

Design and Access Statement

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Proposed 2 No. 3 Bedroom Bungalows at
17, New Cut, Hayling Island, PO11 0NB



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1.0 INTRODUCTION:

This Design and Access Statement has been prepared to be read in conjunction with the Full Planning application made to Havant Borough Council for the proposed building of

2no 3 Bedroom Bungalows on the site known as
17, New Cut, Hayling Island. PO11 0NB, ('Bethel')

The site to which this application relates is within a quiet residential area made up of bungalows and houses mainly built in the 1970 / early 1980's.

Drawings submitted with the application are:

Base record drawings: OS Promap

Proposal drawing: 15.125/P/100 Site & Location Plans, Plans and Elevations;

2.0 LOCATION

The site is located in New Cut, accessed off the main Havant Road (A3023) at the north end of Hayling Island. The site is currently occupied by a derelict bungalow on the north side of the street, known as 'Bethel'. To the west, No 15 is also a derelict bungalow, 'Rosecot'. The rear boundary on the North of the site borders the garden belonging to the property at 21 New Cut.

The site is adjacent to 2 new bungalows, 19a and 19b, to the east, built under planning reference 08/67670/003 and therefore a precedent has been set in the road to sub-divide an existing plot with a single dwelling into two individual plots. The houses on the same side of the road along New Cut have a variety of different plot sizes, materials and house types including bungalows, chalet bungalows and two storey houses. The houses opposite are two storey detached houses front gardens, mainly red brick with white uPVC windows and pantile roofs.



View looking from New cut towards Havant Road.



LOCATION PLAN

3.0 CONTEXT

'Bethel' is sited on a generous plot with direct access to New Cut and good public transport links from the main Havant Road.

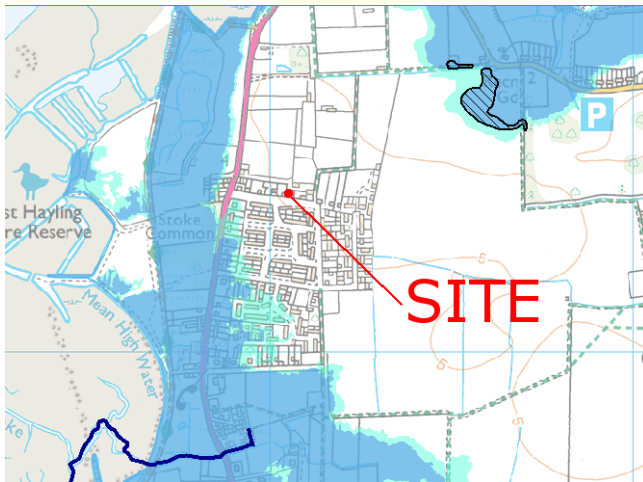
The site on which the bungalow currently occupies is wide enough and deep enough to accommodate two dwellings and therefore we look to explore the option of providing 2 No. bungalows in order to fit in with the style of housing stock in the area and recently approved neighbouring development.

Existing bungalow 'Bethel', derelict and overgrown garden.



4.0 FLOOD RISK

From the maps available from the Environment Agency, the site does not appear to be in a flood risk zone, see map below



5.0 AMOUNT OF DEVELOPMENT

We are proposing to build 2 No. identical bungalows with parking to the front and access to the rear garden to the side. Each property is detached and chalet-style in order to keep the roof line lower and in context.

Within each property, we have provided family accommodation by way of a kitchen with utility room, lounge and bedroom on the ground floor and a further 2 bedrooms with a family bathroom on the first floor with a floor area of approximately 80 m2 each.

The first floor bedrooms have a skilling arrangement to the front and back of the property as these rooms are within the roof and benefit from dormer windows rather than traditional windows within a façade.

The properties will provide a good sized family home with adequate parking to meet current standards and makes good use of an existing unkempt site.



No's 19a and 19b New Cut, adjacent to the proposal site with 2 no new bungalows

6.0 LAYOUT OF DEVELOPMENT:

The layout and proposals can be clearly examined on the enclosed drawings, No's 15008/SK06 and 11

7.0 ACCESS

The proposed bungalows will have direct access from New Cut to their own 2no parking spaces to the front of the property and access to their own private back gardens via a side path. Visibility along the road is excellent with the wide highway verge. Access to the proposed dwelling is provided as a level path.

The site is less than 0.5 Km. from the nearest bus stop with services running into Havant town centre, which is approximately 3 Km. away. Within 1 Km. of the site there is a supermarket and a petrol station.

8.0 ORIENTATION

The property is orientated to maximise the amount of windows and light to the front, south, and rear of the property. The windows on east and West walls are limited to the ground floor, which minimises overlooking and privacy issues between new and existing dwellings. The property has a North-South aspect and will benefit from sunshine to the front of the bungalow through the day.

9.0 SCALE

The properties are chalet bungalows in order to complement the properties in the road, their potential neighbours and thus keep the scale and massing in line with that already present in New Cut.



*South side of New Cut,
opposite to the site*



13 New Cut



Intersection of New Cut and Kingsway

10.0 MATERIALS:

Materials Suggested

Walls:	Facing Brickwork with reconstituted stone sills and arches and Eternit weatherboarding to bay and dormer cheeks.
Windows:	PVCu
Roof:	Concrete Plain tiles
RW goods	PVCu

11.0 PLANNING POLICIES:

- E16 of the Hampshire County Structure Plan 1996-2011 (Review)
Havant Borough District Wide Local Plan 1996-2011: C1, C3, D1, D3, HE1, HE5, HE7, HE8, HE10 and HE15
Havant Borough District Wide Local Plan 1996-2011 - Policies D1, D3, L1, L2, L3, L4, L5, L6, L7
 - Hampshire County Structure Plan 1996-2011 (Review) - Policies T5, E7 and E16

12.0 PLANNING CONSULTATION:

- A pre-application submission was made on the 02.11.15. The response to the proposal was positive and the one notable comment was regarding the proposed bungalows relationship to N015 New Cut. The '45 degree rule' has been indicated on the submitted elevations and shows that the proposal does not affect No 15. It should be noted however, No 15 is a derelict building and unlikely to be occupied in its current condition and very likely to be redeveloped in the near future.
- The applicant is willing to enter into a legal agreement regarding the:-
 - 1) Solent Special Protection area, and 2) CIL contributions.

13.0 CONCLUSION:

The proposal is in keeping with the context, scale and established and approved current development in the locality and therefore appropriate to this residential area.