

Wyvern

Architects - Devizes Ltd

DESIGN AND ACCESS STATEMENT

for

**Proposed redevelopment of
41 Hulbert Road,
Bedhampton,
Havant,
Hampshire,
PO9 3TA.**



1.0 CONTEXT

1.1 ASSESSMENT

Physical, Social and Economic

Planning permission is sought for the proposed redevelopment of the application site to form a new purpose built home for a disabled gentleman and his family/carers on residential land at 41 Hulbert Road, Bedhampton, Havant, Hampshire.

An explanation of the character and features surrounding the site.

The application site adjoins the western side of Hulbert Road, the Class II County Road, B2150, a main distributor road which links Bedhampton and Havant in a northerly direction with the A3 motorway and Waterlooville.

The width of the adjoining road is approximately 6 metres with footways on both sides with variable widths. Outside the site, the footway is approximately 1.5 metres and a road sign and lamp standard are positioned close to the existing vehicular access. The frontage of the application site is immediately opposite the junction of Michael Crook Close with Hulbert Road.

The area adjacent to and surrounding the site is intensively built-up with residential development, mainly on substantial individual plots.

An explanation of the character and features of the site itself

A vehicular access leads to a single garage and a dilapidated and vacant bungalow and small outbuilding all of which date circa 1930s. The buildings on the site are of rendered brick construction. With a plot depth of approximately 70 metres the overgrown site is on level ground. The southern boundary of the site is defined by a close boarded fence, interspersed with a hedge mainly of brambles and miscellaneous bushes. The western boundary also has a close boarded fence. The northern boundary has an irregular alignment and consists of an old chain link fence with accompanying hedge like features. Adjoining this boundary, within the curtilage of the neighbouring property, is a Yew and Maple tree. The front (east) boundary of the site consist of a line of mature shrubs of mixed varieties, which it is proposed to retain in the development proposal.

The overall impression the application site provide is that of a derelict property which in its present condition is a significantly detrimental to the amenities and living conditions of the occupiers of closely adjoining dwellings and the nearby area.

1.2 INVOLOVING THE COMMUNITHY

Additional Housing

The proposed new dwelling house will replace the existing bungalow and therefore no additional housing will be created.

1.3 EVALUATING THE INFORMATION

Opportunities

The primary opportunity in this case is the potential utilization of an existing residential site occupied by a single dilapidated, unoccupied bungalow, situated on a derelict plot with an average depth of 70 metres and which fronts onto Hulbert Road. The application/development site is level, suitable, appropriate and, available for the development proposed, which would be compatible with adjoining property and the wider local area.

Design and Access

The site is virtually flat with existing easy vehicular and pedestrian access to and from the adjoining road. The proposed development will meet the required standard for access without compromise. The proposed dwelling is intended to be of traditional construction with the benefit of detail design, materials and finished to match the high standard of general residential development nearby.

2.0 DESIGN PRINCIPLES

2.1 Layout

The new house will occupy the approximate position of the existing bungalow and access to the site will remain as existing.

2.2 Scale

The scale of the new house is dictated by the requirements of the disclosed person and his family.

2.3 Landscaping

A particularly important aspect of the propose development will be the provision of boundary treatment of 2 metres high new close boarded fencing, with a new soft landscaping scheme provided to all adjoining common boundaries. This will create privacy for the proposed dwellings, and improve and maintain privacy and amenities of the occupiers of adjoining property. Special attention will be paid to the development site's northern boundary, where the existing old chain link fence will be replaced with close boarded fencing and soft landscaping in the form of randomly planted shrubs. Canopies and root protection areas of trees within the curtilage of the adjoining property will be protected.

Through neglect, the existing screen of varied shrubs on the site's frontage (east boundary) has advanced partially over the adjoining footway. It is therefore proposed to trim back of this line of shrubs, which will be retained as a valuable feature in the street scene.

2.4 Appearance

The primary design objective is to create a new dwelling house, which is appropriate and acceptable for the site in character and appearance, without detriment to the amenities and living conditions of occupiers of adjoining property and the wider locality.

The narrow access drive will have new double gates and proposed development will have minimum impact from passing pedestrian and vehicular traffic. A 2m high close boarded timber fence will close off the remainder of the front of the site. The proposed development will have minimum impact from a passing pedestrian and vehicular traffic.

3.0 IDENTIFYING THE ACCESS PRINCIPLES

3.1 Access Arrangements

The development site will be served by the existing vehicular access. A driveway, 4 metres wide will approach and leave the new house. The entire driveway and parking area will be finished with permeable material. Vehicular, pedestrian and disabled access to and from the adjoining road is direct and convenient and benefits from the level site.

4.0 PLANNING POLICY

4.1 PPSI: the south east plan; the saved policies of the Havant Borough District Wide Local Plan 1996-2011 and the policies in the emerging Local Development Framework are the extant and relevant development plans for planning policy reference in this case.

4.2 In particular, Policy D1 "High Quality Design" is relevant and states:- "Development will be permitted provided it achieves (in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials, finishes, features and spaces) all the following:

- i). Creates an attractive environment that has its own distinctive identity by which respects and enhances local character.
- ii). Ensures the efficient use of land.
- iii). Does not adversely affect the amenities of occupiers of neighbouring properties".

5.0 CONCLUSION

Summary

- 5.1 Planning permission is sought for the redevelopment of existing residential land, to form one purpose built home to suit the needs of a disabled gentleman, his family and his carers , at No. 41 Hulbert Road, Bedhampton, Havant. By virtue of high quality design, sitting, scale, and proportion, efficient use would be made of the land.
- 5.2 The proposed development is supported by relevant Government policy and complies with the requirements of saved Policy D1 of the extant Havant Borough District Wide Local Plan, and the emerging Core Strategy/LDF.
- 5.3 Floor plans and elevation drawings have been submitted with the planning application.