



Design and Access statement.

The Location:

The plot is centrally located in St Peters avenue in the Northney area of Hayling Island. It is situated between numbers 17 and 21.

As shown in the birdseyes photo from *Google Earth* the plot backs onto fields and also has fields to the front. All the properties are situated on the left side of St Peters avenue, excluding the one shown below which is on the right hand side.

The size of the plot is 0.08 hectares. (14.80 meters wide, 51.75 meters deep on the western boundary and 52.15 meters deep on the eastern boundary).



The Proposal:

The proposal for this plot is to construct one 4 bedroom dwelling with garage. This will replace the dwelling demolished under planning permission (97/61610) which was granted to Mr D. Taylor of 17 st Peters avenue in 1997.

The Layout:

The dwelling would be sited away from the four boundary points by a minimum of 1 meter. It would not compromise the adjacent properties, 17 and 21. Preferably where the previous bungalow was sited.

The existing garage is outlined in blue on the above photo (the east side). The existing garage would be demolished. The new garage would remain on the east and set back from the dwelling. Although it would be built to match the appearance of the new dwelling.

The positioning of the dwelling, garage and access point leave a suitable sized drive way for off road parking, also matching the layout of the existing properties, which is also shown above. The small mobile home would be removed from the site once the dwelling is habitable. It does not affect the area needed for construction.

The Design: (reserved matters)

The houses in St Peters avenue are all unique, they vary in both design and in size. Number 17 has a swiss chalet design. It is finished in red brick and red roof tiles, it also has a wooden balcony on the first floor at the front. Number 21 is also finished with a red roof tile and has two dormer windows at the front and back of the house. The lower section of the 21 has been rendered showing no bare brick.

I intend on a design that would be inkeeping with both of the properties mentioned above. Perhaps using a mix of bare red brick and render for the exterior, the use of dormer windows and finally finishing the roof with red tiles.

I believe a balanced design and subtle mix of materials (subject to building regulations) would benefit to this site as it would use elements from both adjacent properties. It would have its own characteristics like all the houses but fit between 17 and 21 nicely.

Trees, hedging and boundaries

Situated on the front end of western boundary (17) is one evergreen coniferous tree, height approx 7 m. The tree is situated further towards number 17 than 19. *Approx 10 meters from proposed site of dwelling, trunk protected by thick hedgerow.

The western boundary consists of various quickset hedging, compact evergreen (around 1.5 meters in height) , there are also ornamental tree/shrubs varying both in height (1- 2 meters) and colour. Red, yellow and bluish / grey foliage are all visible in photos. These are towards the north end of the site, also situated here are a group of silver birch trees approx 10 meters in height.

The eastern boundary is made up with a mixture of hedgerow and fencing.

The southern (front) boundary consists of evergreen hedgerow approx 1.5 - 2 meters. This hedgerow would be retained as it is already adjoined to the hedge from number 17.

On the northern boundary there is a sycamore tree approx 12 meters high. To the right of this, two small multi stem hawthorn trees approx 6 meters in height . All above trees are approx 15 meters from the site of the new garage and nearly 30m away from the site of the dwelling,

*unless stated.

Protection and impacts-

None of the above trees or hedgerow will be removed during the course of development, this helps to maintain the sites natural elements and keep with the surrounding properties.

As the trees are sited away from the development, I envisage no impacts or damages to the trees. i.e contamination from building materials, the digging of foundations and trenching for drainage and utility services.

The hedgerow and trees would be protected by the temporary use of hoarding / construction fences whilst site is under construction.

The fences being available up to 2.4 meters in height would also reduce noise.

The large distance between the trees and development area also enables the fences to be erected a sufficient distance away from the trunks preventing surface root damage.

The Access:

The access will come directly off of st peters avenue (as existing), with provision for off road parking at the front of the property for 2-3 vehicles. There were 2 spaces with the original dwelling so there is no loss or gain in parking spaces. (See block plan).