



Design and Access Statement

Constraints

The topography of the site, which falls some 5m from street level down to the Hermitage stream was a defining factor relating to both the number of dwellings which could be accommodated on the site and their design.

The amenities of the adjoining residential properties were a primary concern when designing and positioning these dwellings.

Opportunities

The dwellings have been sited along the steep bank within the site allowing south facing fenestrations with views of the Hermitage stream.

The dwellings have been positioned to respect the Hermitage stream corridor and the wildlife within, it is intended to provide a number of bat boxes, bird boxes and a log pile within this corridor to encourage native wildlife; no development will take place immediately adjacent to the water.

The proposed fenestrations to dwellings D, E, F, and G will continue the Highfield Avenue street scene, the dwellings are also of similar size and have similar ridge heights.

Design

The majority of properties along Highfield Avenue are of a two storey design, the continuation of the street scene has been maintained by the middle and upper floors of properties E, F and G being kept at street level with a lower floor which gives access to a private garden, dwelling G's garden will run down the the Hermitage Stream.

To preserve the street scene further, car parking has been arranged to the front of the dwellings as is normal in Highfield Avenue.

Properties A, B and C have a similar design solution as E, F and G due to the steep slope, the lower floor level will give access to private gardens which also run down to the Hermitage Stream.

The design of properties A, B and C is such that the view on entering the site; and from the adjoining property to the west appears as if only single storey houses with rooms within the roof space. Their design prevents overlooking of the adjoining property and any subsequent loss of amenity.

Access

Car parking has been situated only on the west and northern boundaries due to the levels of the site.

All properties have been designed allowing for two parking spaces per dwelling.

Access for dwellings A, B and C is via an electric gate (between dwellings D and E) and private access road. The electric gate will prevent non-residents gaining access to either properties within the scheme or adjoining to it.

A turning head for vehicles has been incorporated into the private access road.

Vehicle access for dwelling D is via the private crossover/road serving A to C turning onto its own forecourt.

Vehicle access for dwellings E, F and G will be via individual crossovers serving each property.

Dwellings will be provided with cycle storage facilities to Hampshire standards.

Site lines from the private access road and from other dwellings will meet Hampshire standards.

Residents will be required to bring their refuse and recycling bins to the designated area at the entrance on collection days.