



Design & Access Statement

PROPOSED NEW DWELLING

Land to the rear of 54 Hart Plain Avenue, Waterlooville, Hampshire, PO8 8RX

Revision 03 – 11.09.2024

1. Introduction

D M Designs was appointed to produce a design and submit planning application for the applicant Louise Duff to provide:

One three bedroom family dwelling with parking and landscaping on land to the rear of 54 Hart Plain Road, Waterlooville, Hampshire, PO8 8RX

This Design & Access Statement is intended to illustrate how the design has responded to the local context and key planning policies.

2. Street Scene as the site stands today.



4.Site Character

Hart Plain Avenue connects Milton Road with London Road (A3) in the heart of Waterloooville and runs East/West. 48 is located centrally within the street and located directly opposite the Cowplain Community School.

Neighbouring Properties & Characteristics

The neighbouring properties reinforce the varied nature of the street. With a mixture of styles and ages from 1930's house to the left of the property to a contemporary chalet bungalows within Glenmore Gardens. Brand new houses are currently under construction in the immediate vicinity.

Street Scene & Characteristics

The street as is today. Varying characteristics resonate with modern houses sitting amongst the more traditional. Building lines are staggered and situated around the school and whole street is punctuated with mature trees.

5. Proposed Site Plan

The overall site is approximately 1813 m².

The Character of the surrounding properties is a mixture of bungalows and houses both modern and traditional in appearance, along with a staggered building line which affords great variation and character.

A three bedroom chalet bungalow will be located at the rear of this long plot and oriented 31 degrees off north. There is approximately 38m distance to the neighbouring properties at the side closest and over 22m to the existing bungalow at the rear.

Access to the new unit will be from the existing entrance serving no. 54 and therefore no changes are needed to the Highway or public pavements.

New triple parking will be located on the front area and will provide adequate turning and parking for three or more cars, which corresponds to the neighbouring properties.

One bedroom will face forward overlooking the entrance drive. The remaining two first floor bedrooms will have dormer windows at the rear.

6. The Accommodation

The accommodation will provide a contemporary internal layout, suited to modern day living with flexible spaces. Gross internal area of the three bed chalet will total 166.51 m².

The ground floor is open plan with a lot of emphasis on providing good daylight and ample storage and utility space in addition to a guest bedroom / study and ground floor accessible shower room, which will make the house "Lifetime Home" compliant.

Utility space and entrance hall is located at front with kitchen diner and living space at the rear with direct access to private garden on two sides.

The ground floor area as shown is 91.53m². There will be level access at front and onto the garden decks.

Dedicated parking for at three cars within the parking court. Bike storage shed is provided to the side (exact location is indicative).

Refuse and recycling bin storage on the side of the unit but communal bin collection point is located close to the entrance to the drive.

First Floor Layout

The first floor contains three bedrooms with built in storage, separated by a family bathroom. The Master bedroom suite also includes a small en-suite and storage area.

As mentioned, two of these bedrooms face the back garden and the family bathroom is located in the rear as well with obscure glazing. Velux windows will be above the dressing and en-suite areas.

First floor area is 77.98 m².

7. Landscaping

This new development will encourage a variety of new trees and shrubs to be grown in different parts of the site. Currently, a mid-height evergreen hedge and wall separates

the public pavement from the main house at 54 Hart Plain Avenue, with open access to the right-hand side.

There will be a new landscape buffer adjacent to the new parking area, which will support the bio diversity of the site.

The north and the eastern sides of the new private garden will enable future occupants to plant new fruit trees and a variety of low to mid height plants.

Sustainability

The proposed dwelling will be built with suitable insulation, ventilation and materials to meet the current Code for Sustainable Homes Level 4.

Although a formal assessment is not being submitted we are confident that the design & construction of these houses will meet the criteria.

Solar / PV Panels may be integrated to accord with Part L of the building regulations.

The new dwelling can connect to the existing drainage systems and measures to ensure a percentage of grey water can be stored and reused within the buildings is to be considered.

Flooding

The site is not within a flood zone (according to the Environment Agency) but consideration for run-off water with permeable paving and landscaping will ensure surface water is kept to a minimum.

Biodiversity

The proposed dwelling does not lay within the curtilage of any SSSI, SPA, SAC or Ramsar sites as set out in the Havant Biodiversity checklist nor will it affect any protected species.

Arboricultural Assessment

A detailed Arboricultural Report was undertaken for the site. Separate report by Alex Needs - Holt Arboriculture – Tree Consultancy

Tree Services covers the Implication Assessment and Arboriculture Method Statement. A Tree Constraints Plan and Tree Protection Plan are included as well. Note.

9. Conclusion

We believe that this development is appropriate and justified and meets the requirements of all the Planning Policies.

Location, height and aesthetics have all been carefully considered when citing the dwelling