

# **DESIGN & ACCESS STATEMENT**

## **Convert Existing 4 Bed House Into Two 2 Bed Houses**

8 Kitwood Green, West Leigh,  
Havant, Hampshire, PO9 5QN

### **1.0 Generally**

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council to convert an existing 4 bed house into two 2 bed houses.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

|      |   |     |                     |
|------|---|-----|---------------------|
| 1325 | - | 201 | Location Plan       |
|      |   | 202 | Block Plan          |
|      |   | 101 | Survey Plan         |
|      |   | 301 | Proposed Plan       |
|      |   | 401 | Survey Elevations   |
|      |   | 402 | Proposed Elevations |

### **2.0 Physical Context**

- 2.1 The subject site is one half of a semi detached pair of houses. North-west of No.6 is a terrace of smaller houses. No.6 and the terrace are separated by a small public green.
- 2.2 Kitwood Green has 2.0 metre metalled footpaths with no vehicular access.
- 2.3 Kitwood Green slopes gradually downwards to the South. Bartons Road runs perpendicular (South-east to North-west) to Kitwood

Green and has a speed limit of 30 m.p.h. Parking for the residents of Nos 2-20 is at the rear of the properties which is accessed from Stanford Court and Sharps Road.

2.4 Emergency access to the premises is available from both Kitwood Green and Stanford Court.

2.5 The house is semi detached with its own detached single garage at the rear of the site.

### 3.0 **Social / Economic Context**

3.1 West Leigh is a suburb of Havant, built as a public housing estate for the relief of bomb damaged housing in Portsmouth. Many of the houses are now in private ownership.

3.2 The site is within 5 minutes walking distance of:-

- \* Bus stops
- \* Local shops
- \* Schools
- \* Playing Fields
- \* Public House
- \* Church

3.3 2 Km south-west is Havant with all services and social provisions, including bus station, train station, public offices, schools.

### 4.0 **Involvement of local interests**

4.1 A Preliminary Enquiry was made as to the viability of converting the existing house, and to the appropriate form of development (Your Ref: GEN/13/00267).

### 5.0 **Amount**

5.1 Minimal alteration to the existing structure is intended with a small infill at the rear at ground level.

6.0        **Layout**

6.1        Converting an existing large 4 bed house into two 2 bed houses has a positive environmental impact as it is proposed to create an extra house without the need to build one.

7.0        **Evaluation**

7.1        The site lies within an established Settlement Policy Area.

7.2        The existing residential use is established on the site.

8.0        **Design Principles**

8.1        The impact on neighbouring properties and potential disruption is small as very little actual building work is proposed.

8.2        The proposals will continue the existing wall, roof and window formats.

8.3        The intention is that the proposals should match as closely as possible the existing design and materials, and as such should be unobtrusive, and appropriate for the site.

9.0        **Scale**

9.1        The proposed infill at the rear creates a kitchen for one of the units without extending further out than the rear wall of the existing house.

10.0       **Landscaping**

10.1       The existing boundary arrangements and hedge planting between 6 Kitwood Green and the adjoining properties will remain in place.

10.2       There are no trees on the site.

10.3       The extended ground floor footprint will bring it into line with the first floor footprint, and as such there will be no loss of landscape planting.

11.0        **Appearance**

11.1        It is proposed that the materials for the new construction shall match as closely as possible the existing materials. See 8.0 above. The materials in use are readily available locally, and as such matching should not be a problem.

12.0        **Access**

12.1        It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

12.2        It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

12.3        It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

12.4        It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

12.5        Pedestrian access is from Kitwood Green and Stanford Court. Vehicle access is from Stanford Court only.

12.6        There is an existing single garage to be retained for the use of 6B Kitwood Green. A separate existing parking space will be retained for 6A. Cycle and bin storage will be as indicated on drawing ref. 1325 – 301.

12.7        Emergency access is fully available from the public highway.

Martin Critchley, Chartered Architect.

7, North Street,  
Havant,  
Hampshire,  
PO9 1PW.

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