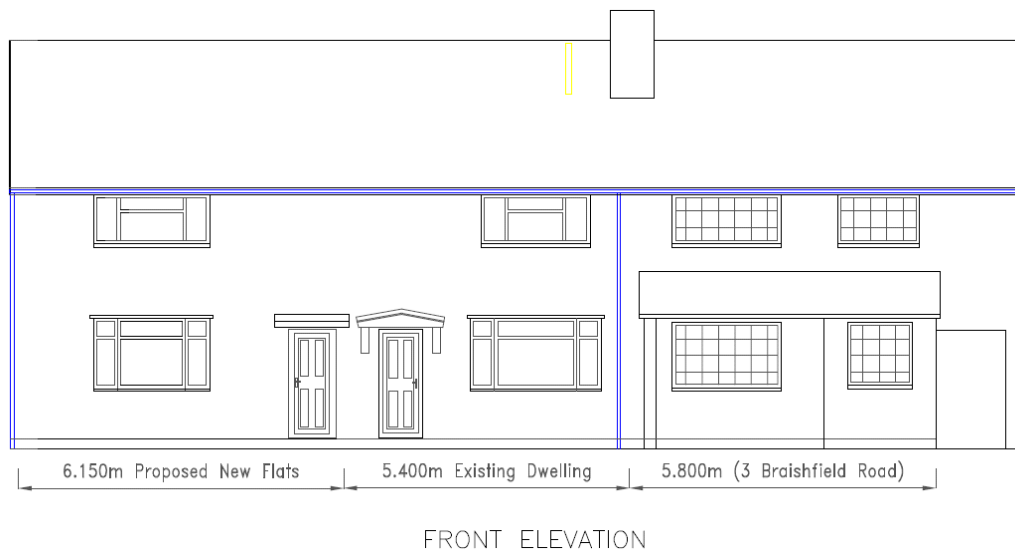


Design and Access Statement

**Construction of 2No. 2 Bed End of Terrace Maisonettes
(as Alternative to Previous Planning Permissions
APP/11/01177 and APP/11/01535), Together with
Single Storey Rear Extension to Existing House.**

1, Braishfield Road, Havant, PO9 2HS



May 2012

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1. Introduction

Planning permission (APP/11/01535) was granted on 23/12/2011 for the construction of 2no. 2 bed end of terrace maisonettes adjacent to 1 Braishfield Road in conjunction with a single storey rear extension to the existing property.

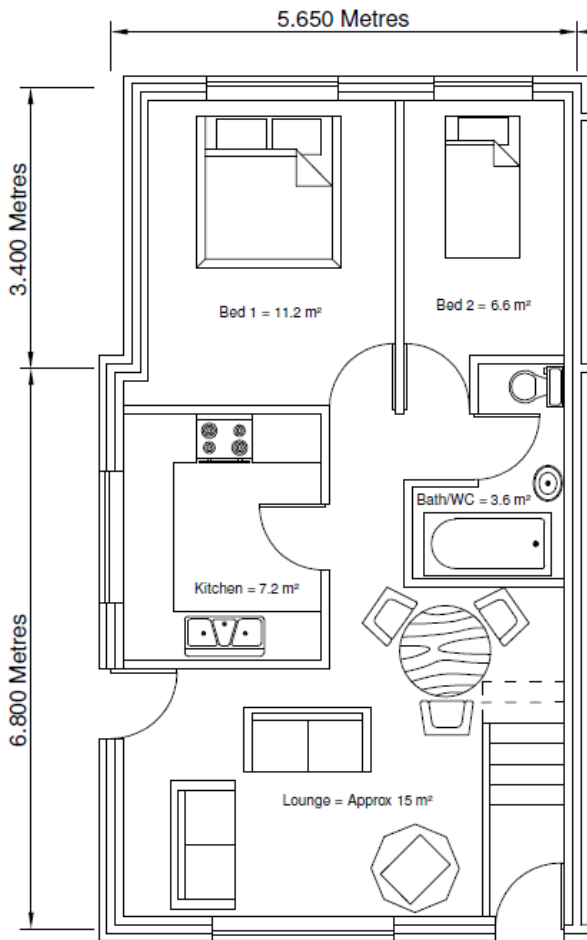
This development proposal involves increasing the width of the maisonettes by 0.5m from 5.650m to 6.150m. Each maisonette will still have 2 bedrooms and will comprise circa 66m² GEA. The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.

