



r b a architects

DESIGN AND ACCESS STATEMENT

Residential Development
7 Selsmore Avenue
Hayling Island
P011 9PB

for

Prestige Homes
South Limited

June 2018

Page Number

3	1.0 Introduction
3	2.0 Location of the Application Site
4	3.0 Site Description
5	4.0 The Proposed Development
5	5.0 Layout
6	6.0 Access
7	7.0 Appearance
7	8.0 Landscaping

1.0 Introduction

This Design and Access Statement accompanies a planning application submitted on behalf of Prestige Homes South Limited for the redevelopment of a residential property to provide 3No. detached chalet style dwellings with parking.

Located to the south east of Hayling Island the site is north of Eastoke and the seafront. The local district shopping centre at Mengham, providing a broad range of local amenities, is located a short distance (1500 metres) to the west and can be easily reached on foot in 15 to 20 minutes



Aerial view of site (Google Maps)

2.0 Location of the Application Site

The site lies within the boundary of the defined built up area where residential development is considered acceptable in principle subject to other development management criteria.

Havant Town Centre lies with approximately 6 miles to the north and can be reached by public transport within 25-30 minutes (Stagecoach bus No 30 from Fishery Lane)

3.0 Site Description

The site is currently largely overgrown with an existing single storey flat roof dwelling located close to the southern boundary. A detached garage faces onto Selsmore Avenue. The road frontage is approximately 18.4 metres wide although the site widens to approximately 27 metres toward the rear where it adjoins a narrow access road serving a recent development of 5 No. detached bungalows.



Existing dwelling at 7 Selsmore Avenue

The existing dwelling on the site is of poor quality and is not typical of the type of surrounding development which consists mainly single storey, one and half storey and two storey detached or semi-detached dwellings.

The site had become overgrown with poor quality vegetation, mainly large shrubs, which have been cleared. A large mature oak is located close to the eastern boundary and is protected under a tree preservation order. The existing house is set in spacious surroundings with adjoining residential gardens to the north and southern boundaries only.

Access to the site is from Selsmore Avenue..



Surrounding residential development in the vicinity of Selsmore Avenue

4.0 The Proposed Development

The proposals are to construct three detached dwellings of between 118 and 127 square metres each providing three bedroom accommodation arranged over one and a half storeys. The amount of development proposed is compatible with the character and density of adjoining development at around 23 dwellings per hectare.

Each house has access to a large garden providing adequate amenity space for the occupants of the properties. Garden lengths and orientation maintain privacy for both the proposed dwellings as well as existing adjacent properties.

5.0 Layout

One dwelling is positioned close to Selsmore Avenue to address the street and provide a suitable frontage to the street scene. A second dwelling of similar design is located further back into the site and is mirrored to one side of a small parking area. These properties are designed so that no windows are positioned at first floor level that look over the amenity space of the houses to the south.

The third dwelling is designed to sit at 90 degrees to the other houses and is positioned to site outside of a root protection zone of the protected oak tree. The gable end of the roof to this property are hipped to minimise impact of the adjoining dwelling to the north.

Daylight studies of the proposed dwellings show there to be no harmful overshadowing caused by the proposed development.

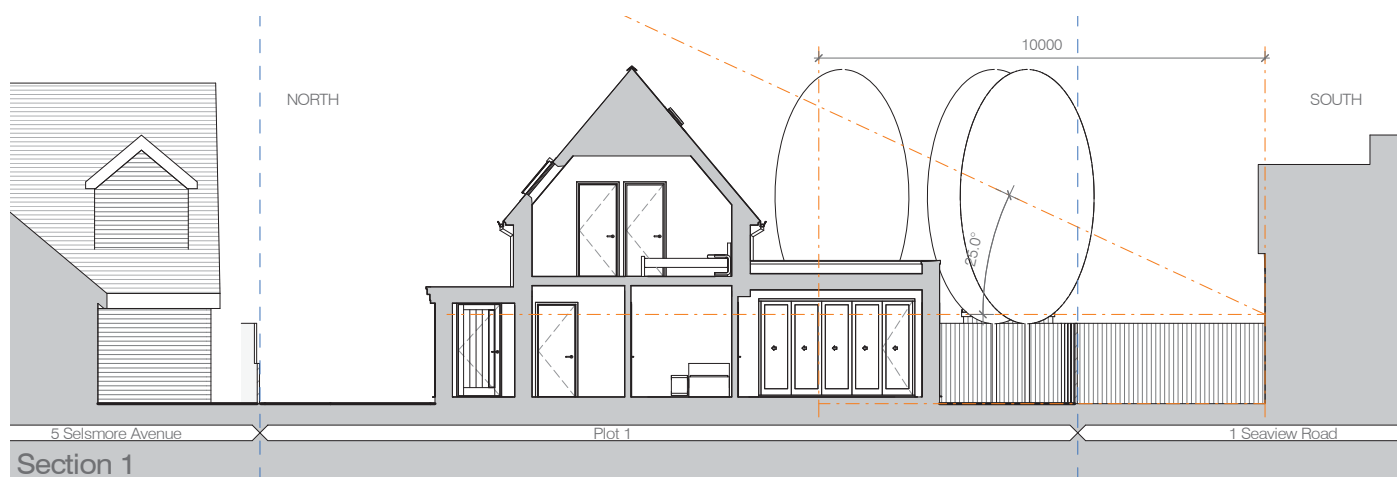


Proposed site plan (not to scale)

