

DESIGN AND ACCESS STATEMENT

25 OAKLANDS GROVE, COWPLAIN, WATERLOOVILLE PO8 8QX



ABOVE IMAGE AS EXISTING

This statement has been prepared in support of a full planning application to replace the front boundary wall of the existing property.

Context

The existing property of 25 Oaklands Grove has a front boundary wall 1150mm high and an evergreen hedge of 1850mm high (as featured in the above image). There is frost and structural damage to the existing hedging and wall.

The site is situated on a residential, unclassified road containing a variety of styles of house construction which include a diverse range of boundary material and heights.

Use

The proposed use is residential.

Amount

Following the removal of the existing front boundary wall and hedge, a new proposed boundary wall is to be erected to separate the property from the carriageway. The wall will have access to service an existing drive and hard standing parking area.

Scale

The proposed replacement front wall will have a proposed length of 6.2 meters and a total pier height of 1500mm. Wall height of 1100mm with railing of 325mm.

The proposed parking area is to be 3.2 meters wide by 6.2 meters long.

Landscaping

The garden to the front of the property is to be altered to accommodate an additional off road parking space. New boundary planting will be used around the new parking area.

Appearance

The proposed replacement wall will use clay brick stock to be inkeeping with the main dwelling and local area. The wall will feature metal railings feature set between brick piers.

Vehicle access and parking

The property will provide off road parking for three vehicles.

Pedestrian and cycle access

The proposed access to the property is made from Oaklands Grove and offers pedestrian and cycle access.

Disabled access

Access to the property is made from the front.

Conclusion

After the removal of the existing hedge and brick wall, the proposed wall and metal railings will allow great visibility from the property and offer improved vehicle road safety.

The proposed replacement boundary would benefit the property and local street scene.

It is considered that the proposed replacement boundary, would represent an improved response to the area and would be in accordance with the relevant policies of the Havant Borough Council Local Plan.