

Design and Access Statement

House Development

at

Vian Road, Purbrook,
Waterlooville,

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1.0 Introduction

This Design and Access Statement has been prepared on behalf of the owner of the land. The current use of the site is a private garden with an extension to the clients building.

The clients brief has been set to propose a 2 bed 4 person house attached to the existing dwellings providing much needed family accommodation in an already built up area.

The utilization of the site will match and not interrupt the existing street scene.



The site is approximately 186m² in size boarded off with red timber fence and few small trees. Currently there is no private parking facilities serving clients dwelling and our development site.

2.0 Site Analysis & Context

2.1 Site Location,

The site is located within a dense residential area within close proximity to Goodwillie J F timber merchant and the Mill Hill Childrens Centre. It lays in between the London Road from Cosham to Waterlooville and the M3 motorway towards London.

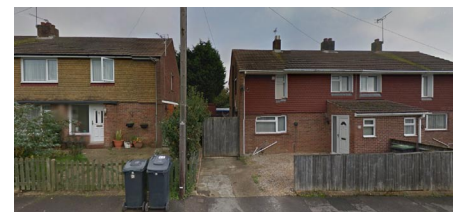
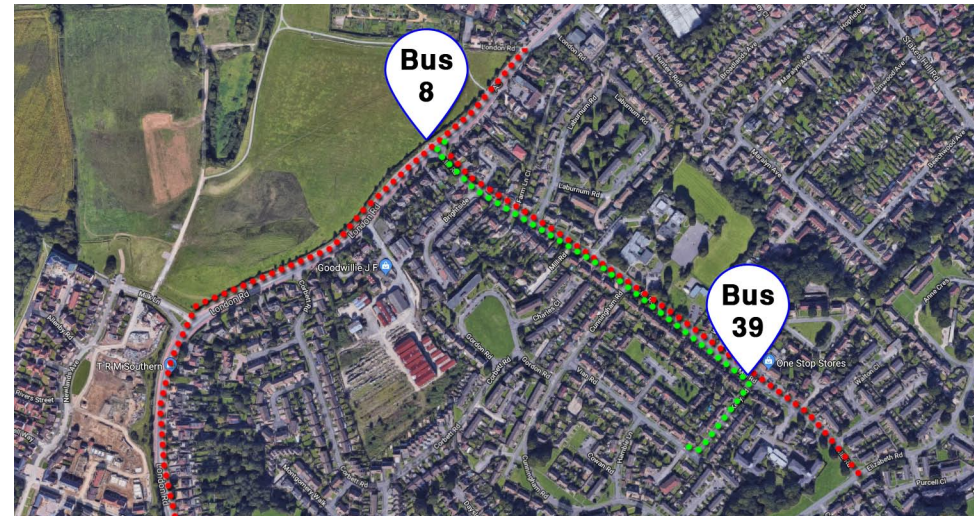
2.2 Access & Circulation

Accessibility to the site is adequate by two bus routes and private means of commuting. The bus route No.39 terminating in Havant can be accessed via a bus stops on the main Mill Road 5 minute walk away and Bus No.8 terminating in Southsea can be access on the London Road located 10 min walk.

Private means of commute routes are also easily accessible with A3 (M) motorway entrance being located only 2 miles away (6 min drive). Parking in the neighbourhood is achieved via on-street parking with some dwellings having own private driveways.

2.3 Site Character/ Appearance

The area consists of many different styles varying between the builds. The general character of the area consists of a red brick ground floor with hanging tiles or render on first floor. All dwellings contain white PVC windows and majority containing white gutters. The building to which our proposal will be attaching to does fit the general character with brick base, red hanged tiles and red concrete tile roof.



Red fine sanded stock
brick
Aldbury Multi Stock



Buff multi colored
textured stock.
Hathersage Blend or
similar



Orange colored
textured Stock



Red & Yellow
hanging facade
tiles



Yellow & White
external Render

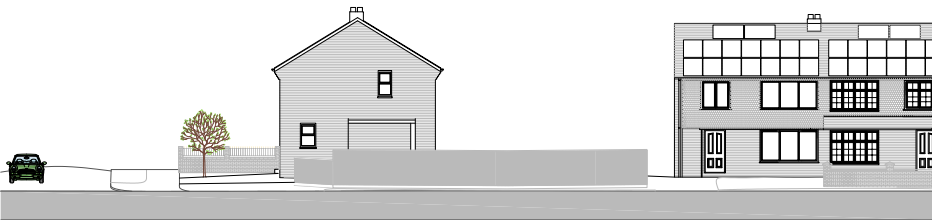
3.0 Existing Site - Vian Road

The Vian Road site is currently being utilised by the client as a private garden for his house. The site is made up from mainly grass with a small one storey conservatory extension attached to the house. The proposed development site complies with the Havant Core strategies CS9 6.11 & 6.13 based on the evidence that the site is not a greenfield site and that the development will be taking place on a previously developed land.

