

Design & Access Statement for Land to side of 67 Bondfields Crescent, Leigh Park

Existing Site



Currently the site has a semi-detached 2 storey house (2 Bedroom), which is at the junction joining Middle Park Way. The existing house enjoys rear access for a car parking area off Middle Park Way. To the side of the existing property is a large garden with existing hedgerows. The house itself is set back from main road of Bondfields Crescent with a small green area. The site area is approximately 257m² (0.0257Ha).

The site is surrounded by similar styles of properties with a few that have had two storey side extensions.

There have not been any records of any application on this site that we could locate on the Online portal.



Existing No. 67 Bondfields Crescent

The Proposed

Using the headings from CABE we will explain more about the development.

Use

The proposed use for this development is a semi detached 2 Storey, 2 bed house.

Planning Policy

As indicated in Havant Borough Council Adopted Plan 2011 the site falls within the following Policy CS6 Regeneration of the Borough

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map:

3. Leigh Park with particular focus on:
 - a. Leigh Park Centre, improved car and cycle parking, public realm and a sustainable mix of uses.
 - b. A balanced housing market.
 - c. Supporting healthy lifestyles.
 - d. Community safety.

- e. Connectivity with the rest of the borough.*
- f. Training and employment opportunities.*

We feel that the proposal will meet 3b. of this policy by providing an additional dwelling house.

Amount.

As explained above this is solely for a single dwelling the development area is 257m² (0.0257Ha). Our development is to use 130 m² (0.0130Ha).

Layout

The proposed house would be located back from the original line to ensure that this development is subservient from the main row of houses. The existing vehicular rear cross over will remain from Middle Park Way and the client has permission from Hampshire County Council to increase the width of the cross over to allow for the parking for both the existing house and then proposed new dwelling.



Existing Rear Vehicular access

Scale

The scale of the development has been taken from the surrounding properties but has ensure that the development is subservient from the main run of houses.

Landscaping

The existing site is grass with very high hedgerows to side boundary. The client is looking at removing the hedgerows to allow for a new 1.8m high brickwork with 0.8m timber infill panels between brickwork piers. This will be located from the front of the new dwelling to the new metal gates at the rear.

We have allowed a new 1.2m high timber fence between the two parking bays with a 1.8m high timber fence panel with posts between the existing and proposed dwelling. The separation of the two car parking bays allows a pedestrian gate into the existing dwelling. A 1.2m high fence panel at the rear of the proposed garden will also incorporate a pedestrian gate to help security of the area to the rear of the house.

Given the comments that were raised in the original application we have had to reduce the extent of the soft landscaping for the new property to allow for the requirement for parking to be met. Having looked around the area there are a number of open green spaces within a very short walking distance that it would be safe for children to be play.

The hard surfaces to the front of the development will be designed to give a level access into the new dwelling and provide a non slip surface for those bound to a wheelchair and the elderly.

At the front of the proposed dwelling will be either a grassed area or pea shingle. The existing house will have a new path from Bondfields Crescent with a 1m high brickwork wall surrounding the both the existing and the proposed dwelling. Separating the two will be a 1.2m timber fence.

A landscaping design will be forwarded if planning is granted.

Appearance

The Design principles for this development have come from styles around the surrounding areas. Please refer to the plans indicating our materials for the development.

Access

In connection with Transport links around this area, the nearest train station would be Havant. Local Buses pass the site on a daily basis which then connect you with Havant and the surrounding areas. The Local village centre is a short 15 - 20 minute walk through Great

Copse woods. There is also a bus service that connects to the Local Asda Walmart superstore.

Access to the site will via a new pedestrian access point to the side and with the existing vehicular access amended as indicated above. There will a level access point into the property with the relevant platform in front of the door.

Once in the dwelling the doors and widths of the corridors will be designed to meet the require Regulations set. On the ground floor we are intending to provide a WC and designed in such a way to accommodate the wheelchair user and to meet the required Regulations.

Parking Provision

There will be 1 No. space for each of the dwellings (1 for the existing and 1 No. for the proposed).

Flood Risk Assessment

Having looked on the maps on Environment Agency Website it would appear that this site is not located near a flood zone.