

DESIGN AND ACCESS STATEMENT

FOR

A PAIR OF SEMI-DETACHED HOUSES

ON LAND ADJACENT TO

1 NORTHNEY COTTAGES

NORTHNEY ROAD

HAYLING ISLAND

HANTS

PO11 0RX

DJB/LT

MARCH 2017

This is a planning application for a pair of semi-detached houses on land adjacent to number 1 Northney Cottages, Northney Road, Hayling Island which until recently has formed a garden to number 1. There is now a fence separating the proposed plot from number 1. Formally the land was used as a vegetable garden as well as a lawned area to the cottage but is now no longer required and in any event there is still a good sized garden to the rear of number 1.

There is very much a need for smaller semi-detached houses of this type in today's market.

CONTEXT

An inspection has been made of the site which is level at present and is grassed over and a careful inspection was made of the adjacent cottages i.e. numbers 1 and 2. The height of the proposed units will match in with numbers 1 and 2 and these cottages have been set back slightly on the site so that to some degree they are subservient to numbers 1 and 2.

Access to the site will be from a new access and drop kerb from St Peters Road.

No trees will be affected by the proposal, there are just some hedgerow bushes at the rear and the intention is to maintain the hedge line along the front either side of the new access.

Number 38 to the west of the site is set back further from the road and together with number 37 forms a semi-detached unit.

AMOUNT

The amount of development comprises 1 pair of 3 bedroomed semi-detached houses comprising:

On the ground floor:

Entrance hall with cloakroom off

Living room and then

Open plan kitchen/diner with access then out to

Rear garden.

This type of layout is popular at the present time with open plan eating area and

On the first floor the accommodation is arranged as follows:

Landing leading to a

Bathroom

Bedroom 1 is located at the rear of the property and has the benefit of an en suite shower room with then

Bedrooms 2 and 3 arranged at the front.

As far as services are concerned there is a main drain in the field immediately to the north and electricity and water are easily available for this site together with gas which we understand is available in the road.

LAYOUT

The new units have been deliberately designed so that they are set back slightly from numbers 1 and 2 and with the fenestration as shown on the plans there is no direct overlooking to either number 1 on the eastern side or number 38 to the west.

At the rear there is a clear view over open farm land and the same comment applies at the front where the 2 bedrooms and living room will look across the road to existing farm land. Care has been taken to design these 2 dwellings so that they blend in particularly with numbers 1 and 2.

SCALE

The site is level and the two units have been designed to blend in again with numbers 1 and 2 and semi-detached units have been chosen which match both numbers 1 and 2 and number 37 and 38 immediately to the west.

They are also set back slightly from the building line for numbers 1 and 2 to reduce the visual effect.

LANDSCAPING

At present the garden is laid to grass and the intention is to maintain the hedge along the front running parallel to the road as far as possible which will lessen the effect on the ground floor of the new dwelling. Similarly along the western side the hedge where possible will be retained. There is a hedge along the northern side to the field and on the eastern side there is wire fence which will be retained.

Upon completion of building works the gardens will be laid to lawn etc. as appropriate.

APPEARANCE

It is intended to build the dwellings to a high specification with red brick elevations to match numbers 1 and 2 and similarly a clay tiled roof over. Windows and doors will be high specification double glazed white UPVC units and the intention is also to provide a chimney at roof level but there will not be internal fire places. The chimney will be for visual purposes only.

ACCESS

Access to both dwellings will be from the new drop kerb and access off St Peters Road with parking then either side to serve the two units. The parking area will be to a gravel finish or to an alternative finish as approved by the Local Authority as well as limited access off the farm track to the side. This existing access track leads to the farmland to the rear.







