DESIGN & ACCESS STATEMENT

Proposed change of use from Ground Floor shop
to two residential units and minor external alterations



August 2010

DESIGN & ACCESS STATEMENT



AERIAL VIEW FROM WINDOWS LIVE SHOWING EXISTING BUILDING

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated along Stakes Road, in Purbrook, near the town of Waterlooville, and is set in a predominantly residential environment.
The properties surrounding the site are generally semi-detached and their character can be described as spacious.

The application seeks permission for a change of use of the existing vacant ground floor shop to 2 no. Flats (1 x one bed & 1 x two bed) with some external alterations. The site has ample parking and the application proposes to maintain this as shown on HRP Architects drawing numbers 8174-01, 02 & 03. The mains issues in respect of this application will be concerning the loss of a local retail unit, character and appearance of the local area and the amenity of neighbouring properties.

HAVANT BOROUGH-DISTRICT WIDE LOCAL PLAN (HBDWLP)

Due to the prolonged period of advertising the availability of these retail premises the owners commissioned an assessment of the options for an alternative use. Enquiries were made of Havant Borough Council's policy team who advised that the only relevant saved policy was Policy TC12 (other local shopping facilities – maintenance of shops).

Policy TC12 indicates that planning permission will be granted for development, including changes of use of existing local shops provided the development would not result in the loss of a viable Class A1 shop, in current use, which is capable of continuing to serve day to day local needs.

The shop has been vacant since early March 2010 and has been marketed by Garner Wood (agents) including a board on the premises. No interest has been shown in the property and the owners are not confident that a retail tenant or purchaser will now come forward. The premises are somewhat isolated from the main shopping centres of Crookhorn and Purbrook and market experience suggests the premises are unlikely to be taken by another retailer on a viable basis.

Southern Co-operatives Ltd who own the premises have provided the following statement :

"As part of our ongoing review of our stores' performance, we have reluctantly had to take the decision to close our store at Stakes Road, Purbrook early in March. Unfortunately, the store has suffered a significant and ongoing loss of trade as a result of the Stakes Road improvement scheme which included the provision of a new pedestrian crossing and which prevents parking directly outside the store.

There will be no compulsory redundancies resulting from the closure, and we have been consulting individually with our 13 colleagues affected, to find them suitable alternative employment at nearby stores.

These decisions are not taken lightly. The Southern Co-operative is committed to growth through its community stores, having added a further 21 to our estate in the last 18 months.

On another note, at the same time as this closure, we will be making a significant investment of over £100,000 in an extensive refurbishment of our store at Cornwall Buildings, Widley, which is only half a mile away.

In addition, customers in the area will not have far to travel to shop at our other store at Crookhorn Lane, Crookhorn".

It is acknowledged that the application premises are located in a predominantly residential area and the most suitable alternative use would be residential conversion. Such a conversion would respect the living conditions of the existing first floor flat and also those of the neighbouring dwellings on both sides. The site has an extensive curtilage which is well landscaped including a substantial oak tree. Adequate space is available for residential amenity purposes while also accommodating car parking with refuse/recycling facilities.

THE LAYOUT, CONCEPT & AMOUNT

The concept of the development is to provide additional dwellings to make use of an un-used former retail unit, with an existing flat above which is currently occupied. The brief requested a scheme which limited the alteration of the existing footprint to minimize the impact on neighbours and the environment.

Due to the request and nature of the existing building the design would also make alterations to the internal layout of the building. This will enable the new design to flow and provide more user friendly accommodation in the way each of the rooms connect.

