



Design & Access Statement

86-88 Bedhampton Rd, Bedhampton PO9 3EZ

Change of use and Internal alterations to form 2 no. flats; rear extension to form additional living space on the first floor and commercial space on the ground floor; construction of 2-storey chalet bungalow at the rear of the site with associated parking, refuse and cycle storage.



Fig. 1: View of existing building.

Introduction

This Design & Access Statement is submitted in support of a planning application in regard to the above proposals.

The proposals have been designed in accordance with the National Planning Policy Framework (July 2021), The adopted Borough of Havant Local Plan (July 2014), all relevant supplementary planning guidance, supplementary planning documents and material considerations.

The application site comprises a two-storey building with retail use on the ground floor and a small shed. The upper floor contains a residential dwelling with separate access and stairs.

The site is located in flood zone 1; an area not considered to be at risk of flooding.

Site Analysis

The immediate locality is characterised by semi-detached buildings of traditional appearance with a variety of styles and heights. Buildings along this street range from 2-3 storeys in height. The application site forms part of a row of retail units at ground floor.

Use & Amount

The proposal seeks to convert the existing first-floor flat into two separate flats [Unit 1-2], add additional commercial space to the rear of the building and build a chalet bungalow [Unit 3] to the rear of the site. The proposed new residential units would be as follows:

Unit No.	No. Bedrooms/persons	Total Internal Gross Floor Area (m ²)
1	2 bed / 3 person	61
2	1 bed / 1 person	40
3	2 bed / 3 person	70

Table 1: Schedule of accommodation

A rear extension to the existing building is proposed to increase the living space on the first floor. The existing staircase would be fully blocked off from the commercial space with new external refuse and cycle store.

Scale & Mass

The proposed rear extension is primarily an extrusion of the existing roof structure with a smaller half-width extension on the first floor, matching the existing pitch. On the ground floor, the commercial space is extended with a sloped roof. The extension, for the most part, will not be visible from the street.

The proposed chalet bungalow has been designed to appear subservient to the existing main building in scale and minimally impact the street scene.



Fig. 2: Proposed Site Section

Design & Appearance

The proposed extension is designed to have visual continuity with the existing building and match the exterior detailing. The proposed windows will be fitted with black-painted timber frames to match the existing windows. The original roof will be extended using roof tiles to match existing.

The front façade will remain unaltered so there will be minimal impact on the view from the street. The rear extension and proposed new bungalow will only be visible from glimpse views along Bedhampton Road.

The existing external side entrance will be retained as existing but internally blocked off from the commercial unit. The extent of the rear extension will be based on the footprint of the existing building and would have no negative impact on neighbouring privacy.



Fig. 3: Proposed Elevations

The proposed chalet bungalow is designed to suit the surrounding architecture with a pitched roof and dormers. It has a pitched roof canopy over the front door to emphasise the entrance and provide protection from the elements for the residents as they enter.

Elevations would include high-quality materials and attractive features of traditional appearance, such as red-facing brickwork, brown clay roof tiles, matching dormers, and black-painted timber windows and doors.

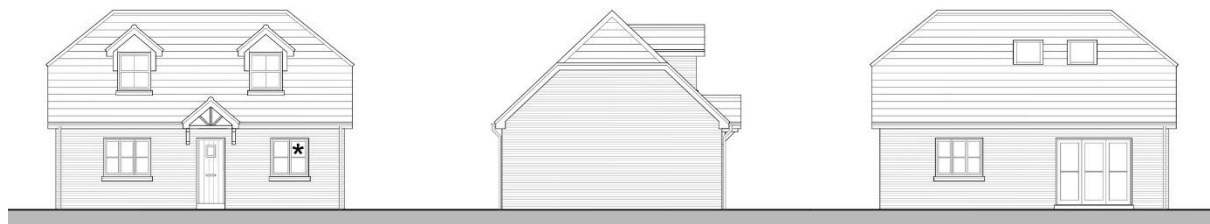


Fig. 4: Proposed Chalet Bungalow Elevations

Access

The application site is located in a sustainable urban location, with high-frequency bus stops in the immediate vicinity and a train station within a 5-minute walk.

Pedestrian access to the flats would be from the existing side entrance and the chalet bungalow can be accessed from the access road to the rear of the site.

2 No. parking spaces would be provided for the chalet bungalow.

Sufficient storage for refuse, recycling and cycles would be provided externally in purpose-built stores.

Conclusion

The proposals would result in a subtle alteration to the existing building and a small chalet bungalow which is sympathetic to its surroundings. It is considered that the proposed development is entirely compatible and appropriate in the area and will provide much-needed homes for the local area with efficient use of urban land. The design and finish will be appropriate to the locality, reinforcing the character and quality of the area, while also providing new residential units in the town.