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DESIGN AND ACCESS STATEMENT

28 LODGE ROAD : BEDHAMPTON : HAVANT : HANTS PO9 3LL

ERECTION OF 1 NEW 4 BED DETACHED HOUSE AND GARAGE AND 1 NEW 2 BED BUNGALOW

ACCESS STATEMENT

Level access will be provided for the proposed new dwellings from the new private driveway accessed from Lodge Road. Three parking spaces have been provided for the house, one of which is within its' detached garage. The bungalow has two parking spaces in front together with a turning area. On-site manoeuvring spaces enable all vehicles to enter and leave the site in forward gear.

There is ample cycle storage located within each of the garden sheds to each property. Access gates have been shown to the rear gardens of each property in order to gain access to the refuse bin enclosures shown.

An accessible w.c has been shown on the ground floor of each proposed house, as required by the Building Regulations.

The house and the bungalow will be designed to meet the Lifetime Homes Standard.

Access will be achieved throughout the principle entrance storey of each property, utilizing level thresholds, suitably sized door leafs and corridor widths.

Full access provisions will be provided throughout the building as required by Approved Document M, 2004 Edition, of The Building Regulations 2000.

DESIGN STATEMENT

The site is located at the end of the cul-de-sac that is Lodge Road and terminates in a generous turning circle. On the western boundary of the site, between Nos. 27 and 28 is a public footpath / cycle path that runs all the way through from Lodge Road to Bedhampton Hill, providing a short cut through to bus routes on the main road. The train station at Bedhampton, which has regular services to London and along the South Coast, lies approximately 1 kilometre away along Bedhampton Road, beyond local shops, takeaways, and other local facilities.

Existing dwellings in Lodge Road include a mixture of detached houses & bungalows and semi-detached Council / ex-Council housing of various styles and roof configurations, with neatly maintained front gardens. There is no one dominant style. (see photos 1, 2 & 3).



photo 1 – Nos. 25 & 27 Lodge Road



photo 2 – No. 26 Lodge Road

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photo 3 – Nos. 24 & 22 Lodge Road

Properties in adjacent Brookside Road include some period cottage style properties whose gardens abut the rear of the proposed site, but also include a more recently constructed cul-de-sac of “chalet-style” houses typical of unremarkable 1970's design.

The proposal is to demolish the existing house, which is a bland 60's brick-faced 2 storey dwelling (see photo 4) that has structural problems, and erect a replacement detached 4 bed house, complete with detached single garage, on the site of the existing house, with a new private driveway continuing onto a detached 2 bed bungalow with secure parking, towards the rear of the site. The house is served by 3 parking spaces (including garage space) and the bungalow by 2 spaces. Secure garden sheds will be provided for cycle storage.

The design of the detached house reflects the style and proportion of the other detached houses in Lodge Road and most notable No. 27, its' immediate neighbour and, as the proposed Streetscene drawing 212.07/15 shows, fits in well with the overall pattern of existing development in Lodge Road.

The proposed bungalow is also designed to complement the style of the other bungalows in Lodge Road, having fully hipped roofs. This property, as well as the house, is designed to meet the exacting Lifetime Homes Standard, being fully wheelchair accessible, and will be able to be adapted to suit the varying on-going needs of the occupants as they grow older.



photo 4 – the existing house

The proposed buildings have been sited to accord with Havant Council's Borough Design Guide criteria with regard to garden depths and sizes. The orientation of the house will result in the minimum of overlooking of adjacent properties (there will be no overlooking from the proposed bungalow). The new house at the front of the site is sited so as to achieve a more regular frontage streetscape than is currently the case, as it has been moved away from the present close proximity of the existing house to No. 26 Lodge Road.

The proposed location of the new private driveway just off the Eastern boundary is more than 3 metres away from any existing habitable accommodation of the bungalow at No 26 Lodge Road. The boundary fence between the site and No.26 will be constructed as an acoustic fence in order to maintain the peaceful setting of the rear garden of No.26 from any possible disturbance by the albeit infrequent and low level noise from the driveway serving the bungalow.

Significant new soft landscaping will ensure that the proposal does not have an urbanising effect upon the site or its neighbours. Indeed, the proposed bungalow will hardly be able to be seen from the site entrance at Lodge Road.

There will be only a small increase in vehicular activity as a result of the proposed redevelopment, with on site turning being a feature of the design, thus aiding road safety in general. Sightlines and visibility are not an issue as these are excellent.

This proposal retains nearly all of the existing mature trees currently in the rear garden of the existing house, although a few have been removed in order

to "open up" the garden whilst not damaging the tranquil setting of this space, and resulting in the bungalow having a very generous plot size. A secure gate has been shown for the bungalow at the entrance to its part of the driveway, which will add to its' security. It also has a lockable pedestrian gate to enable easy access to the public footpath / cycle path that runs alongside the site.

The rear garden of each dwelling includes storage areas for 2 No. euro-sized bins, a compost bin and a water butt.

Materials are high quality clay facing brickwork walls and the roofs will be covered with concrete plain roof tiles. The windows, doors, eaves and rainwater goods will be in white upvc. All windows and external doors will be double glazed to comply with the requirements of the Building Regulations.

We feel that this proposal is a carefully considered scheme that will fit well into its surroundings and, when constructed, will enhance the character and amenity of the whole area.

We would stress that this is not a "backland development" proposal but a complete redevelopment of the site and is therefore not contrary to Government Policy.

The proposal will also provide much needed additional sustainable family housing on what is a "windfall" site in accordance with the new National Planning Policy Framework.