The design and access issues were considered in detail as part of the previously approved application APP/11/01535. Given the acceptability of the previous application, this Design & Access Statement merely considers any new issues arising due to the 0.5m increase in width.

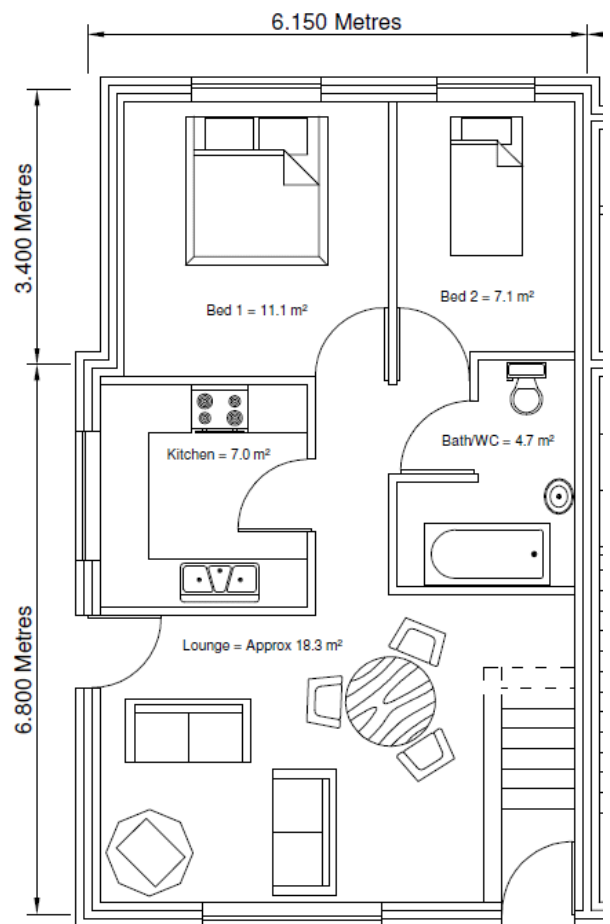
2. Proposed Development

The extra 0.5 metres in width is required in order to comply with Approved Document M of the Building Regulations. The extra 0.5 metres will allow full disabled access as well as providing a slightly more spacious layout which will improve the quality of life for future occupants of the maisonettes.

Planning Approved Ground Floor



Proposed Ground Floor



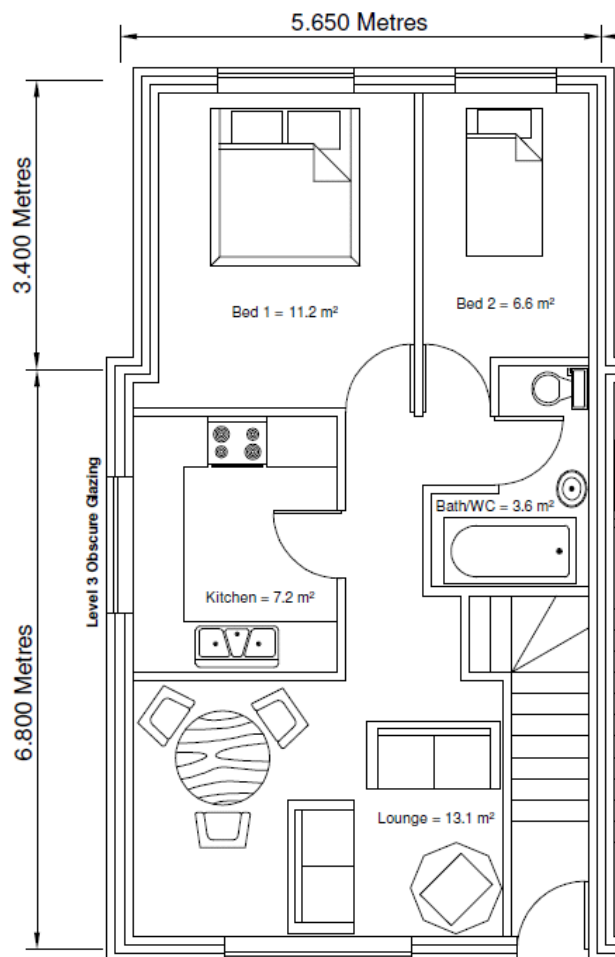
The changes that have been implemented are listed below:

- All doors have been increased in width to allow full disabled access.
- All corridors and stairways are 900mm wide to allow full disabled access.
- The bathroom has been increased in size to achieve part M compliance.
- The stairwell wall has been increased to 225mm to provide appropriate sound insulation.
- Bedroom 2 has been increased in width to increase comfort.
- The lounge has been increased in size to improve the living space.

