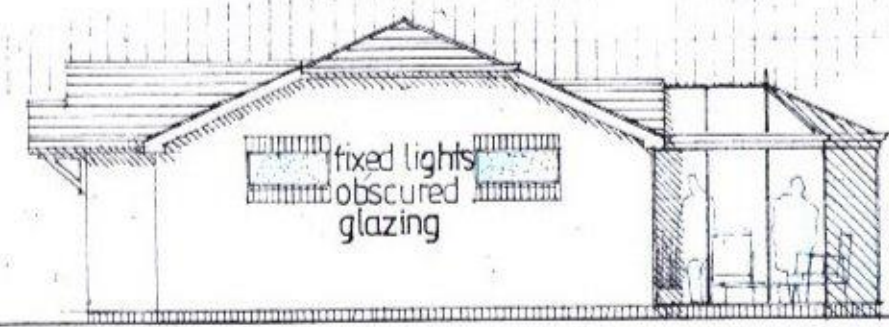




REAR



SIDE

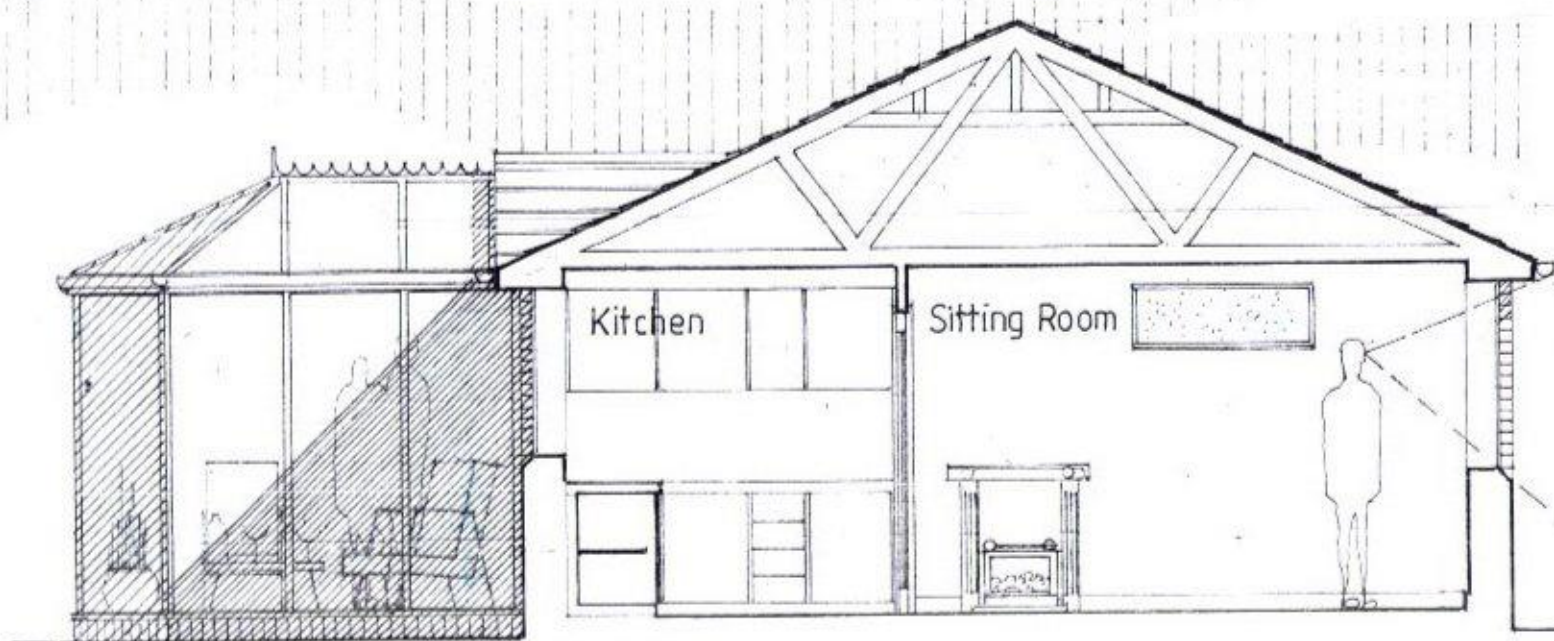


SIDE facing no.42

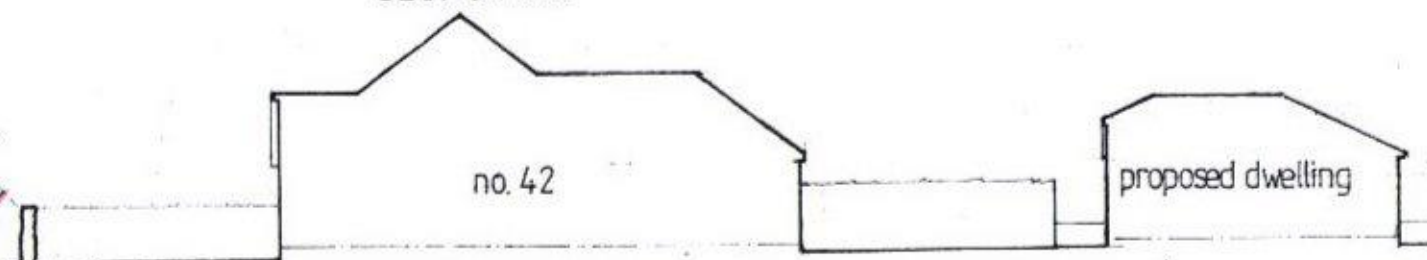
simulated slate roof with contrasting hips & ridges
facing brick with contrasting soldiers
timber grained pvcu. windows, doors & conservatory



FRONT facing Jubilee Road 1:100



SECTION KK.



