

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed two storey extension to existing building to create a 2 bedroom dwelling utilising existing vehicular access onto highway and proposed pedestrian access for existing property onto highway.

At

1 Winchfield Crescent
Bedhampton
Havant
PO9 3SP

For

Mr & Mrs O'Shea

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

11th January 2014

1 LOCATION

The site is located to the northern end of Winchfield Crescent at the junction of Purbrook Way.

The property is a three bedroom semi-detached house on the western end of a terrace of four properties. The house has an internal floor area of 78m², off road parking for two vehicles to the front garden with the plot originally housing a detached single garage to the side which has been demolished.

The existing dwelling benefits from a large plot, size approximately 263m² (0.026 hectare or 0.064 acre).

The site is flat and screened by hedges to Winchfield Crescent with a 2.0m high close boarded fence to the boundary of the terrace of properties to the north off Purbrook Way.

There is car parking available along Winchfield Crescent with no parking restrictions and a car park to the eastern end of the terrace (Nos 1-7) accessed off Rhinefield Close again with no parking restrictions.

2 SITE USE

1 Winchfield Crescent is a domestic property and is currently occupied. The land which is subject of this application has been separated from the existing dwelling and has been registered with land registry.

3 PLANNING HISTORY

We have conducted a planning search on your website and have found no planning history. However, these proposals have been subject to a pre-application enquiry with your Mrs H Lealan, Ref: GEN/13/00497, with response provided on 4th July 2013.

4 FLOOD RISK

We have conducted a search on the Environment Agency Website and the property is not subject to flooding.

5 THE PROPOSALS

The proposals include the creation of a two bedroom dwelling attached to the existing property to form a terrace of 5 properties. Vehicular access to the northwest of the site will remain as existing with two new off road car parking spaces being created for the new dwelling. A rear pedestrian access will be provided to the northern part of the site for 1 Winchfield Crescent.

The new dwelling, when viewed, will appear as an extension to the existing terrace and will mirror these properties as it will have amenity areas and boundaries. The proposed property will have an internal floor area of 64.66m², plot size 137m².

For comparison, 1 Winchfield Crescent has an internal floor area of 78m², plot size of 112m², 3 Winchfield Crescent occupies a plot size of 120m².

6 THE DESIGN

The concept of the design is to match the existing terrace in all respects. That is concrete interlocking roof tiles, brickwork elevations, white pvc-u windows and doors. This will reflect the rhythm of the elements and finishes of the existing buildings and would not in our opinion be out of character within this locality.

The proposals, due to the available dimensions of the plot, protrude past the existing rear elevation by 1,171mm and form a 'stop end' to the terrace.

The existing hedge boundary to the public highway will be maintained. It is presently 1.2m high, it is intended that this will be allowed to grow to 1.8m high to give privacy to the amenity area.

Off road parking will be created for 2 vehicles to the northwest utilising the existing off road access/dropped kerb. Bicycle storage will be provided to the north with a short stay hoop adjacent the front entrance.

A new 2.0m high timber fence will be located to the north to separate the existing gardens and proposed pedestrian access for the existing dwelling.

We are aware there is a 225mm diameter foul public sewer running across the south-western corner of the site. An agreement with Southern Water may be necessary and is currently under investigation.

7 ACCESS & CAR PARKING

The existing vehicular access onto Winchfield Crescent to the northwest of the site will remain and two off road parking spaces will be provided for the new dwelling. The driveway will be concrete pavers. The existing property has off road parking for two vehicles. All car parking provisions are in accordance with Havant Borough Council/Hampshire County Council Standards.

Our client has employed Mr Ian Eyres, Traffic and Transportation Consultant, to carry out a traffic survey and report which is enclosed with this application. He concluded that the proposals for an additional dwelling would not adversely impact on matters of highway safety caused by on-street parking.

8 CONCLUSION

In our professional opinion these proposals will create a much needed home within the Borough of Havant in an existing well defined urban area with well established public amenities in very close proximity.

The design would create a terrace of five homes matching the style and appearance of the original dwellings and thus in keeping with the locality and vernacular.

The proposals within this application have overcome all the issues and concerns raised by our pre-application enquiry which are:

- a) Shape and size of plot – similar to adjacent plots.
- b) Car parking – in accordance with the local plan.
- c) Lack of amenity space – scheme reduced to 2 bedroom dwelling increasing amenity area by 8.34m². Front driveway has been omitted gaining further amenity space of 13.31m².

We respectfully request Havant Borough Council to support these proposals.