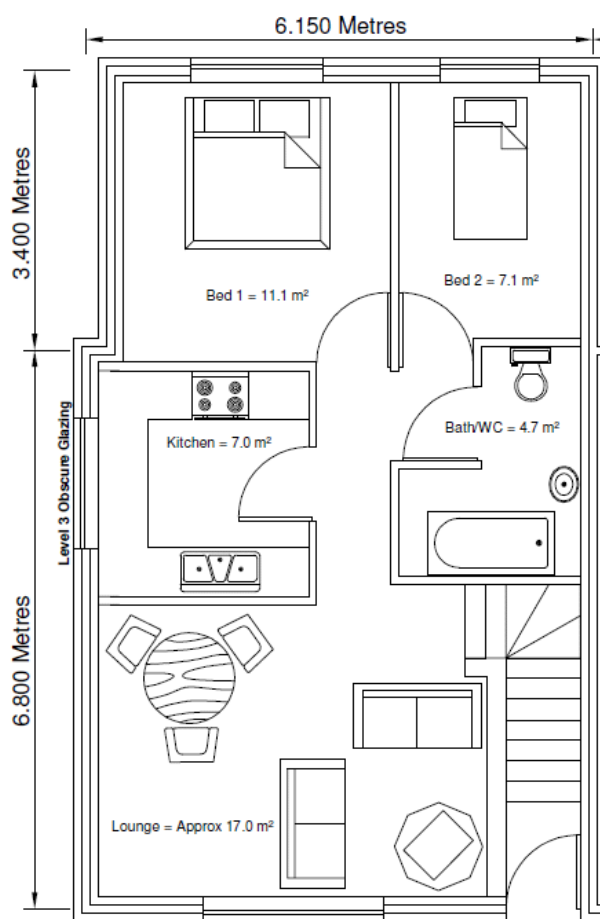
Comparison of Room Sizes

The room sizes approved under APP/11/01535 were deemed acceptable. These are listed below and compared with the proposed room sizes as a result of the 0.5 metre increase in width:

Planning Approved First Floor



Proposed First Floor



	Main Bed	Single Bed	Living/Dining	Kitchen	Bath
APP/11/01535	11.2	6.6	13.1	7.2	3.6
Proposed Maisonettes	11.1	7.1	17.0	7.0	4.7

The above comparison clearly demonstrates that the increase in floorspace will mainly benefit the bathroom and the combined lounge/diner. This will ensure part M compliance whilst creating a better quality living space for future occupants.

3. Main Design Issues

The supporting Planning Policy Statement discusses compliance with Havant Borough Council's Design and Housing SPDs along with national policy guidance. It concludes that: -

- The 66 m² gross floor area of each maisonette would meet functional requirements.
- The minimum room sizes of each maisonette would comply with minimum standards.
- The proposed gardens for the maisonettes and the existing property, would allow sufficient outdoor amenity space for future occupants.
- The kitchen window of the first floor maisonette should incorporate level 3 obscure glazing to prevent overlooking of the ground floor maisonette garden.
- The "green wall" view from the bedroom windows of the ground floor maisonette would be acceptable.

More minor issues (previously deemed acceptable) associated with overshadowing, scale, design and access are considered below.