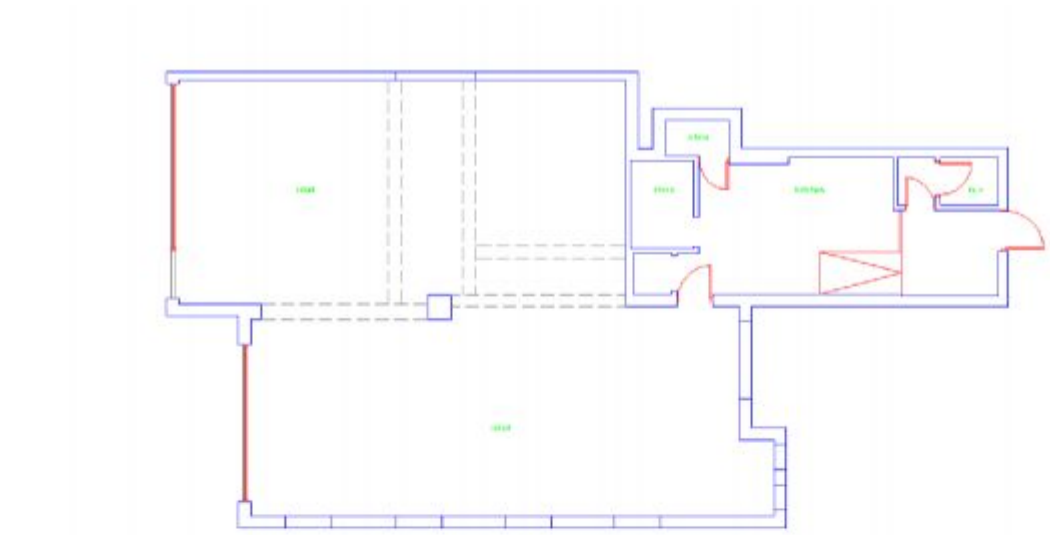
Whilst taking into account the clients requirements, the design has also been developed by minimizing any impact on neighbours properties with elevational treatment enabling the dwelling to sit comfortably within its locality. This has been achieved by the small addition to the rear side elevation.

Fundamentally, this is the main alteration to the existing footprint of the building, where the only other external physical change will be replacing the existing aluminum shop front to a more traditional dwelling façade.

SCALE

With the main proposal only requiring internal alterations the scale of the current building will remain unchanged. The building as it currently stands is in need of some up-dating and has a number of attachments which are out of character in a residential environment.

The diagram below shows both the existing ground floor and proposed ground floor layouts.





The design has been developed with close thought to the locality and visual quality of the surrounding area. The scale and appearance are more fitting of the location and ensure will more importantly ensure that there is no adverse effect on the neighbouring properties.

THE SOLUTION & APPEARANCE

The design concept has been based on reducing to the greatest extent possible the disruption to the existing structure and form of the building. This has meant a small extension to the North-East side to accommodate a second bedroom.

The total floor area of the existing retail unit including all rooms is 159.0m sq. In total, the new development will be 159.7m sq. (Unit one 96.6m sq. & Unit two 62.1m sq.). There is only a small increase in size with some internal space in the new flats being lost by the inclusion of a new party wall.

This submitted design not only meets the requirements of the client but also pays close attention to the existing form and structure.

LAYOUT

The layout has been developed to provide the bedrooms within the rear of the building away from the main highway to the north. The master bedroom in both flats looking South across the existing rear garden/parking space. The inclusion of a very small extension also allows the bedroom in unit two to look South to protect the privacy of the future occupants and existing neighbours.

The ground floor layout retains as much as possible of the existing and the new façade introduces a more domestic elevation which provides the ideal location for the main living area. The ancillary rooms added to this relate well to one another and are the most logical and practical for the conversion.

MATERIALS & LANDSCAPING

The proposed concept is to match the existing elevations with the very limited new build proposed. No roof is necessary so the inclusion of windows is the only fundamental change. These are proposed to be white pvc-u with most locations included where windows have previously existed and since been blocked up.

The landscaping remains unchanged with no loss of trees/shrubs and no additional foliage being proposed, only a small private lawn area as shown on drawing number 8174-02. The existing driveway will remain unchanged and the only amendments may be an addition to the rear of a paved patio area for refuse/recycling store, again shown on drawing 8174-02.

ACCESS

Both vehicle and pedestrian access remains unchanged whilst the construction will ensure compliance with Part M.

The existing garage will be used to store bicycles for future occupants.

SUMMARY & CONCLUSIONS

The proposed development will be in keeping with its environment and through the use of limited materials in keeping with the existing and will have a beneficial effect on the locality.

The proposal would have no impact on existing trees and as a result the external aspect for the occupants and neighbours will remain unchanged.

In conclusion, the design further enhances the building in its external appearance whilst providing the client with a new use for the building following its failure as a retail shop.