

TREE SURVEY STATEMENT with Design Statement

Date: 15 September, 2012.

Site Address:

80, West Lane,
Hayling Island,
PO11 0JL

Appraisal:

The existing significant trees are located on the front garden, and comprise a mature oak and a yew

Other lesser important shrub planting exists along the boundaries.

The approximate dimensions of the oak are as follows:

Height 15 metres; Spread 12 metres Girth 2.1 metres

The approximate dimensions of the Yew are as follows:

Height 9 metres; Spread 4 metres; Girth 1.8 metres

DESIGN PRINCIPLES

Part of the existing hard surfacing is to be broken up.

An access for the household and any visitors' cars is proposed leading from the main road entrance to the parking spaces at the existing dwelling. The surface is to be permeable and the construction is to be in the form of a mesh type surface layer requiring minimum excavation and no disturbance of the tree roots. The proposed specification is to be in accordance with the Local Authority requirements for the protection of the trees.

A single dwelling is proposed, the footprint and dimensions of which are to be the subject of Reserved matters.

Layout

The proposed dwelling is to be set toward the West lane boundary to the west and north of the plot.

Scale

To be in accordance with the design, character and proportions of the existing properties in West Lane

Landscaping

All landscaping to be designed to improve the visual amenity of the streetscene..

Appearance

All subject to Reserved matters .

Identifying the Access Principle

Level access to the porch entrance is to be provided to ensure that it is in full compliance with current legislation. Emergency access is as for the dwelling. Cycle storage is to be available on site. Parking for cars is to be available on the hardstanding.

The Design Solution

The design of the proposal has been driven by the need for additional sustainable housing of good quality, and will contribute toward the national targets set for the Borough.

Anthony Leggett Associates
Portsmouth.

15th September, 2012

Cc Mr Jim Sheppard.

