

**Design and Access statement for
proposed new bungalow at
45 Hulbert Road, Bedhampton**

The site

Located at no. 45 Hulbert Road, the application site adjoins the western side of Hulbert Road off the B2150, a main distributor road which links Bedhampton and Havant.

The area adjacent to and surrounding the site is built up with residential development of mixed architectural styles (see figure 1).

The property which currently occupies the site is a 3 bedroom detached dwelling with a footprint of approx. 124m/sq. It sits on a significantly large plot measuring 1118m/sq. The length of the rear garden to the west measures approx. 56 metres.

To the south and adjacent to the dwellings main entrance is a detached garage. To the west and approx. 27metres away from the rear elevation of the main house is a small single storey outbuilding. It is this building which will be upgraded and extended to form the proposed new bungalow.



Figure 1 – Location plan

The proposal

The proposal as outlined in this application is for the construction of a 2 bedroom bungalow in the rear garden of 45 Hulbert Road. The existing outbuilding has a footprint of 36m/sq and will be extended out to the south to give a total footprint of 102m/sq.

Site layout

The layout for the new bungalow has been largely dictated by the footprint of the existing outbuilding to which the new bungalow will extend out from. Existing windows/doors openings have (where possible) been retained and in some cases made smaller. New openings have then been positioned and sized to provide sufficient levels of natural daylight.

Close boarded fencing (1.8 metres high) will be used to delineate the boundary and help add some privacy between no.45 and the new bungalow. The location and positioning of fencing has been determined so that the occupants of no.45 retain a sufficient sized rear garden measuring approximately 17 metres in length.

External appearance

The appearance of the new bungalow will match materials on the existing outbuilding (see figure 2) with render and red bricks being used for walls and slate tiling for the roof covering. Windows and doors will be white and rainwater goods black.



Figure 2 - Brick and render finish to be retained in new bungalow

Access

The existing vehicular access off Hulbert Road will be retained and shared between residents of no.45 and the new bungalow. The existing single garage located adjacent to the main house will be demolished and 2 additional parking spaces created for occupants of the new dwelling.

The existing front drive will then be re-configured to provide sufficient vehicle turning and parking for 3 cars for use by no. 45. The existing shrubs which front Hulbert Road will be retained as a visual screen/buffer.



Figure 3 – Existing access

Landscaping

There is a single tree with a split trunk (see figures 4 & 5) in the rear garden of 45, which will be retained. There is also 1 larger tree located on the western boundary, this will fall within the curtilage of the new bungalow but far enough away from any construction proposed for the site. Two smaller trees located approx. 6 meters away from the rear elevation will also be retained.

Generally, landscaping will be kept to a minimum, small pockets of shrubs/soft landscaping will be planted in front of the bungalow and on the pedestrian approach from the 2 new parking spaces.



Figure 4 & 5 – Existing trees (with outbuilding shown in background)