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HAVANT BOROUGH COUNCIL
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DESIGN & ACCESS STATEMENT

Site Address: 62 Bedhampton Road Havant PO9 3EY
Proposed Development: c/u from Office to 1B s/c Flat at 1st Floor Level

Site & Surroundings
No.62 until recently formed the reception area and offices arranged on 2 floors for the adjoining building, No.60, used as a Vehicle Repair Centre/Tyre Depot. Bedhampton Road is a main road with a varied mixture of development on both sides with Flats, semi-det and detached Houses Shops, Garages and commercial properties of no specific architectural character. No.62 however, is one of the oldest properties in the area believed to have been a dwelling in the early 19th c and has retained some of its original character externally but internally has been drastically modified for different uses over a period of time. It became a P.H. known as the Wheelwrights Arms for many years and has also been used as a local shop with living accommodation over until the mid 1970's. From that time on it has been used in conjunction with No.60 as the reception/offices for the Vehicle Repair Centre. The adjoining land to the west has been developed with a block of 8no. Flats known as Brake House. It is on a main bus route and within 0.5k of the Railway Station and approx. 1k from Havant Town Centre. There is a Community Store, Pharmacy, Shops and Post Office within walking distance together with the amenity of the Recreation Ground a short distance to the south.

Proposed Development
Nos.62 and 60 are in the same ownership and the intention is for No.60 to continue its current use of Vehicle Repair Centre etc. together with the ground floor of No.62 remaining as Reception/office. The 1st floor is not required for the business and can very simply be modified to form a s/c 1B Flat of 56m.sq. living accommodation. The exterior of the original building would not be altered in any way and internally only redecoration and provision of a small kitchen and a shower added to the existing toilet accommodation.

Planning Policy Context
The property is in a location where facilities and services are easily accessible to support sustainable development and it would provide a useful addition to the housing stock helping to satisfy the need for 1B flats in the area without intruding on additional land or garden.

Access & landscaping
There is an existing level pedestrian access from Bedhampton Road leading to the rear. The existing entrance door via a rather unsatisfactory low level approach which would be raised to existing ground level with minor adjustment to the bottom of the staircase and raising the small flat roof by approx. 350mm as necessary There is no on site parking space but Bedhampton Road is straight and wide with good designated casual parking. There is adequate space for a cycle shed and bin store.

Conclusion
There is no requirement for office space on the first floor and if it were to remain vacant it is likely the fabric of the building would deteriorate. The proposal to provide living accommodation will ensure the long term life of the premises and preserve an original part of the street scene.

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