

Design and Access Statement

Provision of formal car parking adjacent to 37 Sharps Road

The aim of this development is to support the new letting on the retail unit on the ground floor of this building and to provide car parking for the residential unit above. Previous both were let to a commercial tenant however the business suffered from low turnover and was plagued by anti social behaviour problems. As Portsmouth City Council's duty is to provide social housing where at all possible the decision has been taken to let the shop separately and provide a social housing unit in the 3 bed flat above. This scheme is therefore designed to provide car parking for the residential unit with two spaces on the east of the building, parking for shop customers and local residents to the south or front of the building. Parking for the shop staff will remain on the west side of the building.

The residential accommodation in the immediate vicinity of the building is predominately flats without reserved car parking. This is likely to be a major contributing factor in the creation of a shortage of formal car parking in the area. This is evidenced by the resident's use of the land around the shop for informal car parking. This is particularly bad in the evening when all the residents are at home. Cars are simply driven up the kerb and on to the large tarmac area immediately outside the shop front. Due to the chaotic way in which the area is currently used many more cars could be parked in this area if the layout is organised formally to maximise use of the available land.

The works will consist of the installation of a dropped curb in accordance with advice from Hampshire County Council's highway engineers in the areas shown on the enclosed plans. The lowering of the services access covers located in the car parking area and replacement with new manhole covers to meet the specifications supplied by Hampshire County Council's highway engineers for covers in a car parking area. The addition of painted white lines to outline the car parking bays. The addition of galvanised steel bollards 5cm in diameter, painted white in order to ensure vehicles aren't parked too close to the shop front. Specifically this will protect an area approximately 1.3m wide directly outside the shop front and entrance for safe pedestrian use.

The installation of the two parking bays for the flat will also require the installation of a dropped kerb as shown on the enclosed plan. As this area is currently used for parking I proposed that the area of the highway be painted with yellow hatched lines and marked "no parking" in order to maintain access to the off road car parking. Although this will obviously lead to the loss of some existing car parking space this will be re provided along with an additional space.

Hampshire County Council's highway engineers will be providing a quote from their own contractors for the construction of this scheme. This will provide the exact detail of the materials and installation and will be passed to the planning officer as soon as it is received. Portsmouth City Council has already applied for a dropped kerb to Hampshire County Council (ref 2384005) and will also be applying for a licence for Temporary Excavations (Section 171) - Highway Alterations from HCC.