

Design & Access

And

Statement

For

**1 Jessie Road
Havant
Hampshire**

Contents

Description

Design Proposal

Landscaping

Access

Scale

Waste Management

Conclusion

Photographs

Description

Jessie Road Bedhampton is located to the west of Havant Town Centre and close to the border of Leigh Park, the character within the immediate vicinity of the application site is residential with terraced and semi-detached properties.

The current property occupies a large plot of 499 square meters and forms the end property of a terrace of five, with the front facing south.

Adjacent to the site two newer properties can be found extending the Jessie Road frontage and close to Hulbert Road to the west.

Design Proposal

The proposal seeks to separate the existing plot to form space to support an additional detached unit with a plot size of 223 square metres supporting parking to the front and the detached dwelling and a garden space of 108 square metres.

The proposed property will offer accommodation of 96 square metres forming a 2 bedroom property with a lounge and kitchen diner at ground floor level. The size of the property meets the requirements of the Nationally Described Space Standard.

The rationale for the design is taken from the terraced properties, albeit set back from the frontage in a detached form with matching materials and finished to a pitched roof before stepping up to the adjacent properties.

Landscaping

The proposed development is offered with a good level of soft and hard landscaping areas to the front and rear.

A detailed planting scheme will enable the end users the opportunity to take this forward on a long term basis. Soft landscaping to the front will provide a soft break to the boundary treatments of softwood fencing and paved parking area.

The rear garden area laid to turf will provide a high level of amenity space, along with the space to support refuse and cycle store areas.

Access

The site lies in an area of medium accessibility close to major bus routes, railway and within easy walking distance of local shopping facilities.

The property has the benefit of on site parking with parking also being maintained to the existing property.

On street parking does not appear to be a problem within Jessie Road.

Level access is proposed to the front of the property with internal space available to visitors requiring support. Internal doors, access and toilet facilities to be built in accordance with building control requirements.

Scale

The overhaul scale of the proposed property is in keeping with the character of the area and sits comfortably at this juncture with matching plot width, depth and massing.

The development does not cause unacceptable harm to the amenity of neighbours through the loss of privacy, outlook, noise and overlooking.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

Conclusion

The proposal would not detract from the character of the area responding positively to the existing street scene and providing much needed accommodation within the Borough.

It is considered that the proposed development would comply with the relevant policies outlined within the NPPF and the Havant Borough Local Plan.

Photographs.

View of the plot looking north.



View of the existing property no 1.



View of the existing terrace looking east



View of the existing properties to the west



View of Jessie Road looking west



View of Jessie Road looking east



View of the rear of the plot



View of the rear of the plot



View of the rear of the plot

