27897
25th November 2010

DESIGN AND ACCESS STATEMENT
Maple House, Fairfield Road,
Havant, Hants

A - Assessment

Context of site and surrounding

The building is currently used for special needs and comprises of 13 no. single person flats. The existing building is set to the North of an existing residential development on Fairfield Road in Havant. To the North of the application site is the railway line and crossing. There is a public footpath and school playing field to the East and residential to the South and West of the site.

Physical Context

The character of the surrounding areas is as previously mentioned predominately residential and industrial with the housing types being a mixture of traditional and late twentieth century. The road leading up to the site is a busy road that leads to the level crossing with the industrial site further north of the site. There is a grassed area to the East Boundary which has many large mature trees bordering the cycle path which runs along the former Hayling Island Railway and some existing landscaping within the site itself.

Social

The provision of 1 extra flat for special needs would be providing services to the community and those that need care.

Economic

Due to the nature of the application, there would be no financial implications on the surrounding areas.

Planning Policy

H9 SUPPORTED HOUSING PROVISION

Within the defined urban areas development specifically for groups which require supported housing will be permitted provided it:

(i) **is accessible to local shops, services, community facilities and public transport;**

(ii) **is in a reasonably level locality where the mobility of residents, including wheelchair users, will not be reduced; and it**

(iii) **includes adequate amenity space and provides a pleasant outlook for residents.**

214. Supported housing aims to ensure that people with special needs can exercise choice over where they live. Government and local policies aim to enable

people with support needs to live independently in either existing, modified accommodation or by the provision of specialised housing designed to suit the needs of particular client groups. These include the elderly who require sheltered housing, people with mental health needs or learning disabilities and vulnerable young people, for example care leavers. The location and design of supported housing should take into account residents' needs, mobility and their likely dependence on public transport.

215. During the Plan period, there will be a need for a variety of 'supported housing' including a 6-bed home and a 15-bed home (or three smaller homes) for people with learning disabilities. These developments will replace outdated accommodation on Hayling Island and in Leigh Park.

    Source: www.havant.gov.uk

Involvement

There has been no recent involvement with consultants, planning officers etc.

Evaluation

Due to the mixed nature of the local surroundings, the proposal for an additional single person unit will not have any impact on the existing surroundings or those who live within close proximity.

B- Design

Use

The development is for a change of use of the existing interview room and communal facilities (this includes a lounge, kitchenette and shower room) into a one bedroom flat. Changes to the external appearance will be minimal, it is proposed that the door leading out from the interview room will be removed and replaced with a window.

Amount

The area in terms of the footprint of the site would not change.

Layout

The proposed flat makes use of the existing layout. The slight adjustment and/or omissions of partition walls will help improve circulation and how the space will be used. The space which is currently being used as an interview room will be upgraded to a party wall and converted into a bedroom

Scale

The scale of the development would not change with this proposal.

Landscaping

The landscaping would remain the same as existing.

Appearance

It is intended that the development should remain the same as existing apart from the door in the interview room (south elevation) which will change from a 1022.5 x 2100 door to a 1022.5 x 1350 bedroom window.

C- Access

The movement around the site would not change and there are no planning policies that are relevant to this alteration in terms of transport and access. There will be no need for any consultations with Highways. Disabled access is already in existence due to the existing development being for Special Needs and all proposed accesses shall be in accordance with Approved Document Part M of the Building Regulations. An 8 person wheelchair standard lift is located in the existing building serving all floors.