The positioning of the houses on the site has been considered with regard to Havant Borough Design Guide SPD. Studies have been undertaken to confirm distances between new dwellings and neighbouring properties are compliant with this and are submitted in support of the application.

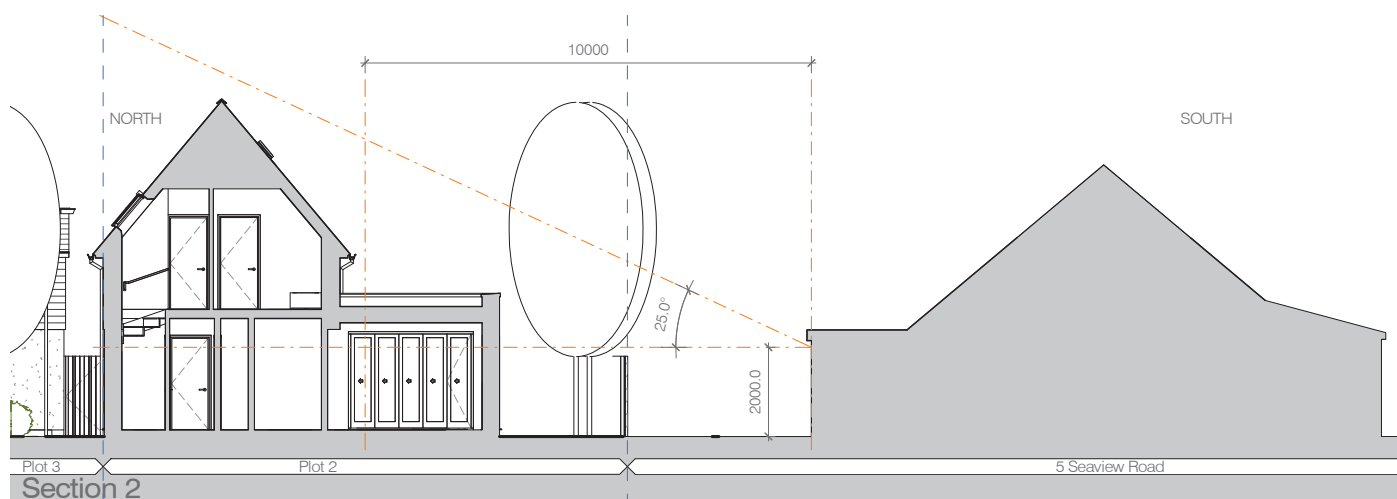
Cycles

- Secure cycle storage with space for a minimum of two bicycles is located within each of the plot cutilages



Section 1

(Figure 5.2 Havant Borough Design Guide)



Section 2

(Figure 5.2 Havant Borough Design Guide)

Site sections (not to scale)

6.0 Access

Pedestrian Access

- Access to the site from Selsmore Avenue.

Public Transport

- A bus stop is 7 minutes walk from the site which links to local amenities at Mengham and to Havant Town centre where further bus and mainline train services provide access to the region and national transportation networks

Car Parking

- Space for the parking of two vehicles per dwelling is provided on site in close proximity to each of the front entrances

Access throughout all parts of the building is facilitated by means of flush thresholds and uninterrupted floor levels.

All trees and mature planting along the boundaries shall remain untouched. A new hard standing with access from The Crescent will provide 10 additional parking spaces. The paving will be designed to be permeable to rainwater to negate any rainwater run-off from the new structure and/or paved surfaces.

7.0 Appearance

The proposal dwellings are intended to blend with the mixture and range of properties found in the locality but are clearly of a contemporary feel.

Walls will be created in a white rendered finish with upper levels clad in a horizontal boarded finish. roofs will be finished with machine made fibrous cement slates with black uPVC rainwater goods which are intended to provide a crisp and distinctive appearance.

Externally the car parking areas will be formed from permeable concrete block paving with footpaths formed in contrasting colour resin bound gravels.

8.0 Landscaping

The development will include provision of hard and soft landscaped areas on the application site together with provision of grassed lawns and paved patio areas.



View of site as proposed



View from Selsmore Avenue

Windows will be made from grey aluminium frames with entrance doors in a complementary wood finish. an intent to continue the form and character of the existing white building; to offer a development of a distinctive character.