DESIGN & ACCESS STATEMENT

PROPOSED GROUND FLOOR SINGLE STOREY REAR EXTENSION

80 LONDON ROAD
WIDLEY
WATERLOOVILLE
HAMPSHIRE
PO7 5AB



MAN & MAN PLANNING CONSULTANCY
UNIT 20 ANGERSTEIN BUSINESS PARK
HORN LANE
LONDON SE10 0RT

THE SITE

a) The property is a mid – terraced hot food takeaway with upper floors. It is located on the east side of London Road and form part of the parade of shops;

b) The ground floor shop is in A5 use and is independent of the upper floors residential units.

THE PROPOSAL

a) Our client's proposal is to erect a rear extension to provide storage space and staff room.

DESIGN PRINCIPLES

a) The development of the site should reflect the general character of the area in terms of the scale of development, architectural character and its relationship to its site and surrounding development;

b) The development should respect the amenity of neighbouring properties in terms of privacy, day lighting, outlook and potential disturbance due to noise from adjacent activities and vehicle movements;

c) The design of proposed development should be of a high standard of design and layout.

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DESIGN SOLUTION

a) The development would be seen in relationship with dwellings fronting London Road and Bushy Mead. The constraints of the site alone dictated the scale of the extensions. The combined floor area of the extensions is 47 sq. m. and the depth of extension is no greater than the adjacent building;

b) The area is consistent in the character of the buildings being rectangular structures and in the use of materials. The proposed extensions are finished with facing brick walls and flat roof will be constructed of built up bitumous felt, which are both in keeping with the surrounding developments;

c) Due to the heights of the proposed extensions, there will be virtually no overshadowing of any of the adjoining properties.

ACCESS

a) As existing, access by visitors to the takeaway is via London Road, being the only available access from the front of the site. Non – ambulatory access into the community centre is available at the main entrance.

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