



November 2012

Design & Access Statement

On-site activities has necessitated that the level of the rear garden to House E has been reduced to allow for construction of a concrete retaining wall to provide structural support to the adjacent roadway and Southern Water's foul sewer. This Design & Access Statement relates to a proposal to retain the excavated level of the rear garden, vertically plant the face of the concrete wall and introduce an additional window and door at lower ground floor level.

Access

This is a private rear garden, there is no access from street level; the garden can only be accessed through the house at lower ground (semi basement) level.

Design

The rear garden of House E has been reduced to allow for construction of a concrete retaining wall to provide structural support to the adjacent upper roadway and Southern Water's main foul sewer. Our proposal, which is in line with Havant Borough Council Policy CS16 requirements, is to maintain the excavated/reduced level in the rear garden area, provide vertical planting to the face of the concrete retaining wall and introduce a small window and an additional set of French doors to the lower ground floor of House E.

The reduced garden level will allow a window to the kitchen and an additional set of double doors to the living room to be introduced; this will promote good daylighting within the dwelling thereby improving the quality of life for the occupiers with the benefit of reducing the need for energy to light these rooms. These inclusions will provide a minimum 'average daylight factor' of at least 2% in the kitchen and 1.5% in the living room.

The reduced level of the garden will also provide a safe, level, external space; the provision of this outdoor space will once again improve quality of life, as a family home we would expect that a lower level garden would be more beneficial for the end user, especially for a family with younger children. The vertical planting of the concrete retaining wall would also provide additional benefits including reducing pollution and rainwater run-off, providing additional habitat for wildlife whilst maintaining a natural look. Plants would include a selected mix of shrubs, perennials and ferns.