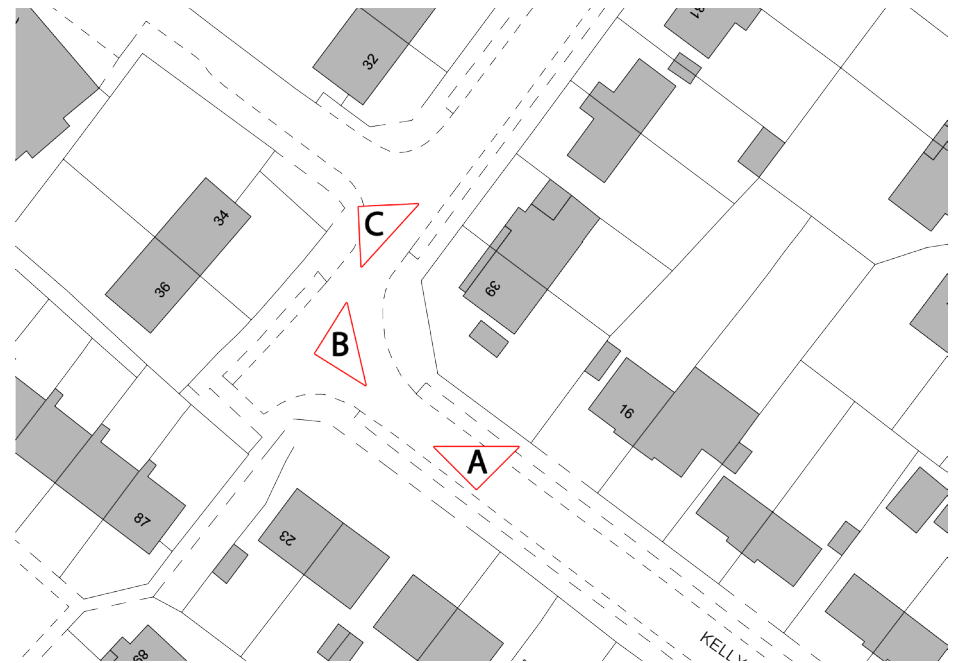
The survey street elevation shows a small incline towards the north-east and a flat ground in the perpendicular orientation.



Existing Facade
South-West Elevation



Existing Facade
South-East Elevation



A



B



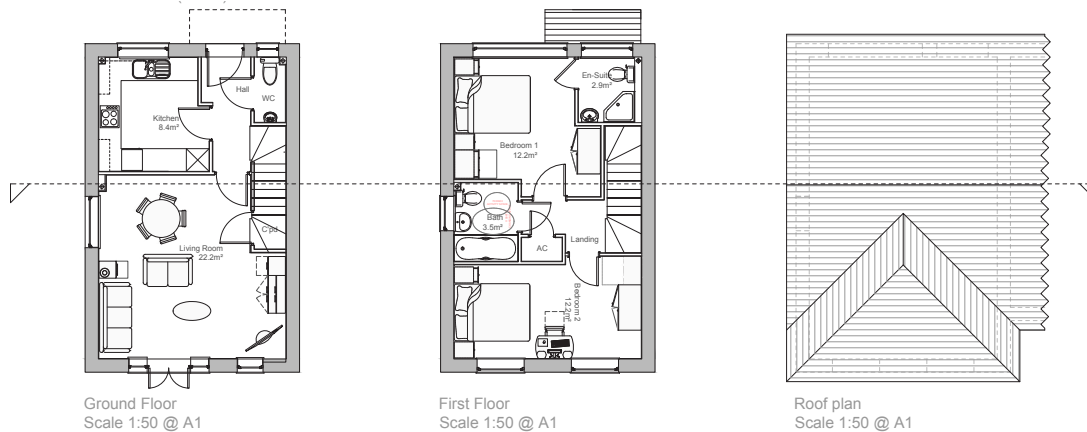
C

4.0 Design

Mass and floor plan

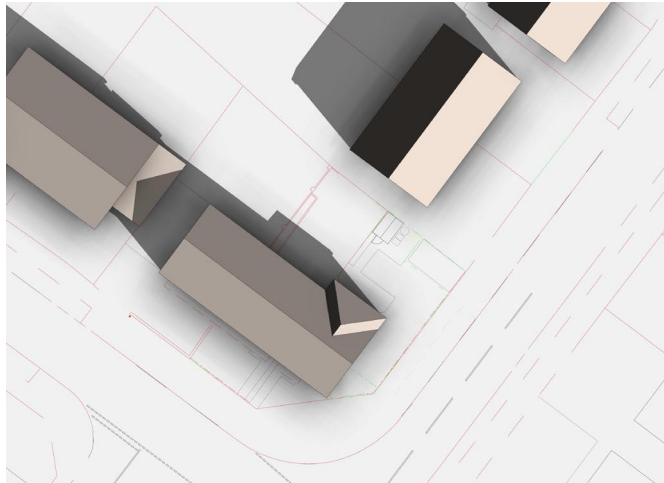
The scale of the proposal matches the existing plots surrounding the site. The house has been designed to fit in with the current street line and massing. Plots along Kelly Road are set back and forth creating a stepped street frontage.