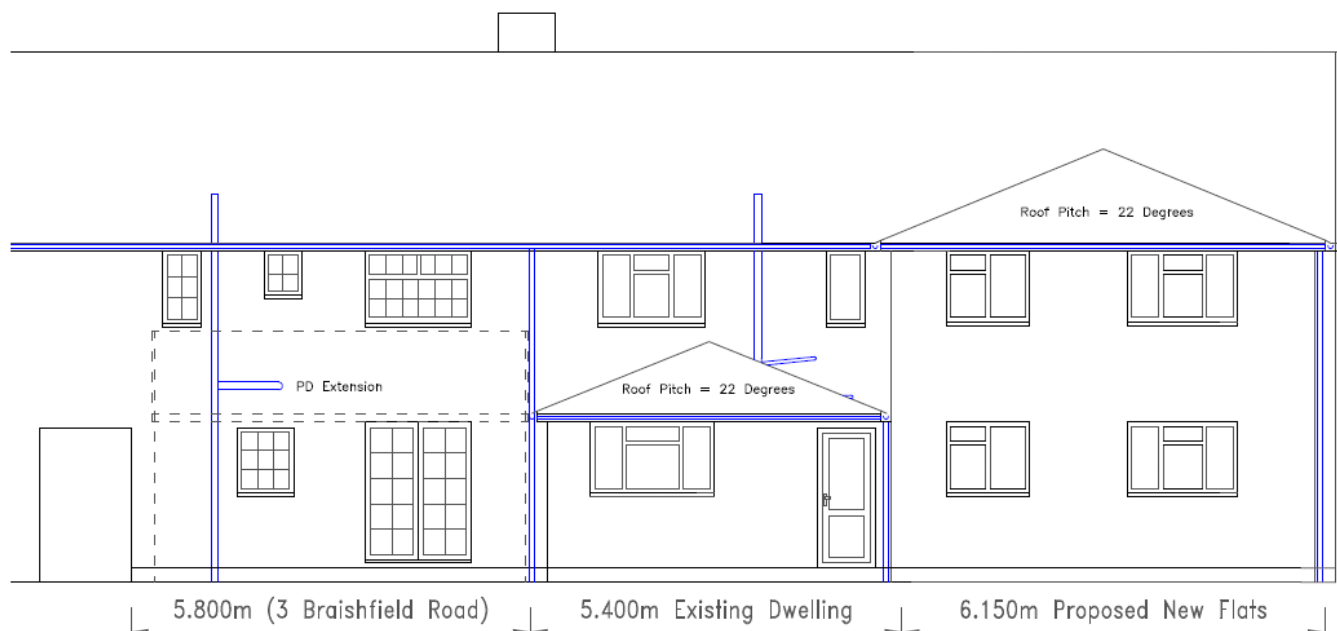
4. Overshadowing

As a result of the 0.5 metre increase in width, the roof pitch of the two storey rear projection has been reduced from 24 to 22 degrees. This will prevent any additional overshadowing.

