the adjoining properties. Materials removed will be stored for re-use.

It is proposed to reconstruct the building as two terraced houses. This has been approved in principle, and the accompanying application describes the rebuilding of the front wall and roof with materials in keeping with the existing and neighbouring buildings and to original detailing. This Design and Access Statement relates to both new dwellings.

The frontage of each dwelling will be approximately 4.3m.

The buildings in the locality are a mixture of houses, flats, and small commercial properties. The front face of the existing dwelling is aligned with the back edge of the footpath along West Street. **It is to be noted that the front wall of the replacement pair of cottages is to be set back approximately 150mm from the line of the existing face so as to accommodate the new concrete foundations, ie to avoid an intrusion onto land in the ownership of others. This will also enable two small canopies to be formed above the front door of each dwelling without creating a similar intrusion (see drawing no.732.05).**

At the rear there will be an access into both gardens from a new private car parking area which has recently been granted consent under application no. APP/13/00051. The plan accompanying that application shows that a parking space has been provided for each of the two proposed dwellings (the other spaces being for neighbouring properties). Vehicular access into the private parking area will be from the public car park which was constructed under the Potash Terrace Development. Two bicycles are to be accommodated within each property.

The immediate neighbours are a dwelling to the east and a block of flats to the west. Vehicular access into the flats, from West Street, is adjacent to the proposed dwellings on the west side.

The new dwellings will be constructed with the ground floor at a lower level than the pavement, as existing. Drawing no.732.05 shows how potential flood water is to be resisted.

Social/Economic Context and Planning Context:

The planning application is for 2 no. terraced, two- bedroom family homes. Taking into account that the application site is surrounded by residential properties, this use is considered to be the most appropriate. Other uses would not be viable.