

DESIGN STATEMENT

1.0 INTRODUCTION

1.1 The following statement highlights the design constraints and characteristics of the site at 157 Milton Road Cowplain.

1.2 DEVELOPMENT OVERVIEW

This is a corner site, fronting both Milton Road and Pyrford Close. The existing context consists of a two storey parade of shops with flats above to the South of the site, fronting onto Milton Road, a bungalow directly to the West fronting onto Pyrford Close and two storey detached houses to the North, fronting Pyrford Close. To the East, across Milton Road, is a large chalet style public house.

The proposal has evolved over a period of discussion with Havant Borough Council Planners.

Although there are existing vehicle access points to both Milton Road and Pyrford Close, it was considered that vehicle access would best be off Pyrford Close, due to the busy nature of Milton Road.

The scale of development and impact on number 22 Pyrford close have been carefully considered.

Privacy of all surrounding properties was paramount in the massing and location of habitable room's outlooks.

As a corner site, the flatted portion of the development is located adjacent to the existing parade of shops, scaling down with the two

houses towards number 22, thereby respecting the general scale and rhythm of the street scene.

Overall the siting and scale have provided a landscaped setting to both Milton Road and Pyrford Close.

The buildings themselves are of a traditional nature respecting the nature of the surroundings in both scale and materials.

Location Plan



No 22 Pyrford Close



Photo looking North along Milton Road



Pyrford Road



Houses to the North of the site