Planning Approved Rear Elevation

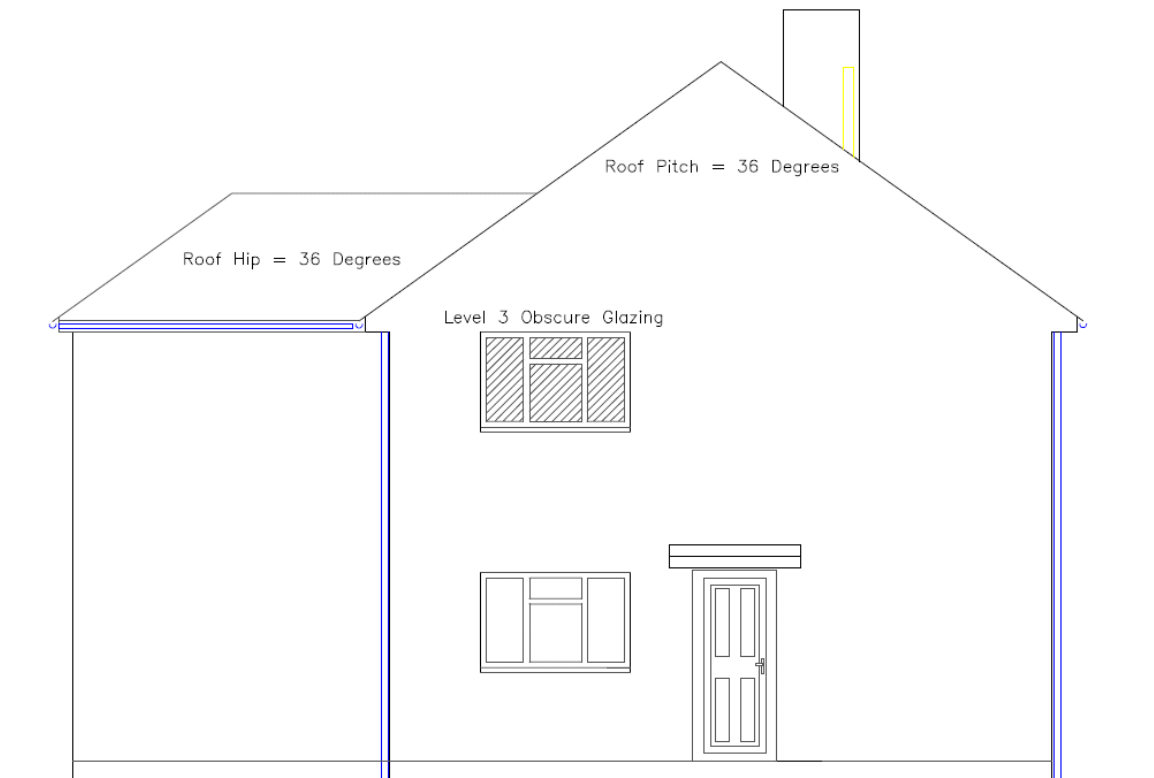


Proposed Rear Elevation



5. Scale and Design

The scale and massing of the gable elevation will remain exactly the same as the previously approved application.

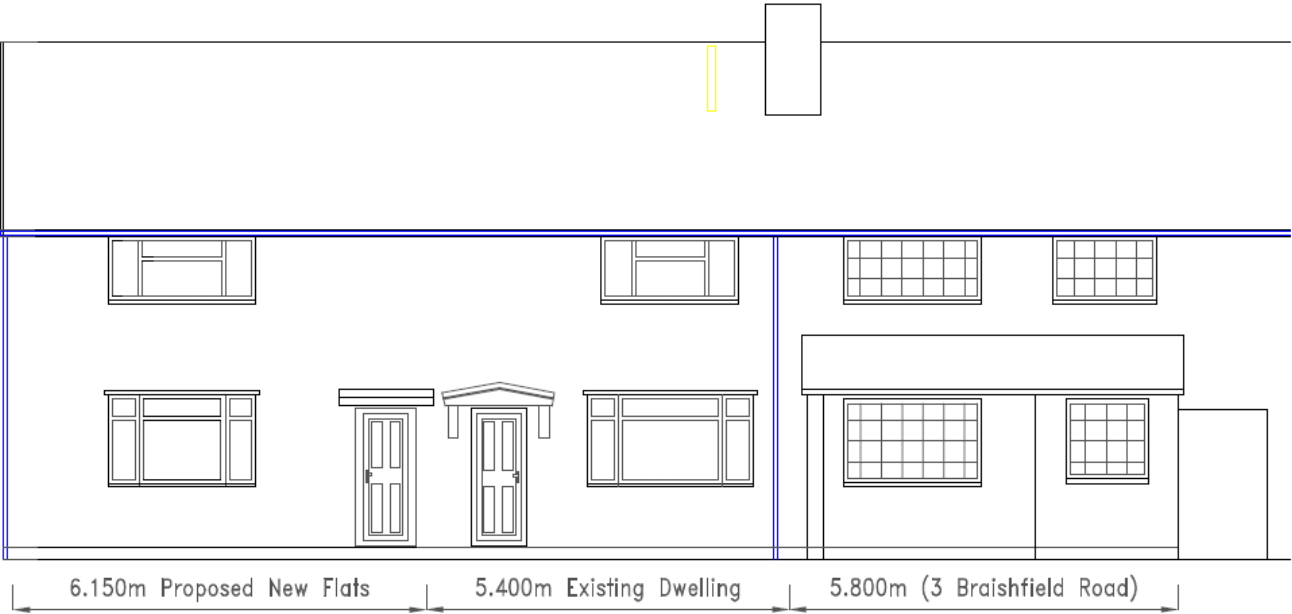


The extra 0.5 metre width (representing an 8% increase) will be virtually unnoticeable from Braishfield Road street views. With number 3 Braishfield Road being 5.800m wide, and number 5 wider still, the 6.150m maisonettes will not be out of keeping in the street scene.