The plot will be 79m² house spread over 2 floors to comply with the Core strategy CS9 6.25 requesting for proposals to consider the research undertaken to establish the appropriate internal space standards for the borough. Based on the research recently carried out, our clients request for a 2 bedroom house is considered recommended.

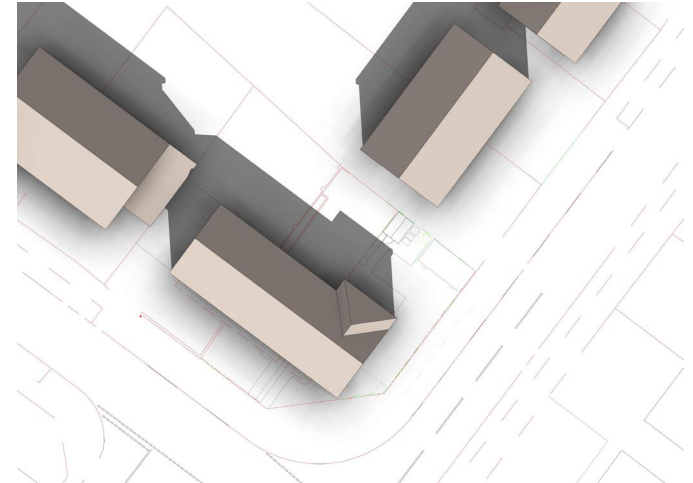


4.1 Solar Study

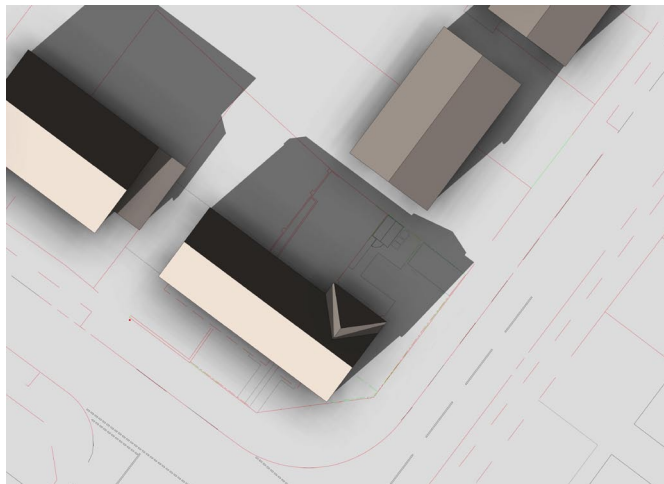
BRE guidelines recommend that a study only needs to be carried out throughout the day on the 21st March and if this allows no more than 40% (preferably no more than 25%) of a garden or amenity space to be in permanent shadow (effectively in shadow throughout the day), there will be sun over the summer months.



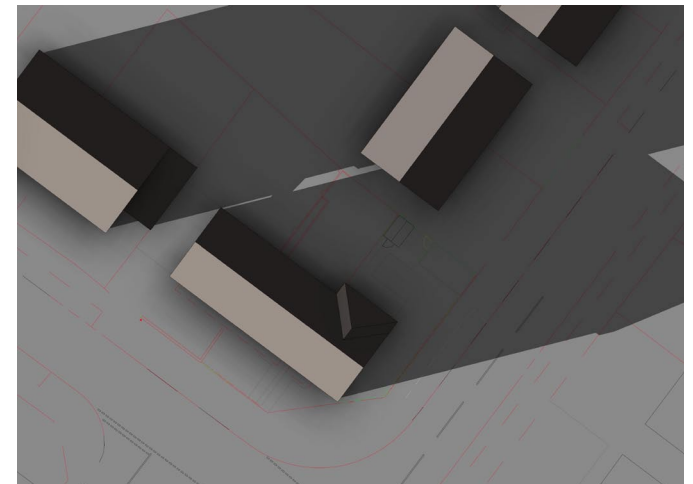
10 AM March 21st



12 PM March 21st



15 PM March 21st



17 PM March 21st

4.2 Design Elevations

The design aims were to match the existing context with a red brick and traditional appearance. This way the proposal will adhere to the point CS16 7.42 within the strategy requesting blending the proposal with the surrounding. Windows have been added to the south-east side of the dwelling to address the street frontage as well as provide natural surveillance stated in the core strategy CS8 5.06. The existing neighbouring roof will be extruded with matching materials to accommodate for our proposal and will remain at the same style and height. The proposal will extrude further towards the rear by 1.5m at the rear of the plot to accommodate for a slightly thinner yet longer building, to maintain the street lines along Kelly Road.

5.0 Summary Statement

In summary the current site is being used as a large garden with a small extension to the clients house. The proposal is to provide a similar style 2 bedroom house attached to the clients property with cartilage parking. As mentioned in the core strategy under point CS16 7.50, new dwellings should aim to achieve 14 points out of 20 on the building for live standard. Our design does aim and achieve to meet this requirement.



Proposed
South-West Elevation



Proposed
South-West Elevation No Fence



Proposed
South-East Elevation



Proposed
North-East Elevation No Fence