



Simon Boseley
Architectural Design

Design & Access Statement

Cottonwood Close, Waterlooville, Hampshire, PO7 5JZ.

Revision 00



Table of Contents

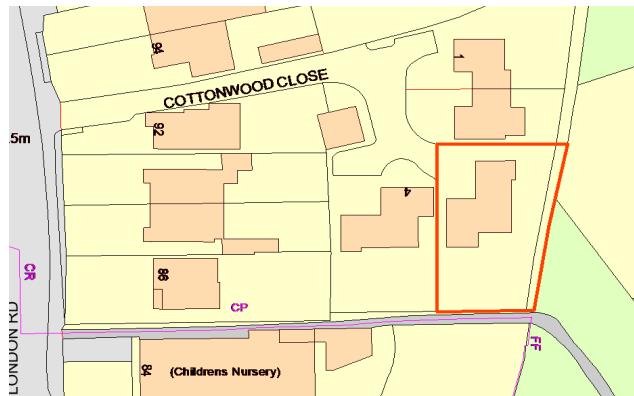
Table of Contents	2
1 Introduction	3
2 Site Context	4
3 Scale & Appearance	4
4 Use	5
5 Landscaping	6
6 Appendix.	7

1 Introduction

SB Architectural Design has been commissioned by (the owners of) #3 Cottonwood Close to prepare and submit a retrospective planning application for the retention of a garden outbuilding (Class E) for use as home office as well as associated landscaping/hardscaping works (Class F).

The development has not been subject to pre-application advice with Havant Borough Council. In light of a planning breach & notices, whereby permitted development rights are revoked - unknown to applicant - this statement & the following documents are submitted for approval to validate the development retrospectively:

- *Application Forms*
- *Location & Block Plans*
- *Site Plans*
- *Plans & Elevations.*
- *Flood Risk Map*



2 Site Context

The site is located on Cottonwood Close adjoining London Road (A3) in Purbrook, Waterlooville and comprises approx. 530sqm of residential land [as indicated on BCI 1001- Location Plan].

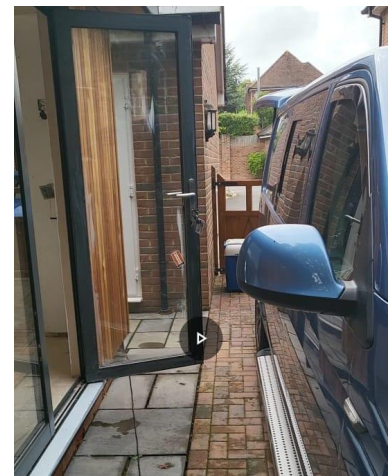
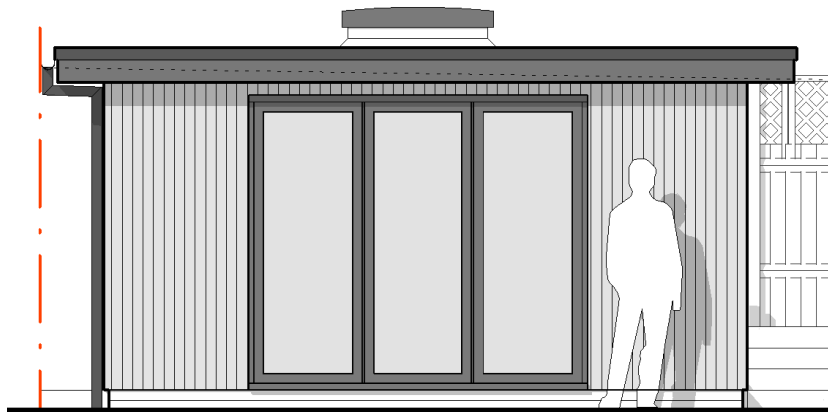
The site adjoins other residential properties of similar character on Cottonwood Close to the north and west including communal garages. Local green Fielder's Park (accessed via Alsford Road) adjoins the site along the east boundary. An easement separates the property along the southern boundary to the external space of neighbouring Deverell Community Hall.

Flood Risk: Environment Agency data shows that the site is located within a Zone 1 Flood Risk Area, as such is at low risk of flooding.

3 Scale & Appearance

The constructed outbuilding has a 17m² footprint and has been set back from the northern building line 600mm to avoid visibility from the street (principal elevation) and is over 3m from the north boundary and approx. 2m from the eastern boundary.

In respect of this, it's considered that the materials & massing do not have an adverse visual impact on local character; the structure is largely hidden from surrounding perspectives. Materials include: treated timber cladding over timber-frame construction; PPC aluminium slate grey doors, windows & rooflights; uPVC dark grey fascias; and felt finished roofing. Internally the structure has been treated with insulation and acoustic-rated plasterboard beneath a skim finish.



*Front elevation of structure to be retained (left).
West facing photo, structure set back from principal elevation (right).*

4 Use

Existing & Proposed use: **C3 - Dwellinghouse**. The outbuilding, subsidiary in form and use to the main house, serves solely as a home office for computer & admin. work. Intended hours of use are during daytime hours within the working week. As such will not create acoustic disturbance in the surrounding area.

5 Landscaping

Modifications have been undertaken to the site landscaping as follows [BCI 1002]:

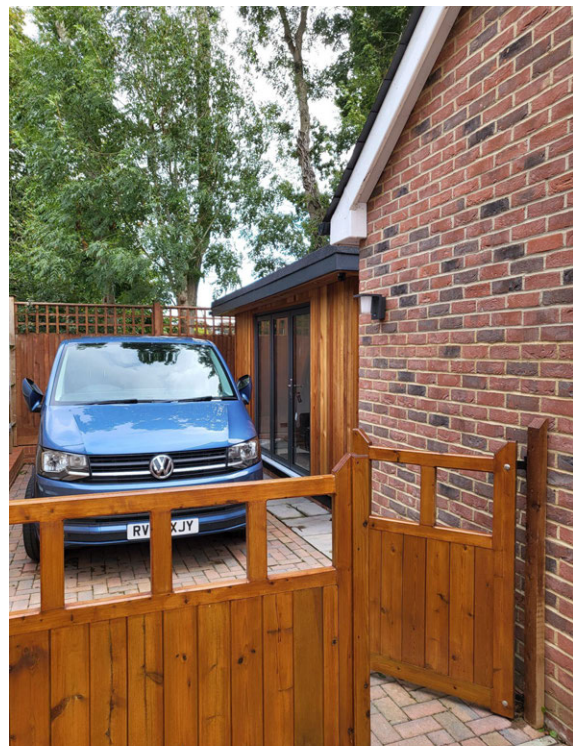
- **Parking:** Front driveway planting has been removed in place of permeable gravel (white granite). Hardscaping (block pavers) on the front driveway have been continued through to the (east) side. Additional parking spaces created help to avoid obstruction of the estate road where space is otherwise scarce.
- **Access:** Additional hardscaping (slab paving) to improve access around property & outbuilding. Raised treated timber decking adjacent to east boundary addresses site gradient ($\geq 600\text{mm}$ increased level, north to south).
- **Boundary:** Previous correspondence with the council (Ref: 21/00008/CMP) addressed boundary matters regarding treatments in respect to site constraints and boundary limits as defined on Title Plans.



6 Appendix.



(East facing) Site entrance.



(East facing) Access gates & retained structure.



(South facing) Side gate & gravel.

Below: (West facing, via Fielder's Park) Vegetation along site boundary.





(North facing) Boundary with #2.

Below: (South) Boundary treatments & vegetation, landscaping

