

Anthony Perry Associates Ltd

PROPOSED THREE BEDROOM HOUSE

ADJACENT TO:

1 LEIGH COTTAGES, PETERSFIELD ROAD, HAVANT, PO9 2HT

Design and Access Statement

1. The proposed house design echoes the forms and materials of the Leigh Cottages terrace on the East side of Petersfield Road. The roof pitch would be the same at 46.5 degrees; windows of similar size and proportion.
2. The house would be well set-back centrally to the present North boundary wall with its principal axis North-South approximately parallel to Petersfield Road. This disposition has several major benefits, as follows:
 - a) It provides a positive approach-axis when viewed from the North – i.e. from the green open space North of the site and along Petersfield Road itself. Incidentally, in this regard, it also reinforces the existing East-West pedestrian footpath from Martin Road to Stockheath Road by creating a positive house-entrance directly off it.
 - b) It avoids overlooking to No.1 Leigh Cottages.
 - c) It allows a significant set-back from the highway obviating any perceived residual difficulty in respect of traffic noise.
3. It has been shown that traffic noise levels at the proposed house would be within acceptable levels (ref. The Traffic Noise Attenuation Report/Calculations, attached). In particular it is demonstrable that the noise level Category for the proposal would be similar to that for No. 6 Leigh Cottages and hence for the flats at 1A Petersfield Road. In addition it is noteworthy that noise levels have fallen since the closure of the South Leigh Landfill Site and were reduced by the 1.8m high boundary wall to 1 Leigh Cottages.
4. The detailed planning of the proposal takes additional care in regard to acoustic precautions by locating the kitchen and bathrooms on the West side of the house to further protect the living/dining space placed centrally and focused East and South. Windows are generally small North and West and would be triple glazed.
5. Apart from the new formal pedestrian entry through the North boundary wall, general access would be entirely from the existing East driveway serving Leigh Cottages and their neighbouring houses. (The arrangement is shown on drawing 2169/01A)
6. Essential and viable trees would be retained. (ref. to the Tree Report, attached) It is proposed to add 4no. new specimen trees inside the garden spaces and an additional 4no. trees within the existing North Verge of the site curtilage (outside the boundary wall) to enhance the Northern approach.

