

DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING

**Land Adjacent To
47 Southleigh Road
Havant
Hampshire
PO9 2QQ**

Site and Surroundings

47 Southleigh Road comprises of a detached two storey house of block wall and rendered construction under a flat roof with parapet walls. It is situated in a residential road in the Havant area to the East of the town. It occupies an accessible and sustainable location with 16 bus stops within 1 km and Warblington Train Station approximately 100m along the road and schools also within easy reach.

The Proposal

Is to erect a new single storey dwelling

Use

The proposal is for a new dwelling, in an established residential area. The design and materials will blend with the existing properties within the immediate area. The site comprises of a larger plot which can accommodate an additional dwelling without adversely impacting upon the adjoining residential properties.

Amount

The single storey dwelling is to be built in the garden of number 47 Southleigh Road, and can easily accommodate the two dwellings with ample gardens and amenity space for both dwellings.

Scale

As the proposed is a single storey dwelling, it is subservient to number 47 and will mostly be hidden by boundary planting due to mirroring the 'modernist' style with a flat roof and parapet walls, of properties number 47 and 49 as show here.



There are a number of examples along Southleigh Road, where 2 storey properties or pitched garages are as close to the road as the proposed or even closer, on both sides of the road. The scale of the proposed dwelling compared to these local properties is again subservient and of low impact.



40 Southleigh Road



1D Fifth Avenue on corner of Southleigh Road

Layout

The proposed dwelling is to be the East of number 47. As numbers 47 and 49 are side-on to Southleigh Road this means the proposed dwelling is to the side of number 47 but in front of it from the street scene. Numbers 47 and 49 are accessed off a shared drive, as will the new dwelling. A cycle store will be provided in its rear garden and there is ample of parking spaces for both existing and proposed properties off of the shared drive.

The proposed dwelling is to be set back at least 4m from the public footpath,

The proposed dwelling will have the follow accommodation;

- Open-plan living area of 36m²
- 2 Bedrooms of 11m²
- 1 Bathroom of 5m²
- Access doors from living area to drive way and into rear garden

Landscaping

The existing boundary shrubs and small trees surrounding the site will remain with lawn gardens. The dividing boundary between number 47 and the proposed dwelling will be 1.8m high timber panelled fence.

Appearance

The proposed dwelling will be constructed of block wall with a render finish and a parapet wall, and the windows and doors will be black powder coated Aluminium frames to match the existing property. The new building is small scale, which will have minimal impact on the surrounding properties.

Access

The existing shared drive entrance is block paved and remedial works are being undertaken on this. The dropped curb is to be extended by 2m in-line to be in-line with the drive. There are 4 parking space plus a double garage for the existing property and two parking space for the proposed dwelling. The proposed dwelling is to have a cycle store within the rear garden and a dedicated bin store/recyclable waste store area adjacent to the Eastern wall of the proposed kitchen.