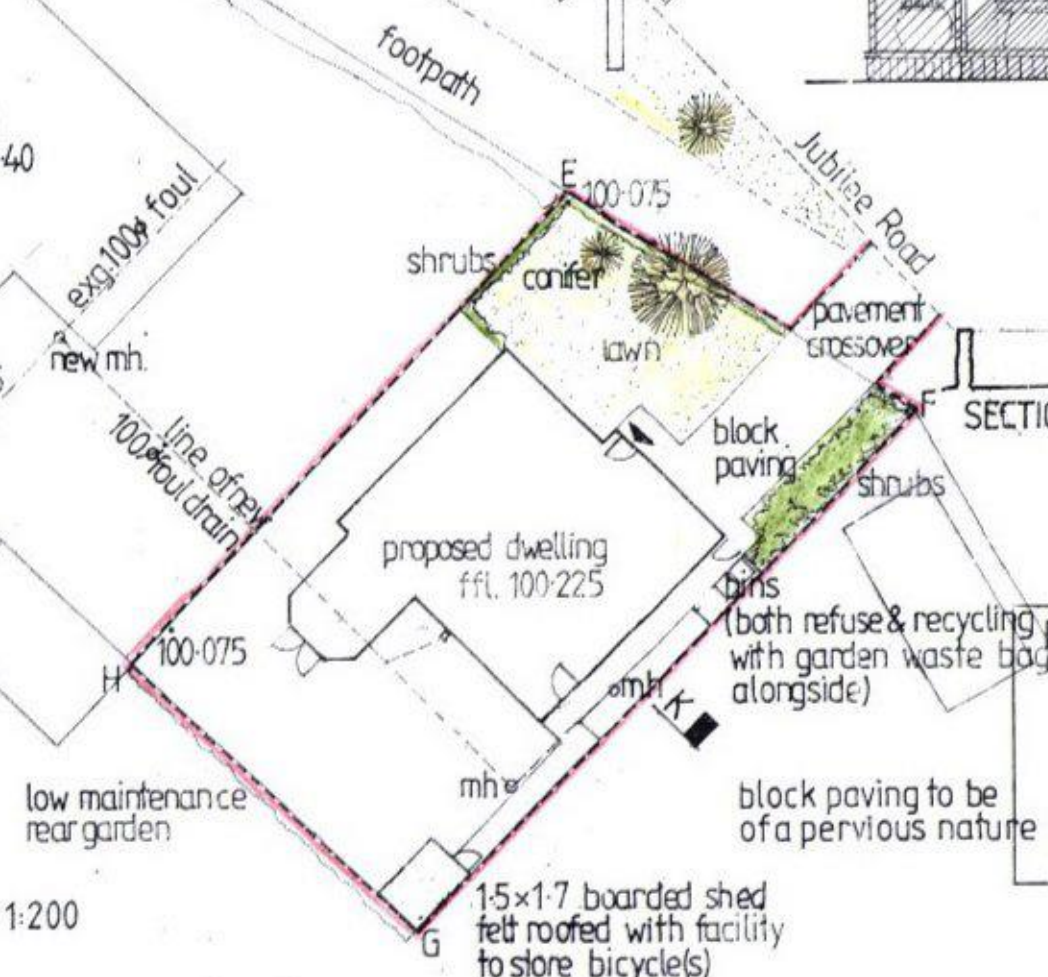
SECTION KK 1:200

BOUNDARY TREATMENTS
A-B... 1.65 leylandii
B-C... 900 chain link, 1.5 privet behind
C-D... 1.5 larch lap, 2.3 laurel/leylandii behind
D-E... 1.2 larch lap, 1.8 hedge behind
E-F... 600 privet hedge - evergreen
F-G... 1.8 close boarded, 2 chainlink security behind
G-H... 1.8 close boarded, 2.8 hedge behind
H-E... 1.8 close boarded

note: close boarded fences to front to be predominately screened with shrubs and climbers - mainly evergreens to the rear - similar as owner may require.

conifer & tree (species unknown) in front garden are to remain, the tree has been neglected: all ivy must be permanently removed and then be thinned out & re-shapen as necessary by a qualified tree surgeon.

SITE PLAN 1:200



HAVANT BOROUGH COUNCIL
17 JUN 2016

RECEIVED

revisions	

PROPOSED SENIOR CITIZEN ONE BED BUNGALOW
AT THE
REAR OF 42, MILTON RD. FRONTING JUBILEE RD. WATERLOOVILLE.
Detailed Planning Application
2305:11 scale: as noted
date: june 2016

Kanavan & Wingfield
CHARTERED ARCHITECTS : INTERIOR DESIGNERS

17 JUN 2016

RECEIVED

Design & Access Statement

Proposed Senior Citizen One Bed Bungalow at the rear of 42, Milton Road, fronting Jubilee Road, Waterlooville.

This Report is to be read in conjunction with drawings numbered 2305/10 and 11.

1. Site Analysis.

- a) The site has an established housing use, there being a two bedroomed bungalow thereon together with the site of a previous garage.
- b) Part of the overall site has a plot to the rear which has direct access to Jubilee Road.
- c) No 42 Milton Road is a corner plot with Jubilee Road running parallel with the depth of the overall site.
- d) The plot now the subject of this planning application has an average width of 10.4 metres and a depth averaging 18.25 metres or thereabouts which gives an overall plot area of 0.02 hectares.
