

DESIGN & ACCESS STATEMENT

Site Address: 80 Bedhampton Road, Havant PO9 3EZ

Proposed Development: Detached Bungalow with integral garage.1

Site & Surroundings

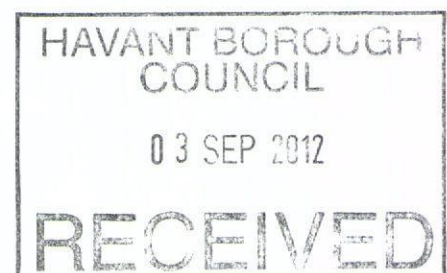
Bedhampton Road is a main Road east to west with a varied mixture of development on both sides including Flats, semi det and det houses, shops, garages and commercial properties of no specific architectural character. The site is currently vacant garden area in the same ownership as No.80 and is substantially 15m wide with a 9m frontage to the private access road and is 30m long. It is compatible in size with the adjoining plot No.82b being slightly larger in area at 0.05h.

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

The surrounding area has an established precedent of infilling backland in previously disproportionate large gardens so it is important for the proposal to relate sympathetically with adjoining properties. The decision was taken to design a bungalow in traditional style with a low pitched hipped roof carefully sited in relation to No.82b whose rear garden protrudes and abuts the front garden of the proposed bungalow to avoid loss of privacy or amenity. The bungalow is sited approx 25m from the rear of properties in Leicester Avenue [west] and 25m from nearest property to the east. To the north there is a series of very long back gardens to properties in Leicester Avenue. It is over 30m from the rear of dwellings to the south [86,88 Bedhampton Road] Good quality materials would be used in the construction of tiled hipped roof and facing brickwork to approval by Local Planning Authority.

[1]



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Access & Landscaping

The existing access is to be utilised and on site parking and turning provided to allow vehicles to leave in forward direction. There is no significant wildlife or particular species of merit on the site and a new planting scheme to be implemented as follows: A mixture of Rosemary and Lavender to front garden. The vehicular access to be permeable surface of block pavers with sandbrushed joints on scalings on hardcore. Some small trees suitable for suburban garden to be planted to provide additional screening and nesting opportunities for birds together with the addition of bird boxes [appropriate for sparrows] bat tiles incorporated in the roof structure and log pile in corner of garden to encourage insect life. The remainder of the garden to be grassed.

Conclusion

Preplanning advice was requested which was helpful and generally favourable although nothing specific was raised in connection with this site. The new building 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 dwelling to be compatible with the neighbourhood and provides a much needed addition to quality housing stock within the Borough.

[2]