Approved Front Elevation

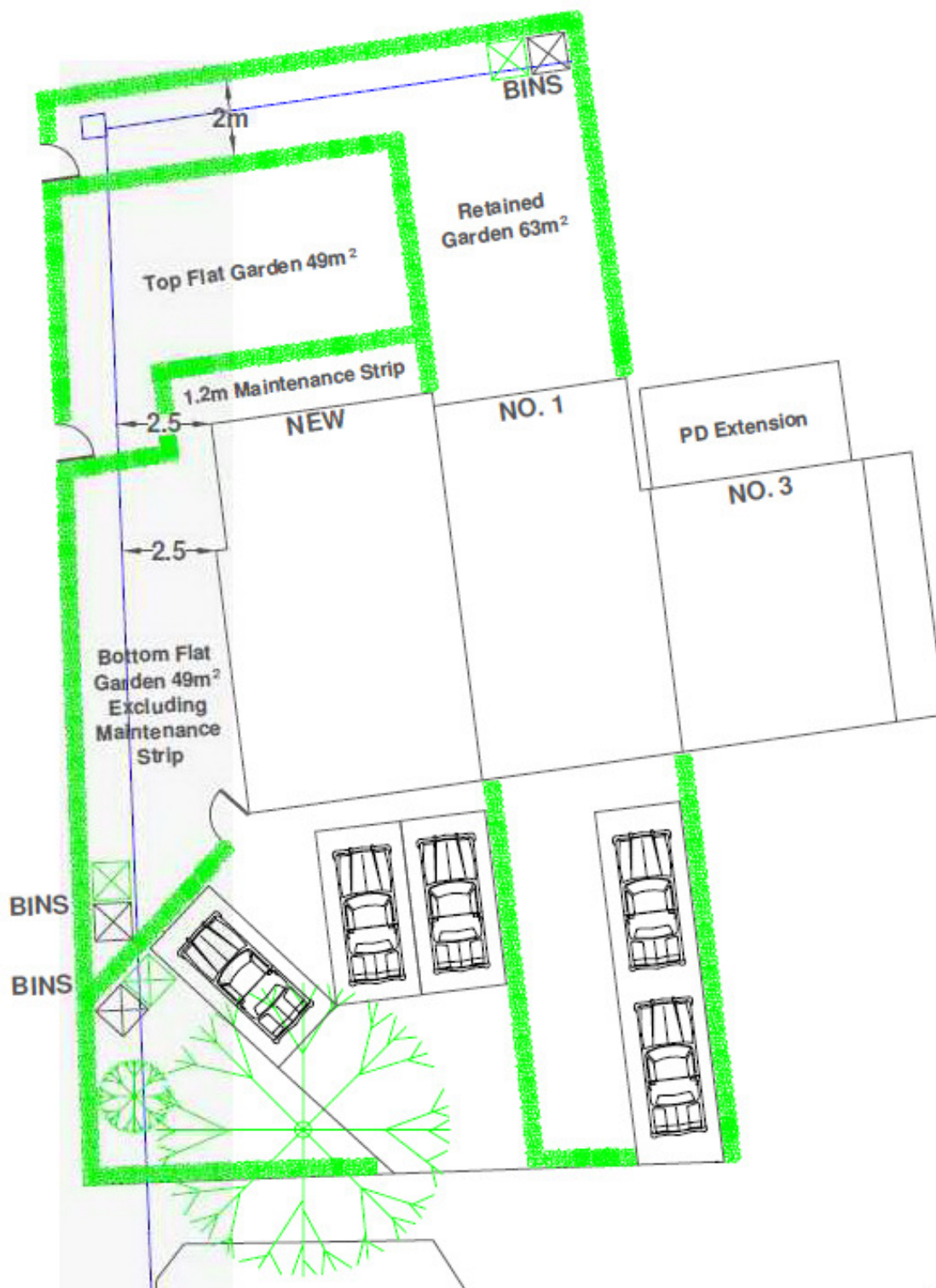


Proposed Front Elevation



6. Access

There will be no changes to the access arrangements since APP/11/01535. The existing property will be provided with 2 allocated parking spaces in a tandem configuration measuring a minimum of 9.6m x 2.4m. The proposed new maisonettes (2 x 2 bed) will be provided with 3 communal parking spaces each measuring a minimum of 4.8m x 2.4m. This fully accords with Havant Borough Council's car parking SPD.



7. Summary

- The proposed development involves a modest 0.5m increase in width of the proposed maisonettes.
- The single storey permitted development extension to the existing property will also be implemented to minimise overshadowing.
- The 66m² gross floor area of each maisonette and individual room sizes will comply with minimum standards.
- There will be no additional overshadowing as a result of the 0.5m increase in width.
- The proposed design will be very much in keeping with surrounding properties. The rear projection will only be partially noticeable from Petersfield Road and will clearly be subservient to the main gable bulk/mass.
- 2 allocated parking spaces will be provided for the existing property, and 3 communal parking spaces will be provided for the new maisonettes. This will fully comply with HBC's Car Parking SPD.
- It is considered that the proposed development would broadly accord with both National and Local planning policy.