

Design Statement for Development 16 West Haye Road, Hayling Island, Hampshire.

SITE ANALYSIS:

The existing site presently forms a single family dwelling with an additional outbuildings to the rear with a land registration document.

The existing building is of timber construction with a flat roof.

The rear site comprises of the rear gardens of 18 & 20 West Haye Road.

The adjacent properties are a mix of single storey/two storey design.

The existing boundaries are well screened with either a 1.8m close boarded fence or hedging or a combination of the two.

There is an adjacent development permitted recently at Belmont Gardens and 26 West Haye Road.

DESIGN PRINCIPLES:

The new development should be designed so that it does not create any harmful impact on the surrounding properties.

The existing landscaping is to be retained where possible and reinforced with additional landscaping to enhance the street screening.

The development is to include car parking to suit the Planning/Highway requirements with suitable turning facilities to prevent vehicles reversing out onto the highway.

Refuse storage is to be facilitated within the development.

DESIGN SOLUTIONS:

A design should not create an over developed appearance.

The new dwelling should be set within the plot to the existing building line.

The new dwellings will utilise the existing dropped kerb (subject to Highways approval), with a 3.7m wide private drive with an asphalt finish.

The proposed materials of the new dwellings should blend in the other materials used nearby on the existing dwellings.

A screened bin and recycling store is to be located within the front of the plot.

Secured cycle storage will be located within secure sheds located within the rear gardens.

Disabled access will be via a paved pathway ramped up to the front doors with a level platform in front of said doors with all elements designed in strict accordance with the Approved Documents: Part M.