

Our Ref: 101/P/197



DESIGN & ACCESS STATEMENT
IN RESPECT OF THE PROPOSED
REDEVELOPMENT OF THE LAND ADJACENT TO
THE RETREAT
CROFT LANE, HAYING ISLAND
PO11 0LT
DATE: November 2011

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1. PURPOSE

This statement has been prepared in support of the outline planning application for the development of land adjacent to The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT, including the construction of 2 no. dwellings to the north of the existing retreat building and a garage adjacent to it.

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2. LOCATION:

The site lies at the northern end of Croft Lane which is accessed off Havant Road and located within the area of Stoke, in the north-western quarter of the island.

Regular bus services connect to and from Havant, the nearest major commercial and shopping centre, with onward connections available by rail and bus to Portsmouth and Chichester.

This location which is in close proximity to the seafront offers excellent leisure and amenity characteristics and is a sought after area to live.



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3. THE SITE

The land on which the 2 no. new dwellings are to be constructed is located just to the north of the existing retreat residential building. It is 0.20ha in size and is currently a disused area upon which stands a redundant stable building and pig sty.

The retreat itself is located on Croft Lane. To the north of the site there is an existing paddock and to the east, fields. The western boundary of the site borders the long rear gardens of residential properties lining Havant Road.



The Existing Building – ‘The Retreat’



Looking along Croft Lane towards the paddock



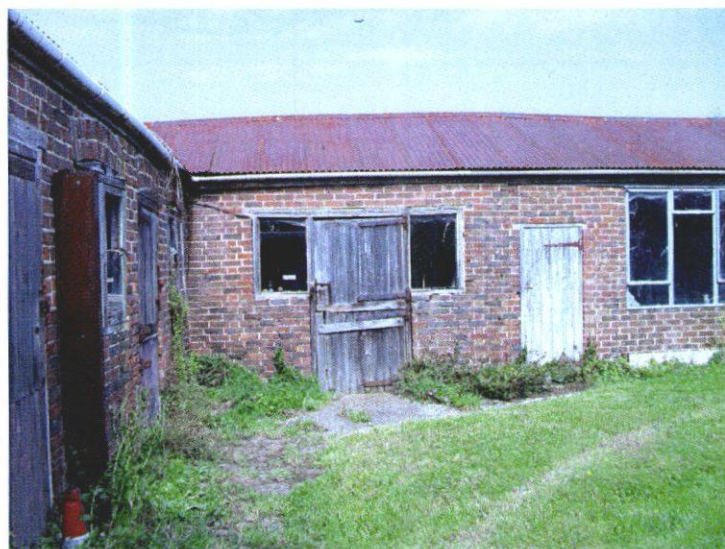
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The land to the North of the retreat



The existing stable block on land to the North of the retreat



The existing stable block on land to the North of the retreat



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4. TREES & LANDSCAPING

All existing trees on the site in addition to the vegetation on the east and west boundaries will be retained as part of the development proposals.

5. THE SITE ACCESS

Access to the site is by way of a new access off Croft Lane.

6. RESIDENTIAL CHARACTER OF THE AREA

The Application site is situated within a predominately residential area. The existing building; The Retreat is a bungalow which in turn is located next to a chalet bungalow to the south. Croft Lane extends to Havant Road, which is lined with residential dwelling of an assortment of designs, styles and sizes.

7. PROPOSED DEVELOPMENT

The proposed development consists of 2 no. dwellings which are to be of a chalet bungalow style reflecting and respecting many of the residential buildings in the immediate area. The scale of the new dwellings is similar to many buildings in the area and the volumes and heights are set so as to fit in well.

The dwellings are situated so as to enable the occupants to enjoy the views over the adjacent paddock.



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8. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to a high specification and have due regard to the locality and surfaces of other structures in the locality with all specific details agreed after detailed consultation with the local Planning Authority.

9. CONCLUSION

The development will bring back into use and greatly improve redundant land and provide 2 quality dwellings. A new garage for the existing retreat will improve parking facilities for residents of this building.

SURVEYORS:

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Architect

For and on behalf of McAndrew Martin
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Dated this 13th Day of March 2013

