

Design and Access Statement
For
Proposed 2 Bedroom House
32 Ramsdale Avenue, Havant, PO9 4DZ



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Application Site:

The application site is situated within a well-established residential area of Leigh Park. The surround dwellings are made up off small terrace blocks which are set back from the road. No. 32 is located on the corner of Ramsdale Avenue and Shawford Grove. It has a very generous side garden which is proposed for the new dwelling. The existing property has been derelict for some 15 years and is showing signs of disrepair. The rear garden consists of a concrete court yard with a block built garage. The side garden has been let to overgrow to an extent that neighbouring properties has raised objections.

The overall size of the plot no.32 sits on is 320m², the neighbouring properties are in the approx. 148m².

Proposal:

It is proposed to construct a 2 bedroom end of terrace house adjoining no. 32. The eaves and ridge height will remain the same and in keeping with the existing terrace. The external materials will match the existing properties with new white upvc window/doors to no. 32. There will be a new open porch over both properties. The property will be surrounded by 1.2m fencing to the front and 1.8m closeboard to the rear. The proposal scheme has allowances for rear pedestrian access to both no. 59 Shawford Grove and no. 32 Ramsdale Avenue.

The Impact on neighbouring residents:

The scheme has been designed in accordance with the Supplementary Planning Document (SPD) Policy CS16.

It is proposed that the new dwelling will join to the existing terrace block and will form the end of terrace.

The distance to the rear neighbours will be unchanged and the proposed rear garden including side access will be approx. 64m². This is the same as neighbouring properties.

Part of the plot will be subdivided into providing off road parking for 2 vehicles.

No. 59 Shawford Grove has one window at first floor in the side elevation which appears to be from the landing. This would therefore only result in minimal privacy loss.

The building line is similar to the terrace in Shawford Grove, and will not detract from the overall appearance of the surround area.

Highway Access:

No. 32 benefits from both a drop kerb to the rear garage and also off road parking bays to the front.

The majority of properties do not have off road parking and park in established parking bays along the side of the road.

It is proposed that the rear existing drop kerb will allow for off road parking for 2 vehicles for the new dwelling.

Drainage and flood risk:

The site is not located within a flood zone. The proposed surface water drainage will be dealt with through a soakaway to the rear of the properties (in accordance with current building regulations).

The foul discharge will be via a connected into an existing end of line manhole in the rear garden of no.32. This will be subject to agreement with Southern Water.

Sustainability:

The Havant local Plan (Core Strategy Policy CS14) required certain levels of sustainability to be met on developments, specifically achieving Code for Sustainable Homes Level 3.

However recent Government announcements have sought to remove these requirements. Furthermore, the building regulations now require an on-site efficiency standard which is equivalent to Code Level 3.

The design has been based on fabric first, and SAP Calculations have shown that there is an improvement over current building regulation requirements.

Impact on Trees and Hedges:

There is a large lime tree located next to the highway to the front of the dwelling.

An arboricultural report and impact assessment has been carried out and supports this application (ref: PWDE/1964d2)

Conclusion:

The proposed development has been designed so that there is minimum impact on the surround area.

This house is a large 2 bedroom, and if the requirement for addition parking was not an issue it would sit comfortably as a 3 bedroom house.

The development would not set a precedent for further development, as this is an unusually large plot.

The scheme would further enhance the neighbouring properties, and reduce the risk of crime.