

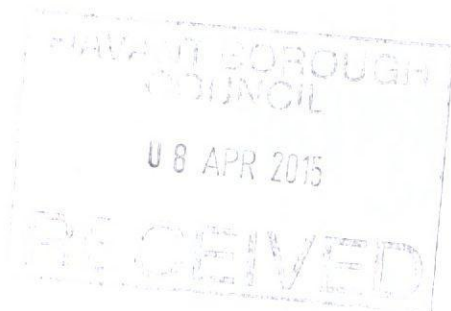
DESIGN & ACCESS STATEMENT

FOR THE CONSTRUCTION OF
2 NO. 2-BED FLATS ON LAND ADJACENT TO

15 LOCKERLEY ROAD
HAVANT, HAMPSHIRE, PO9 2HD

Client
East Pallant Developers
4 East Pallant, Havant, Hampshire, PO9 1EA

Job No. 14022



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Site Address Land adjacent to 15 Lockerley Road

Applicant East Pallant Developers
4 East Pallant, Havant, Hampshire, PO9 1EA

Site Analysis

The application site is situated to the north side of Lockerley Road, Havant, adjacent to Swarraton Road and is currently used as a garden to the south of No 15 Lockerley Road.

The site is within a residential area with Lockerley Road running east from Stroudwood Avenue.

The site currently exists as an end of terrace dwelling, No. 15 Lockerley Road, which will remain. The property has pedestrian and vehicle access from Lockerley Road.

Lockerley Road is a two-way road with most properties having off-road forecourt parking.

The site is relatively level. The boundaries are currently a mix of chain link fencing, closeboard fence and garden hedging.

There are no public rights of way, watercourses or ditches running through the site or other major restrictions.

Planning History

Planning Consent for 3-bed end of terrace house - APP/14/00622 02.10.2014.

Character of the Area

The surrounding development is semi-detached and terraced properties fronting onto Lockerley Road. Materials used are traditional with mainly facing brick and concrete roof tiles.

Proposal

The proposal is to construct 2 no. 2-bed flats with off road parking for 3 no. vehicles. New off-road parking for 2 no. vehicles will be provided for the existing property from Lockerley Road.

The ground floor flat will have a kitchen, lounge, 2 bedrooms, and bathroom. The total floor area proposed is 50.7m².

The first floor flat will have a kitchen, lounge, 2 bedrooms and bathroom. The total floor area proposed is 55.3 m².

Access to the site will be via the existing vehicular access and pedestrian access from Lockerley Road and new vehicular access off Swarraton Road.

The proposed layout sets the new dwelling min. 7.4 m back from the site boundary with Lockerley Road.

Cycle storage for 4 cycles will be provided in the gardens. Allowance has been made for the siting of 2 no. wheelie bins per dwelling.

Rear access to the existing dwelling has been provided with cycle storage for 2 cycles and area for 2 no. wheelie bins.

The building is designed with facing brick to the external walls set under a concrete roof tile, consistent and in keeping with materials used on other dwellings in this area. Materials will naturally be subject to final approval, by condition, by the Local Planning Authority.

Design Principals / Solutions

The proposal is for the construction of 2 no. 2-bedroom flats with off road parking for 3 no. vehicles, designed to be sympathetic to the existing street scene and adjacent properties. The site forms a natural infill plot along Lockerley Road.

The proposed new dwelling has been set back into the site without impacting on the street scene, forming a continuation of the terraced housing. The front elevation has been designed to continue the roof line through to a gable end terrace house with matching eaves line. The width of the new dwelling has been designed to be similar to the width of the existing dwelling (No. 15 Lockerley Road).

The development proposed involves using permitted development rights to create a 14m² GIA single storey rear extension to 15 Lockerley Road. This will allow a new dining room to be added to the existing property. In addition a 35 m² GIA two storey rear extension will be added to the previously approved footprint for the new end of terrace dwelling. This will provide an increase in the size of the new property allowing the 2 no. 2-bed flats as proposed.

The single storey rear extension to 15 Lockerley Road falls within the Permitted Development rules and does not require planning consent.

The rear extension to both properties will have roof pitch of 22.5°, complying with the 45° overshadowing rule.

A 300mm set back in the side elevations will provide continuation of the terrace gable.

Each flat will be provided with approximately 50 m² of amenity space individually accessed.

A similar development for 2 no. 2-bed flats has recently been approved and built nearby at 1 Braishfield Road, Havant - Planning Approval APP/12/00487.

The proposal respects and compliments the local character in its scale, siting and materials, and ensures efficient use of the land. Safe and convenient access to facilities and public transport is available. The siting of the new dwellings does not adversely affect the amenities of neighbouring properties and provides the opportunity to provide 2 no. 2-bedroom dwellings in accordance with Housing Policy H6.

The roof has been designed to provide continuation of the existing ridge line and eaves and gable ended property to match existing terrace.

The proposal will be constructed to current Building Regulation requirements for thermal insulation and air leakage to ensure an energy efficient building. A water butt will be provided to allow recycling of rainwater.

Level access will be provided across the hard surfaced footpath leading to the front entrance door, which will have a level access threshold fitted.

There are no environmental constraints on this site to restrict or impede accessibility.

Internally electrical switch plates and controls will be set at accessible heights in strict accordance with Part M of Building Regulations.

First floor windows to bedrooms have been sited to the front and back elevations to avoid direct overlooking to neighbouring property. The bathroom windows will be fitted with obscure glazing.

A vehicular and pedestrian access will be provided from Lockerley Road to provide access to the drive allowing for parking on site for 2 no. vehicles and vehicular and pedestrian access will be provided from Swarraton Road to provide 1 no. off road parking space. Driveway area will be surfaced in block paving or tarmac, with domestic scale planting to the remaining front garden area.

Sustainability

The site is located within walking distance of Leigh Park centre and a short bus ride to Havant Centre and therein benefits from the facilities and services that are available. Notably, Havant offers facilities including chemists, banks, supermarket, restaurants, and public houses. The nearest surgery is located at the nearby Health Centre in Havant.

Primary education facilities are within walking distance of the site at St Albans Primary School and Trosnant Infant School. The secondary schools in the

catchment areas are Havant Academy, Warblington and Park Community School. Havant College provides further education facilities.

Additional facilities at Portsmouth and Chichester are accessible by a regular bus service that runs along the nearby Petersfield Road route. Mainline rail service is available from Havant.