Erection of two storey rear extension and roof alterations and change of use of building to 6no 1 bed flats with associated parking

Jubilee House, Park Way, Havant

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Design & Access Statement

Assessment of physical context

- This application seeks to change the use of the existing building [previously used for office purposes] into 6no one bedroomed flats at Jubilee House, 39 Parkway, Havant.
- The building has been vacant since April 2011 and has been marketed for sale / lease since 20th January 2011.
- To facilitate the existing building into a use that it viable it is necessary to demolish the single storey rear extension, build a two storey extension in its place and undertake alterations to the roof.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Havant area - thus making a valuable contribution to the LPAs unidentified sites housing figures.
- It will provide small one bedroomed dwellings for couples or single persons, thus meeting an acknowledged sector of the population which as an acute need for housing.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within the built up area of Havant wherein there is a presumption in favour of development being permitted.

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Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and the need to ensure that the appearance of the development as proposed to be extended - ie an end of terraced property, echoes the style of properties which it forms part of a terrace.

Design Principles

- Having regard to the advice contained within PPS3 it is considered that a design response, which incorporates the characteristics of existing developments within this part of Havant, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- 6no one bedroomed flats are proposed. This is achieved by extending the existing property.

Layout

- The proposal at the end of a terrace of properties on the south side of Park Way, just to the west of the Havant town centre.
- The proposed flats have been designed to ensure that the external streetscene appearance gives the appearance of a continuation of the existing terrace.
- Parking will remain as it presently exists, with one space at the front and 2 to the rear.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this vacant site at a density appropriate to the character of the area.

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Scale

- The building is two storey with accommodation also being provided within its roofspace.

Landscaping

- The site is currently devoid of landscaping.
- Existing boundaries will remain as they are and then be supplemented by hedgerow planting where appropriate and possible.

Appearance

- In terms of design the scheme seeks to reflect the established style of the terrace, of which it forms a part.

Access

- Pedestrian and vehicular access will be from Park Way.
- Two parking spaces are proposed for the flats at the rear along with a further space at the front. These three spaces are the same as that which currently exists, and provides a parking provision of 0.5 spaces per one bedroomed flat. This is considered to represent an appropriate provision for this building which is located in a highly sustainable location on the edge of Havant town centre, being short walk [less than 10 mins] from both the bus station and railway station.
- In addition there is provision for secure long and short term cycle parking within the building.

Loss of Commercial Property

- The property's lawful use is for B1 office purposes. As a result the scheme would result in the loss of some 159sq m of office floorspace.
- However the property has been vacant since April 2011 and despite continual attempts to dispose of the property - since 20th January 2011, it remains empty and available for purchase or lease.
- It is also relevant to considered its existing floor layout. The rooms are generally interlinked, thus making sub-rental impossible. There are also split levels.
- Generally the room arrangement is poor for modern day office needs. This may explain why the marketing has proved unsuccessful.

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- There are also precedent examples of sites within the Borough which have benefited from the change of use from Employment land to Residential use: eg. The Court House - West Street; The Dolphin - Park Road South; Southern Self Drive - West Street; 5 Star Units - The Pallant; and, Cinema Site - East Street
- In addition the site immediately to the rear received planning permission under 06/70737/001 for the demolition of the commercial building and its replacement with 4no 2 bedroomed houses. This permission expired in 2009 and I am not aware that it was renewed, although the principle of the loss of the commercial element remains pertinent today.

Transport Assessment

- **Relationship of site to shops, entertainment and employment.**
  The site is within walking distance of a considerable range of facilities. In particular community facilities, schools/college and shops are all within a short walking distance.
  The nearest employment area is approximately 1 mile to the south and can be reach by bus, walking or cycling.
  The industrial estates on the east and west sides of Havant can be reached by bus, cycle or by walking.

- **Proximity to Transport Infrastructure.**
  It is located within 100m of Havant bus station and Havant railway station is a similar distance away.
  In addition, and to promote travel by cycle, the scheme provides for a secure and enclosed cycle store to store cycles for occupiers of, and visitors to, each flat.
  I therefore consider that the site is located within a highly sustainable location and this will minimize the need to travel by car.

Foul sewerage and utilities assessment

- There will be no change to existing provision.

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