THORNS-YOUNG

A R C H I T E C T U R A L

232 London Road,
North End,
Portsmouth.
PO2 9JQ
Tel: 023 9267 2883
Fax: 023 9266 3457

Our ref: 4127.11.BT

Your ref:

Date:

HAVANT BOROUGH COUNCIL
14 OCT 2011
RECEIVED

DESIGN AND ACCESS STATEMENT

FOR PROPOSED WORKS AT

39 SEA FRONT, HAYLING ISLAND.

THE PROPERTY: Is a four storey mid terraced house with a basement, all in poor condition. Construction is mainly brick with part render front elevation under a slate roof. The terrace is a grade 2 listed building. The proposal is to convert the whole property into seven self contained apartments from its existing eleven apartments/bedsits.

CONTEXT: There are no issues here as no part of the exterior is to be demolished or extended.

AMOUNT: The property is to be split into three one bed apartments, three two bed apartments and a single bed maisonette. Access to the two basement apartments is from the front and rear respectively. Access to all the others is from the existing main front door and stairwell.

LAYOUT: Again, no extensions etc other than substitution of side window as a door. therefore no alteration in impact to neighbours etc.

SCALE: Not applicable.

LANDSCAPING: The rear garden is largely overgrown but will be laid to lawn and any decent shrubbery retained. Existing boundary walls and fences to be retained.

APPEARANCE: The Local Authority conservation officers are to be consulted regarding replacement windows and doors, Generally it is proposed that the existing mixture of styles and materials of fenestration will be replaced or repaired to reflect the age and style of the building. i.e. timber sash windows, timber doors, renovated shutters etc.

ACCESS: All works are to comply with part M of the Building Regulations. Existing bus services are within 300mm of the terrace with a small selection of local shops within half a kilometre.

continued...

...continuation

Design and Access Statement

39 Sea Front, Hayling Island

CONCLUSION: At present this period property is in very poor condition and has been converted is a very haphazard way. The proposal will include all necessary repair and replacement works to bring the elevations back to the original and lift the terrace as a whole. The reduction in units will ease existing car parking. The works will create good size units and attract more permanent residents to the area.

HAVANT BOROUGH COUNCIL
14 OCT 2011
RECEIVED

THORNS-YOUNG LTD
PORTSMOUTH
PO2 9JQ

10 October 2011

dsgnstmnt39seafront