

## **1. INTRODUCTION**

- 1.1. This Design, Access and Planning Statement has been produced to support the planning application for the erection of a new mixed use building. It should be read in conjunction with the application forms, location and site plans.
- 1.2. This statement has been produced on behalf of the applicant, Mr Newton.

## **2. THE SITE**

- 2.1. The site is located at land rear of no.25 Heath End Road, Baughurst, Tadley.
- 2.2. The site is currently an open area of land which runs from the rear of the existing building to a foot path at the rear.
- 2.3. The existing buildings to the front are mixed use commercial units on the ground floor with residential units over.
- 2.4. Along-side the site are other parcels of land with some being used in connection with the commercial units to provide storage.
- 2.5. Some of the parcels have garage buildings.
- 2.6. To the north lies further mixed use buildings that also are made up of commercial on the ground floor and residential on the first floor.
- 2.7. The site is bounded on 3 sides with a chain link fence and is open to the side closest to the existing building.
- 2.8. Between the site and the building is a concrete area which is being used as informal parking as the existing buildings official have no parking.

## **3. THE PROPOSAL**

- 3.1. It is proposed to construct a new mixed use building which will provide an F2 unit on the ground floor with a split level 1 bed room apartment on the rear part of the ground floor and the whole first floor.
- 3.2. The building has been designed with low eaves to reduce the bulk and mass.
- 3.3. The building will be finished with a white render and grey roof tiles.
- 3.4. The building has been designed with an overhanging first floor to maximise floor space whilst allowing for the car parking and access path on the ground floor.
- 3.5. The front of the commercial unit has been designed to have a glass front along-with an internal toilet area.
- 3.6. It is felt the unit will be used by a local beautician who has expressed interest in the unit.
- 3.7. The area to the front of the building will have 2 parking spaces. The first for the unit and the second for the residential property.
- 3.8. It is thought that the parking area in front of the existing building to the north would be used by visitors to the unit which is the case with other business in this area.
- 3.9. The rear of the building will provide suitable amenity space for the residential property which will be enclosed by a new 1.8CBF and laid to patio and lawn.
- 3.10. The unit will be operated by a local beautician with working hours similar to the surrounding units.

## **4. PLANNING POLICY**

- 4.1. It is considered that the proposed building will adhere to the main policies within the BDBC Local Plan.

## **5. CONCLUSION**

- 5.1. It is considered that the proposed building will have no adverse impact upon visual amenity, highway safety or residential amenity.
- 5.2. Taking all material planning considerations into account, the development is considered to meet the requirements the Local Plan and the NPPF.

Steven Cottrell (BA Hons)

SWC Design – Build

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