

DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING & GARAGE

34 SEAFRONT ESTATE, HAYLING ISLAND, HANTS PO11 9JJ

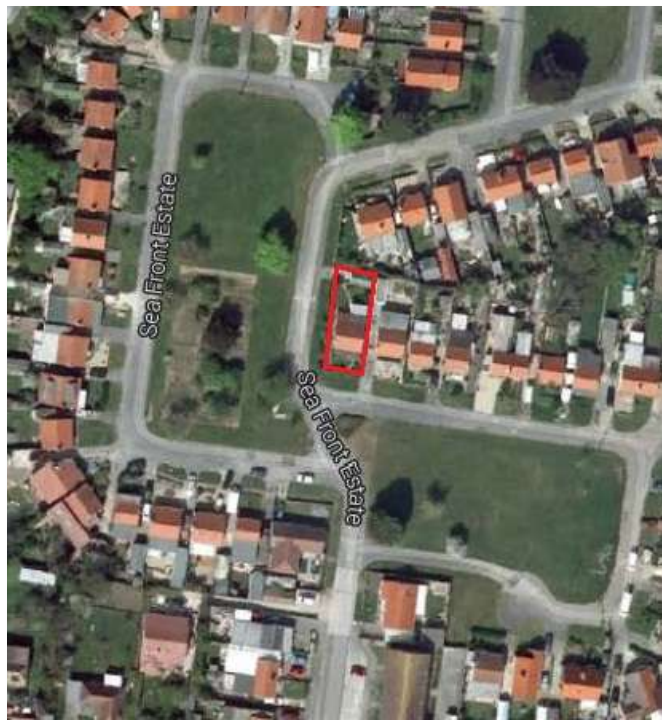
INTRODUCTION

This Design & Access Statement (DAS) accompanies an application for the erection of a new bungalow dwelling, detached garage and associated works to the above site. This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

