

DESIGN & ACCESS STATEMENT

New One Bed Dwelling on Land adjacent to 26a Birch Tree Drive, Emsworth. PO10 7RT

1 ASSESSMENT OF PHYSICAL CONTEXT

Birch Tree Drive is a suburban area with chalet style bungalows built circa 1970.



Fig 1. Aerial View of Birch Tree Drive with 26a outlined in red

The existing dwelling faces directly onto Birch Tree Drive to the west of the plot, with a bank of flat roofed garages on the opposite side of the road. The dwelling is a chalet style bungalow with flat roofed dormers facing the road. Birch Tree Drive rises gently from south to north at a gradual constant gradient, and over the plot width the rise is approximately 0.8m.



Fig 2. Street view of the plot facing Birch Tree Drive.

The southern boundary is bordered by a pedestrian footpath called 'Woodruffe Walk' which provides pedestrian access to the side boundary leading to the rear of the property and back door. The main garden area is located within the north and west of

the plot. The rear western boundary is approximately only 2m away from the property, which is unusual as one would expect the garden to be located to the rear, but the layout of the dwelling is set to line through with the form of the houses fronting Woodruffe Walk to the east. This is clearly visible on the aerial view (fig 1. above). Located within the northern garden area is a detached pitched roofed garage which has separate direct access with dropped kerb onto Birch Tree Drive, screened by timber gates. A second road access with dropped kerb is located slightly south of this leading directly to the front door and gravelled driveway.



Fig 2. Existing access off Birch Tree Drive leading to the existing detached garage.



Fig 3. Existing access off Birch Tree Drive leading to the main dwelling entrance.

The boundary's facing Birch Tree Drive and Woodruffe Walk are both screened with approximately 2m high mature evergreen hedges, providing privacy to the main garden areas. All other boundaries within the proposed plot are fenced with timber close boarded fencing approx. 2.0m high. The adjacent land to the north is bordered by the rear gardens of No. 1 & 2 Birch Tree Close and to the west is the rear garden to No.3 Woodruffe Walk.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The property is not in a conservation area nor are there any listed buildings in the vicinity which might be affected by the proposals.

The following policies apply from the Havant Borough District-Wide Local Plan:

UA1 - Concentration of development within the Urban Areas

D1 - High Quality Design

H5 - Density of Housing Development

H6 - Range of House Types and Sizes

3 INVOLVEMENT OF LOCAL INTERESTS

Due to the discreet nature of the proposed building, no consultation with neighbours has been undertaken.

4 DESIGN PRINCIPLES

The proposal is to provide a new dwelling within the garden curtilage to the north of the dwelling as a replacement of the existing garage structure. Considering the existing environment the proposal takes the form of a similar chalet style bungalow facing onto Birch Tree Drive. The depth and ridge height are equal to the existing property maintaining the proportions of the existing dwelling. This in turn produces a slight increase in ridge height above that of the existing property, but follows the form

of the other properties within the street, allowing for the constant rise in gradient of the site towards the north. The new dwelling is positioned 1m away from the northern boundary and approximately 2m from the eastern boundary, in-line with the existing dwelling. The size and position are therefore carefully considered to minimise any possible overshadowing to the adjoining rear gardens to both of the neighbouring properties.

The existing dwelling retains the existing driveway and access to Birch Tree Drive and allows for a slightly revised garden, relating with the proposed new boundary and internal layout. The existing conservatory is to be removed and replaced with a new single storey extension allowing for a brickwork gable wall facing the new property. This proposed extension is believed to be within the permitted development rights of detached dwelling. The extension design prevents any overlooking between the two properties and along with the new boundary fence, allows for privacy screening to the individual garden spaces. New windows are proposed to the rear elevation to allow natural daylight into the internal spaces allowing for an east/west aspect to the internal living area. The new rear windows although facing directly towards the eastern boundary will not overlook the adjoining property due to the privacy screening of the boundary fence and the flanking facade elevation of the adjoining property, (i.e. no different to the existing kitchen window).

At first floor a flat roofed dormer provides headroom within the roof area which is in similar proportions to the dormers on the existing dwelling. This helps to maintain the aesthetics of the existing environment, and also allows for first floor views towards the street and away from neighbouring properties.

Waste bin storage is provided within the site boundary along the side access to the north of the property. Cycle storage is also provided within a covered lean to cycle store adjacent to the eastern boundary to the north-eastern corner of the plot.

5 AMOUNT OF DEVELOPMENT

The existing plot area of No.26a Birch Tree Drive is some 0.0515 hectares. PPS3 encourages new developments to seek a density of 30 dwellings per hectare, which would give 1.5 dwellings on this site. The density of the proposed development is therefore proposed to a single bedroom detached house, allowing for generous internal and external spaces.

6 LAYOUT

The scheme has been designed to avoid overlooking of neighbouring properties to either side, and also from being overlooked, or indeed having any significant impact on the outlook from any property in the vicinity. To this end the main ground floor aspect faces the garden area to the south and also eastwards towards the street. Windows are kept to a minimum to the north and eastern boundaries. The flat roof dormer addresses the street elevation only. Obscure glazed roof windows are included within the roof slope to the eastern elevation to provide natural light into the bathroom and landing, whilst preventing any overlooking to the adjoining neighbouring gardens.

7 SCALE

The proportions of the proposal are similar to the existing dwelling retaining a continuation of the chalet style form along the street scene. The width of the proposed new plot has been carefully measured to allow the new dwelling to provide suitable accommodation of approx. 60m², whilst also allowing for proportionate external amenity space.

A visible gap of approximately 3.5m is to be maintained between the two dwellings which allows for a generous visual break between the dwellings, preventing any visible terracing.

8 LANDSCAPING

No mature trees are affected by the proposals.

The existing evergreen hedge screening to Birch Tree Drive is to be retained and extended to the north of the gated access.

The driveway, being a semi-private space, is to be screened from the private garden by a 1.2m high close boarded fence with planting. The new boundary between the two properties will take the form of the gable end of the new extension and a 2.0m high close boarded fence to match the rear (east) and northern boundaries.

9 APPEARANCE

The palette of materials is to match to resemble the existing dwelling, being concrete interlocking tiles to the roof, tile hanging to the dormer cheeks and facing brickwork to walls. Windows and doors are to be white UPVC.

10 ACCESS

Access to the dwelling utilises the existing drive access from Birch Tree Drive, which opens onto a gravel driveway to allow for turning space or parking for up to two cars. The main door access faces the road and the driveway. Reference was made to BS8300 (2001) and Approved Document M (2004) of the Building Regulations. Primary access issues revolve around providing access directly from the parking area to the entrance door, to include level access around the property. This is achieved with the use of a concrete paving surface around the property with ramp and level flush threshold at the main entrance, suitable for wheelchairs. All internal dimensions allow for wheelchair use of the property.

11 CONCLUSION

The scheme has no adverse impact on neighbouring properties.

The property has been designed in size, scale and appearance to assimilate the existing surroundings.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

The proposal has a minimal impact to the existing property.