- e) The overall site which includes the existing bungalow (no 42) has a gross area of 0.06 hectare.
- f) The plot can be considered to be flat with only a nominal fall down towards the north-east.

g) The site has security mesh fencing to the south-east boundary adjacent to the factory. There is privacy fencing to the south-west and the north-east boundaries. There is now no substantial fencing between no. 42 and the plot now under consideration.

h) The plot has the back garden to 40 Milton Road to the rear (south-west) and to the side (south-east) a factory unit. The other side (north-west) has a bungalow (no. 42), whilst to the front of the plot there is a pavement, verge and Jubilee Road.

i) The plot can be considered to be in an urban setting.

j) The site is of adequate proportions to support the proposal of a Senior Citizen One Bed Bungalow.

k) The percentage of building to the overall plot area represents 28.4% excluding the conservatory.

Bungalow (footprint) including outside walls but excluding the conservatory = 53.88 sq. mtrs

Overall plot size (10.4 x 18.25) = 189.80 sq. mtrs

$$\text{Therefore } \frac{53.88}{189.8} \times 100 = 28.387\% \text{ (say } 28.4\%)$$

This percentage is reasonable, since for the intended use large gardens are not desirable.

l) The plot is within an easy and level walking distance to bus routes and stops in the Milton Road.

m) The plot is also within an easy and level walking distance via a pedestrian route through Aston Road to large multiple shops including Sainsbury's, Marks & Spencers, Argos and Halfords. A little further on, via ramps and controlled road crossings Waterbury's shopping centre is reached.