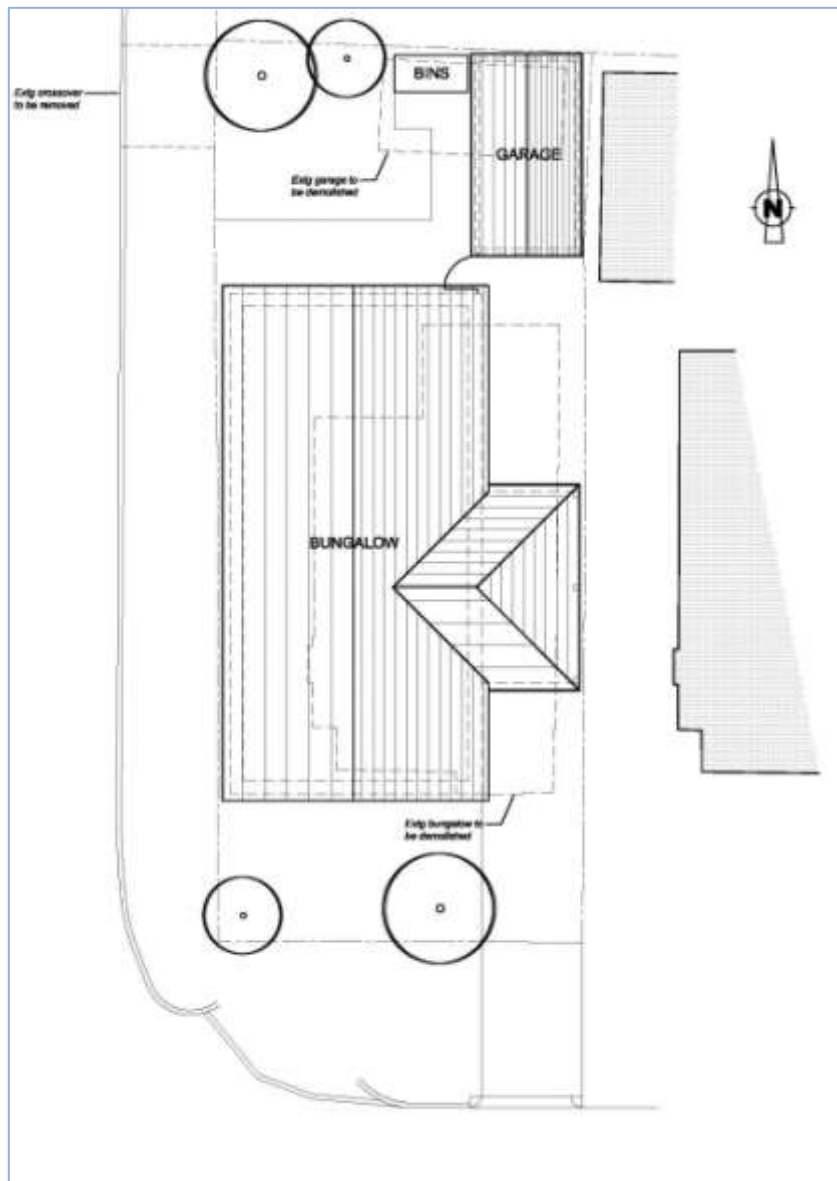
THE PROPOSED DEVELOPMENT SITE

The development site is located within South Hayling on Hayling Island, and lies approximately 3.5 miles south of the town of Havant.

The plot is situated approximately 200m from the seafront along a private road within an established housing estate as shown on the aerial view. A bungalow and garage currently occupy the site. To the rear (North) and flank (East) of the site are similar bungalow type properties. To the front (South) and flank (West) of the site are open amenity spaces. The site is generally level.



GENERAL SITE PROPOSAL



The proposal is to re-develop the existing site by demolishing the existing bungalow and garage and replacing them with a new bungalow and garage. The garage will be accessed from the site's southern boundary and the existing crossover and driveway to the site's western boundary will be removed.

The bungalow occupies a 92.6 sq.m external footprint within a site area of approximately 255 sq.m.

The proposed dwelling will be formed in timber frame construction.

LIFETIME HOMES / ECO-HOMES / CODE FOR SUSTAINABLE HOMES

Consideration will be given to the above to include:

- Energy efficient white goods to be supplied and fitted;
- Energy efficient boilers or heat pumps will be used for central and water heating;
- Restricted flow aerated taps will be used throughout;
- Rotary dryers to be supplied to rear gardens;
- All internal light fittings to be energy efficient;
- Specified materials will be responsibly sourced;
- Recycling of household waste to Local Authority requirements will be encouraged.

SUSTAINABLE DEVELOPMENT CONSIDERATION

During the design process, due care has been given to sustainability issues as follows:

Orientation - The buildings' orientation are dictated by site constraints and adjacent properties, and will be placed with a similar aspect to the existing bungalow.

Construction - The buildings will be constructed using a 'Val-U-Therm' timber frame SIPS panel system which provides a higher level of insulation than is currently required by Building Regulations. Val-U-Therm has zero Ozone Depletion Potential and a class-leading Global Warming Potential of less than 1. Made from sustainably-produced timber and recycled, renewable vegetable oil (from UK crops), it has an 86% bio-based content, can be recycled and attracts an A/A+ BRE Green Guide Rating. All timber used will be responsibly sourced and have chain of custody evidence. Glazing will be 'A' rated, comprising low emissivity double glazed sealed casement units. The buildings will have highly efficient heating and lighting systems. Wherever possible, the buildings will be constructed using recycled materials or those originating from a renewable source.

Waste and Recycling - The dwellings will have provision for the access of bins and recycling containers through the carport. The site is fully accessible to refuse collection equipment and conforms to the travel distances required for waste collection by the Local Authority's vehicles. The dwellings will have at least one rainwater collection butt each for re-using rainwater for numerous purposes.

LAYOUT IN RELATION TO NEIGHBOURING SITES

When viewing the proposal in context to the surrounding buildings, it is clear that the development will have a positive impact on the general area and does not impose upon the existing established adjacent properties, and no overlooking will occur.

PPS3 - NATIONAL HOUSING SUPPLY POLICY

The proposal meets the key principles of the Government's National Planning Policy Guidance Note 3 - Housing, which urges local planning authorities to provide for 60% of all new housing to be on developed land within urban area and which is accessible by a choice of means of transport and to make the best use of urban land.

