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Design & Access Statement

Proposed Alterations and Extensions to 26 Brockhampton Lane, Havant PO9 1HZ.

This Statement must be read in conjunction with drawings numbered 2146:1 and 2.

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1.... Site Analysis

a)..The site has an established housing use having an existing end of terrace dwelling thereon.

b).There is a hardstanding for one car only.

c)...The existing dwelling is small having two bedrooms at first floor (one off the other) no bathroom as a restricted shower room is available at ground floor off of the kitchen.

The total internal area is about 49.5 sq mtrs.

d)... The site has direct access on to Brockhampton Lane.

e)... The site is in a Conservation Area.

f)...With the proposed demolitions the site is of adequate proportions to support the intent.

1.

d)...To provide accommodation and security to satisfy the Client's requirements and needs.

e)...To ensure that the proposal is not detrimental to the existing dwelling, visually or in any other way.

f)....To use roofing and facing materials sympathetic with the existing i.e simulated roof slates and render to walls.
Windows to be made of timber joinery.

g)....The scale, bulk and design shall be as befits the site and building being extended.

h)....Provision shall be made for disabled persons to access the proposal and be capable of moving around without any hinderance or obstruction.

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i) Client requirements are for a third Bedroom at first floor together with a 'proper' Bathroom.
To the ground floor a Cloakroom, larger Kitchen and increased living-space.
A small Conservatory is desirable together with on-site parking for two cars.

continued.....

3.... Design Solution

a).... The overall bulk of the proposed works shall not dominate the existing being extended.

b).... The proposed works shall take into account the accommodation required.

c).... The elevational designs and materials used shall be such as to harmonise with the existing dwelling being extended.

d)... The proposals can be regarded as being similar in character to that existing and with detailing to match.

e)... Attention to detail and continuance of same is important.

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f).... The proposed works shall have windows (with obscure glass and fanlights opening only) so located as to avoid any loss of privacy to adjoining dwelling.

g. With level approach and other statutory requirements being met, the proposed works including associated site works will be "disabled person friendly"

continued....

4.... Access

a)... Generally people regardless of disability (including impaired vision) age or gender will be able to gain access to the building and gain access within and use the facilities both as visitors and residents who reside therein.

b)... Car parking spaces are adjacent to the dwelling with direct access.

c)... The site can be considered to be flat with hard surfaced approaches i.e. block paving not shingle.

d)... The proposed works have been planned and will be constructed in strict compliance with Part M "Access & Facilities for Disabled People" of the Building Regulations Approved Document and "2004 Access to Buildings" and which are of general reference for the Council's Access officer.

Any approach will satisfy the ambulant requirements of Part M2 of the Approved Document Part M2 in all respects.

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