2. Design Principles

a) The design principles will take into account the adjacent dwellings and site prominence.

b) To retain the ambience/environment of the existing conditions and improve same wherever possible and practical.

c) To provide accommodation to satisfy senior citizens' needs (see A.J. Eyre & Sons - independent estate agents letter dated 3rd June), and at the same time provide secondary facilities to enhance a quality of life e.g. bins, garden shed and clothes line all easily reached from the back door.

d) To ensure that the proposals are not detrimental to the adjacent dwellings or the occupants.

e) To use roofing and facing materials of a domestic character and sympathetic with adjacent dwellings.

f) The scale, bulk and design shall be as befits the plot and locality.

g) Car parking shall be provided in accordance with the Highway Authority's requirement for one car space.

h) Provision shall be made for both refuse and recycling bins and garden waste bag, together with the opportunity to put cycles or mobility scooter in the garden shed.

i) Provision shall be made for disabled persons and those with impaired vision to access the dwelling and be capable of moving around without hindrance or obstruction.

3. Design Solution

a) The overall height of the proposed bungalow shall not exceed that of other bungalows close by.

b) The proposed dwelling shall take into account the accommodation required for quality living of senior citizens.

c) The elevational design and materials used shall be such as to harmonise with adjacent dwellings and the locality in general.

d) The proposal shall have visual interest by way of plan and roof shaping as well as a canopy, thus avoiding a box-like appearance.

a) Attention to detail is important.

f) Refuse/recycling and garden waste bins/stack(s) shall be provided in proportions commensurate with the anticipated uses.

g) Cill heights, windows, fanlights and obscured glazing shall be located and used to avoid any overlooking or loss of privacy.

h) With ramped approach and level threshold, together with other statutory requirements incorporated, the proposed bungalow and associated siteworks can be deemed as being 'disabled person friendly'.

i) The car parking bay has been shown as $2.6\text{m} \times 5.4\text{m}$ approx. If subsequently a disabled bay was required the width could be increased to 3 metres without any problems being incurred, whilst the 5.4m length is adequate for this domestic situation - it is usually recommended 6m in public situations.

j) The elevation towards the industrial unit has only a shower room window and kitchen back door the rest is brickwork.

k) The rear garden is 6m metres in depth and 10.4m metres in width.

The rear windows do not look at other dwellings since there are only the bottom ends of the gardens to bungalows facing the Milton Road.

k) cont'd... There again if a dwelling occupied a site 6.4 metres wide (e.g. terraced unit) and had a rear garden 10.4 metres in depth this would be usual, there would no doubt be three or more bedrooms with more than likely children residing.

The rear garden of the proposed bungalow is of an identical area but is associated with a one bed senior citizens dwelling.

4. Access

a) Generally people regardless of disability, including those with impaired vision, age or gender will be able to gain access to the dwelling, and traverse within, and use the facilities both as visitors and occupants who reside therein. Sanitary fittings can be used.

b) Regarding transport links both taxi and public transport are available in abundance - as before referred to and as bus timetable confirms - now attached in support.

c) The proposed bungalow will have provision for disabled parking and setting down immediately adjacent to the front door.

d) There will be block paving forming a hard/smooth surface of adequate proportions linking parking to the front door.

e) In respect of external hazards and potential 'trips' there are none.

f) Local amenities, shops, churches, doctors' and dentists' surgeries together with public houses are all within 0.8 km - 1.2 km of the plot

g) The proposed work is to erect a bungalow for senior citizen occupancy at the bottom end of the rear garden to 42, Milton Road, with both pedestrian and vehicular access from 4 to Jubilee Road.

Surface parking will be provided together with refuse/recycling and garden waste bins & soak(s) of proper dimensions with protected cycle storage as may be required in the garden shed.

h) The proposed bungalow will afford facilities for the disabled/senior citizens which are not available anywhere in the locality i.e.

- 1) One bed bungalow totally detached
- 2) Own gardens front & rear
- 3) Own parking space on the plot
- 4) Close to public transport
- 5) Close to shops and other amenities
- 6) Generally level ground

i) The proposals have been planned in compliance with Part M "Access & Facilities for Disabled People" of the Approved Document" and 2006 Access to Buildings. Any approach will satisfy Part M of the Approved Document. Both entrances & internal doors will have level thresholds and access widths compliant with the Approved Document.