Design and Access Statement

Applicant: Mr Paul Hatton

Proposal: New Dwelling.



Fig .1 Area of land for dwelling.

1.0 Introduction Background

The site is access from the Southleigh Road in Emsworth. The southleigh road is a linear development and the proposals follow this pattern by placing a new dwelling on the side of an existing house in the place of its garage.

The subject site totals 623m.sq. in area. It is irregular in shape. The site is currently used for residential housing.

2.0 Planning History.

The site was sold to our clients as a project. We have been in discussions with Havant Borough council planning department regarding a new dwelling and were advised away from a house towards a chalet style bungalow.

Aesthetics – The new dwelling is designed to fit in with the buildings along Southleigh road and not necessarily just its adjacent one.

Scale – the plots sits in an interesting point on southleigh road and is a transition from 2 storeys housing to the pair of single storey gate house type dwellings. As such our proposals scales down from high to low.
The majority of southliegh road is two storey and so is the proposed dwelling.

Plan Shape – The plan shape follows the street pattern.

Overlooking. – We have refrained from placing any habitable windows at first floor level that could cause over looking

The Design Solution

Amount

The site is 623 m.sq. [note this includes the access and existing dwelling that is being retained.]. The proposed dwelling will be chalet bungalow

Layout

The layout of the proposed dwelling has been design so that it minimises the overlooking to the adjoining properties. The living areas are orientated to look over the proposed garden and there is allocated car parking to the front.

Scale

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the proposed dwelling with the surrounding landscape. As mentioned above the building has been designed to ease the scale from 2 to 1 storey that occurs across the site.

Landscaping

Car parking and bin storage to the front and private garden top the rear. There is a turning area and a path leading to the front door. There is a rear door to the kitchen and a space externally for bins/ recycling. There is plenty of clothes drying space externally.

Appearance

There is an eclectic mix of building styles around the site and rather than hark back at any one particular style our building is a interpretation of the elements around the site, i.e. brick, render, and clay tiled roofing. The materials we propose are as follows:

Low brick plinth to 1 course above DPC
Brick walls
Clay Tiled roof.
Black UPVC gutters and RWPs.
White UPVC windows

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide suitable aesthetic for the site.

Access

Access to the dwellings is all level. The external hard landscaped surfaces allow the easy passage of a wheelchair. Car Park spaces could be used by disabled persons. We have followed the advise and guidance contained in Approved Document M [2004]. Disabled/ wheelchair uses can use the ground floor accommodation; each has a level threshold, a WC that can facilitate a wheelchair. The entrance and internal doors are also wide enough for a

wheelchair to pass. On the upper floor accommodation we have also followed the guidance and have a WC and door widths complying with Part M of the building regulations.

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.



Area of site – the dwelling sits beside the 2 storey house and the white garage.