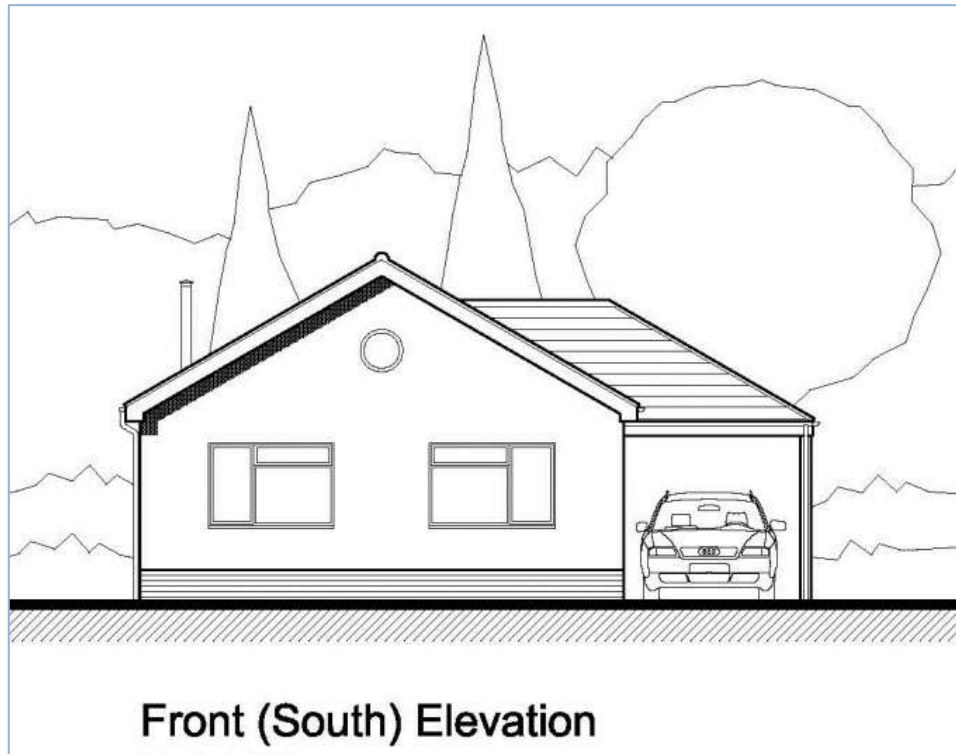
However, contrary to the guidelines of PPS3, the Havant Borough Core Strategy LDF dated March 2011 states that only a 51% likelihood of the use of previously developed land will become available for re-use at a local level. This development contributes towards that goal.

LOCAL PLANNING POLICIES

The proposal meets with the key objectives of the Hampshire County Council Local Plan and also Planning Policy CS9 as described within the Havant Borough Core Strategy LDF dated March 2011.

APPEARANCE

The new bungalow will comprise a low level facing brickwork plinth and with render finishes above to the walls and interlocking concrete tiles to the roofs. The eaves and barge boards will be constructed using proprietary uPVC items. Windows and doors will be double glazed uPVC items. Rainwater goods will be proprietary uPVC half round gutters and circular downpipes.



The overall form of the bungalow is traditional with overhanging eaves and feature gables incorporating render pargetting to front and rear elevations with a low pitch roof. The carport is open sided to its flank and has a hip ended roof with a similar pitch to the main roof. The bungalow is set back far enough from the access road to provide 2no. car parking spaces, and well proportioned front and rear garden areas.

To the rear elevation of the bungalow a similar theme is maintained with bi-folding doors opening onto the secluded rear garden. The garden areas are well proportioned and provide good usable amenity space.

The garage will be of the prefabricated concrete type available from a wide range of manufacturers with an aluminium up and over door and a pitched roof with its ridge running front to back. The walls will be rendered and the roof will be tiles to match the main dwelling.

The mass and form of the proposed building is in scale, proportion and harmony with the adjacent established properties. The detailing, materials and finishes have been chosen to be sympathetic in colour and texture to the adjacent buildings and street scene.

LANDSCAPING

The driveway will be formed in either concrete or block paviors to form a durable hardstanding. Surface water drainage gullies will be provided where necessary.

The front garden will comprise a lawned area, with perimeter shrubs and planting areas and low level fencing demarcating boundaries.

The rear garden will comprise a lawned area with paving slabs forming patio areas, perimeter shrubs and planting areas, and 2m high fences demarcating boundary areas and providing visual and physical security from neighbouring properties. A lockable pedestrian gate will be provided to afford secure access to the rear garden from the driveway.

ACCESS

Disabled

All buildings will be constructed to comply with the Disability Discrimination Act.

There will be a level access threshold to the main entrance of the properties. The rear gardens are accessed by side paths which provide additional access into the dwellings.

Vehicular

All buildings will be within the specified minimum distance from a fire rescue vehicle.

All buildings can be accessed easily by emergency service vehicles.

The parking provision meets the requirements of the Local Authority Vehicle Parking Standards.

Local Transport Network

There are bus stops within walking distance of the site on the main Seafront Road. Buses are operated by Stagecoach on routes 30 & 31 and are available from here which go to Havant, Portsmouth, Southampton and beyond.

The nearest train station is in Havant, some 5.5 miles to the North, which provides train services to London Waterloo, Southsea and Portsmouth, from where a change of trains provides services to Southampton and the West Country.