Design & Access Statement

To accompany planning application

for two new dwellings

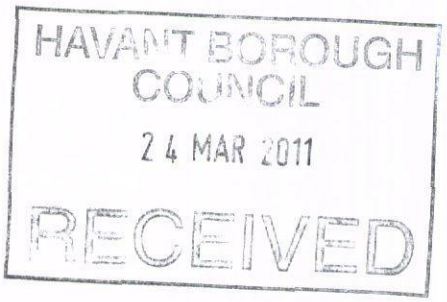
following demolition of existing

at

86 and 86A West Street,

Havant,

Hampshire.



Mike Gillings - Building Plans,
248 Milton Road,
Cowplain,
Waterlooville,
Hampshire. PO8 8TX
Tel: 023-92648053
Fax: 023-9278-2670
23rd March 2011

DESIGN & ACCESS STATEMENT

Assessment of Physical Context:

The site is in the centre of Havant and is located on the north side of West Street and to west of Park Road North. The site is within a conservation area.

Following on from previous planning approval the condition of the existing structure was found to be unsuitable and the roof was found to be structurally unsound. The proposal is to demolish the front and rear walls and roof and all the internal structure, taking great care not to damage adjacent properties. Materials removed will be stored for reuse.

The existing property is at 86 West Street. The intention is to restore the historic arrangement to two terraced houses. This was granted by previous planning application for the site, we now seek planning permission re-building the front wall and the roof with materials and method in keeping with the existing building and its neighbours. Because the property is within a conservation area this Design and Access Statement is for both new dwellings.

The area of the current property (house and garden) is approximately 400m^2. This will be sub-divided equally between the two dwellings. The frontage of each dwelling will be approximately 4.5m.

The locality is a mixture of houses, flats and small commercial properties. The front of the property sits on the back edge of the footpath at West Street. There is an existing access into the rear garden from the new car park, and this would be extended to provide rear access for both properties.

Immediate neighbours are a dwelling to the east and a block of flats to the west. Vehicular access into the flats, from West Street, is adjacent to the proposed dwellings on the west side.

The existing house is low lying with ground and first floor levels lower than the surrounding properties.

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED

Social/Economic Context and Planning Context:

In respect of social/economic context the planning application provides for 2 terraced two bedroom family homes.

Taking into account that the application site is surrounded by residential properties, any use other than residential would be inappropriate and unviable.

Involvement of Local Interests:

There has been no dialogue with parish council or local resident groups, other than those contacted under a previous successful planning application.
Advice from Havant Borough Council Planning Department has been sought.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between new development and neighbouring properties.

Opportunities for differing development mixes have also been considered and identified.

The Environment Agency has been contacted regarding any risk from flooding. Their letter is attached to this statement.

Design Principles:

The Application Site is approximately rectangular in configuration with a site area of 400 square metres. This will be divided equally between both dwellings.

There is no existing vehicular access onto the property. Access exists, from the rear garden, for pedestrians and cyclist onto the car park constructed under the Potash Terrace development.

The rear garden is bounded by garden fences and walls on all sides. The garden is mainly laid to lawn with various shrubs, etc.

The area is mainly residential with the occasional small commercial property.

Care must be taken to ensure that neighbouring properties have adequate natural light.

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED

Amount of Development:

The proposal, after removing the existing building, is to re-build forming two terraced houses, each with 2 bedrooms, separate lounge-diner and kitchen.

The ground floor will be constructed such that it is level with the front pavement. Finished floor to finished floor heights will be 2.3m. The roof will be raised accordingly, but the new ridge will be set lower than the ridge at 84 West Street.

The first floor at 86 is possible because the two first floor windows at the adjoining 84 West Street are not primary windows. (The closest window is to a bathroom and the furthest window is to stairs).

86 West Street will have a footprint of 59m^2, leaving an external amenity space of 120m^2. The overall floor area, (ground, first and second floors) will be approximately 133m^2.

86A will have a footprint of 62m^2, leaving an external amenity space of 132m^2. The overall floor area, (ground, first and second floors) will be approximately 121m^2.

Cycle and refuse bin stores will be provided in the rear gardens.

Layout:

Both properties will have a front door giving access from West Street. A short hallway will provide access into a study area, kitchen, toilet and stairs. Beyond the kitchen will be a dining area and lounge with doors out onto a rear patio. The front door will have a flush threshold giving easy access for disabled and infirm people.

First floor will accommodate two bedrooms and a bathroom. Stairs lead up to playroom/ storage area.

Dormer windows will be constructed in the south facing roof slope, these will be identical to ones at 82 & 84 West Street.

All windows and external doors will be timber framed. All windows will be 4 pane casement windows. Roof lights will be heritage type.

External doors will be timber.

There is adequate external amenity space for the safe and secure storage of bicycles, etc. An area for dustbins has been allocated.

Scale:

The front elevation will be rebuilt using existing materials, where possible. Brickwork bond, etc will be as agreed with Havant Borough Council Planning Department. The design will replicate the best brickwork of the existing front wall in keeping with the character of the original. The proposed roof ridge is slightly raised to allow the ground floors to be to be level with the front pavement outside. However, the proposed ridge level is lower than that at the neighbouring buildings on each side to maintain the historic feel of the street scene.

The ground floor slab will be set level with the pavement outside the front door. Finished floor to finished floor heights will be 2.3m

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED

Landscaping:

Gardens are laid to lawn, with borders of annual and perennial flowers and shrubs.

It is anticipated that most building materials will be delivered through the rear garden, therefore the garden will be made good on completion of the building work.

Existing boundary fences and walls will be repaired or replaced, as necessary.

See drawing No 1991.04 for landscape details.

Appearance:

The design and the construction materials proposed are to match as closely as possible and be sympathetic to those of the existing terrace of properties.

Access:

The approach to the properties is via West Street. There are adequate footpaths on both sides of West Street. There is also access into the rear gardens from the new car park at Potash Terrace.

West Street meets the requirements of The Highway Agency, Building Regulations and The Fire & Rescue Services Act in relation to fire service access whilst other emergency vehicles can access the road with ease.

The properties are located near the centre of Havant. Local shops and amenities are a short walk away. A bus station, giving access to other local areas is close by.

The property is equidistant between main line railway stations at Bedhampton and Havant, giving access to other major towns and cities.

Major trunk roads, A27 and A3M are close by.

Secure bicycle storage will be provided to encourage the use of bicycles.

The proposal and its relationship with other surrounding dwellings ensures that all occupants will have equal and convenient access and will meet both the traditional and future needs of the occupants.

HAVANT BOROUGH COUNCIL
24 MAR 2011
RECEIVED