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DESIGN & ACCESS STATEMENT

Site Address: 80/82 Bedhampton Road, Havant PO9 3EZ

Proposed Development: 2 pairs 3Bed Semi-det. Houses with integral garages & access from Beaufort Road following demolition of No.82 Bedhampton Road.

Site & Surroundings

Bedhampton Road is a main Road east to west with a varied mixture of development on both sides including Flats, semi det and det houses, shops, garages and commercial properties of no specific architectural character. Beaufort Road is a fairly long cul-de-sac north to south with turning head at end approx 80m north of Bedhampton Road and linked by a private drive which serves veh access for Nos. 74, 76, 78, 80, 82 & 82b Bedhampton Road. Beaufort Road has a mixture of dwellings on both sides but predominantly semi det houses of varying traditional style of no particular character. The site is near the main bus route, 0.5k from the Railway Station and 1k from Havant Town Centre and there is a community store, Pharmacy, Shops, Post Office and School all within walking distance together with the amenity of the Recreation Ground.

Proposed Development

Nos. 80 & 82 Bedhampton Road are in the same ownership together with the vacant site to the west. The Bungalows were built on the 1930s and No.80 is in good condition but No.82 has been allowed to become rather dilapidated and is in very poor condition with evidence of subsidence in the north wall. It is therefore proposed to demolish No.82 and relocate its southern boundary approx 7.75m further south to allow for the proposed development. The exg access to No.82 via the private drive from Bedhampton Road to be discontinued but made available for the future use of a proposed bungalow on the vacant site to the west which is to be the subject of a separate application. Careful consideration has been given to the design of the dwellings to avoid loss of privacy or amenity to adjoining owners and is of traditional design in accordance with the local vernacular following Policy CS16 of the Local Plan. The new dwellings occupy plots of same area and scale as the existing properties to the north in Beaufort Road. Good quality materials would be used in the construction with tiled hipped roofs and facing brickwork subject to approval by Local Planning Authority.



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Access and Landscaping

A new access to be provided from Beaufort Road by removing the existing timber fence and overgrown hedging. A new fence and hedge planting no more than 1m high to be provided from the southern end of the site to the building line of No.63 Beaufort Road. Vehicles to be able to turn on site and exit in direction of flow from No.63a and be visible to each other. The intention is to clear the site, which has no particular species of merit at a time to avoid nesting birds etc timetabled to the approval of the Local Planning Authority. The existing bungalow is not occupied by bats.

A planting scheme to be implemented comprising hedging and small trees as follows: - Golden Privet [Aureo Marginatum] which is compact and easily maintained. A mixture of Rosemary and Lavender to front gardens. Lawson Cypress to compliment and reinforce the screening at rear boundary [west] abutting properties in Leicester Avenue. Some compact trees Japanese Maple, Crimson King Maple, Crab Apple and ornamental Cherry suitable for suburban gardens with tight root formations to be planted in suitable positions. There will therefore be nesting opportunities for birds together with the addition of bird boxes (appropriate for sparrows) bat tiles incorporated in the roof structure and log piles in garden corners to encourage insect life. The vehicular access to be permeable surface of block pavers with sandbrushed joints on scalings on hardcore and the remainder of the gardens to be grassed.

Conclusion

Pre-planning advice was requested and issues raised by the Planning Authority have been addressed relating to vehicle movements, parking and visibility but the advice given was helpful and generally favourable. The new buildings to be at least Level 3 of the Code for Sustainable Homes and the requirement to make financial contribution in accordance with Policy CS21 of the Havant Borough Local Plan [Core Strategy] is accepted. We consider the new dwellings to be compatible with the neighbourhood and provide much needed additional quality housing stock within the Borough.

