

DESIGN AND ACCESS STATEMENT

Conversion of Existing Store / Workshop to Form a Two-Bedroom Bungalow
Hazelwood Avenue, Havant

1. Introduction

This Design and Access Statement accompanies a planning application for the conversion of an existing store/workshop building into a two-bedroom bungalow located on the north side of Hazelwood Avenue, between Nos. 6 and 8 Hazelwood Avenue, Havant.

The proposal seeks to bring an underutilised structure into beneficial residential use, improving the appearance of the site and ensuring it contributes positively to the surrounding residential environment.

The proposed development comprises:

- Conversion of the existing workshop/store building
- Formation of a two-bedroom single-storey dwelling
- Construction of a front entrance porch extension
- Provision of one off-street parking space
- Provision of secure cycle storage
- Provision of refuse storage
- Creation of an internal courtyard garden

The site area measures approximately 241sqm, with a proposed internal floor area of approximately 153sqm, which complies with the Nationally Described Space Standard.

2. Site Context

The site lies within an established residential area of Havant characterised primarily by detached and semi-detached residential properties.

The application site currently accommodates a store/workshop structure positioned between two residential dwellings (Nos. 6 and 8 Hazelwood Avenue). The building is utilitarian in character and does not contribute positively to the established residential street scene.

The surrounding urban context is characterised by:

- Brick residential dwellings
- Pitched roofs with tiled coverings
- Front garden areas and off-street parking
- Private rear gardens

The proposal will replace an unclassified workshop use with a residential dwelling, thereby aligning the site use with the prevailing character and function of the area.

3. Planning Policy Context

The proposal has been assessed against relevant national and local planning policy.

National Planning Policy

The development has regard to the National Planning Policy Framework published by the Ministry of Housing, Communities and Local Government.

Key principles within the framework include:

Section 5 – Delivering a sufficient supply of homes

Encourages the efficient use of land and delivery of housing within sustainable locations.

Section 12 – Achieving well-designed places

Requires development to function well and add to the overall quality of the area.

The proposal supports these objectives by:

- Reusing a previously developed site
 - Providing additional housing within an established urban area
 - Improving the visual quality of the site.
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Local Planning Policy

The proposal has been considered against the adopted Havant Borough Local Plan (Core Strategy) and emerging policies within the Havant Borough Local Plan 2036.

Relevant policies include:

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Development should respect local character and maintain the quality of the built environment.

Policy CS16 – High Quality Design

Development should achieve high standards of design that integrate successfully with surrounding development.

Policy CS21 – Housing Provision

Supports the provision of housing within sustainable urban areas.

The proposal accords with these policies by delivering a well-designed residential dwelling that improves the character and functionality of the site.

4. Design Principles

The design approach is based upon several key principles:

- Efficient reuse of an existing building
- Improvement to the visual appearance of the site
- Compatibility with surrounding residential development
- Provision of accommodation suitable for modern living

The proposal provides a domestic-scale bungalow that reflects the character of the surrounding residential street scene.



5. Layout

The layout has been carefully designed to maximise the usability of the existing building footprint while ensuring good levels of daylight, ventilation and amenity.

The proposed accommodation includes:

- Two bedrooms
- Living / kitchen / dining space
- Bathroom
- Circulation and storage areas



A key design feature is the provision of an internal courtyard garden measuring approximately 19sqm.

The courtyard will:

- Provide natural daylight to internal spaces
- Enable passive ventilation
- Create private outdoor amenity space

This design solution ensures the dwelling maintains a high standard of internal environment despite the depth of the existing structure.

6. Scale and Appearance

The development retains a single-storey form, consistent with the surrounding residential context.

A modest front extension will create a clearly defined entrance porch. The proposed design incorporates:

- Brick external walls
- Gable pitched roof form
- Roof tiles matching surrounding dwellings

The architectural approach ensures the building reads as a modest residential bungalow, within the street scene.

7. Access, Parking and Transport

Vehicular and pedestrian access will be taken directly from Hazelwood Avenue.

The proposal provides:

- One off-street parking space
- Secure cycle storage
- Safe pedestrian access to the dwelling entrance

Parking provision has been informed by guidance from Hampshire County Council including the Hampshire Parking Standards, which typically require one space for smaller residential units in accessible urban locations.

The proposed provision is therefore considered appropriate and proportionate to the scale of development.

8. Refuse and Cycle Storage

Dedicated refuse and recycling storage will be provided within the site boundary.

The storage area will be positioned to allow convenient access for residents while remaining unobtrusive within the site layout.

The arrangement has been designed with regard to general waste storage guidance used by Havant Borough Council and ensures that:

- Waste containers can be safely stored within the site
- Bins can be moved to the kerbside for collection
- Storage areas do not detract from the overall appearance of the development.

Secure cycle storage will also be provided to support sustainable transport choices.

9. Residential Amenity

The proposal has been designed to ensure acceptable levels of amenity for both future occupants and neighbouring residents.

The scheme provides:

- Adequate internal living space meeting the Nationally Described Space Standard
- A private courtyard garden (19sqm)
- Adequate daylight and ventilation

The scale and design of the development ensures there will be no unacceptable impacts in terms of overlooking, overshadowing, or loss of privacy.

10. Sustainability

The proposal represents a sustainable form of development by:

- Reusing an existing building structure
- Delivering housing within an established urban location
- Encouraging sustainable travel through cycle storage
- Incorporating passive daylight and ventilation through the internal courtyard

These factors align with sustainability objectives within the National Planning Policy Framework.

11. Planning Balance and Conclusion

The proposed development represents a positive and sustainable redevelopment opportunity that will deliver a high-quality residential unit within an established urban area.

The proposal will:

- Remove an unsympathetic workshop structure from a residential street
- Provide a well-designed two-bedroom bungalow
- Improve the appearance and character of the site
- Deliver additional housing within a sustainable location
- Provide appropriate parking, refuse storage, and cycle facilities

The development accords with the principles of the National Planning Policy Framework and relevant policies of the Havant Borough Council Local Plan.

Accordingly, the proposal represents sustainable development and should be supported in accordance with the presumption in favour of sustainable development set out within national planning policy.