DESIGN AND ACCESS STATEMENT



CLIENT : Mr & Mrs Huntington

PROJECT : Residential Development

ADDRESS : 19 North Shore Road, Hayling Island , PO11 0HL

JOB NO : **4848**

Context

1. Introduction

2. Site Analysis
   - 2.1 Site Location and Context
   - 2.2 Opportunities and Constraints
   - 2.3 Site Photographs
   - 2.4 Relevant Planning Polices

3. Development Proposals
   - 3.1 Layout
   - 3.2 Form, Scale and Massing
   - 3.2 Materials and boundary treatments
   - 3.3 Accessibility and Parking
   - 3.4 Sustainability
   - 3.5 Neighbours consultations

4. Services
   - 4.1 Refuse
   - 4.2 Gas, electricity & telecommunications
   - 4.3 Drainage
   - 4.4 Sewage

5. Conclusion

Appendix

1. Introduction

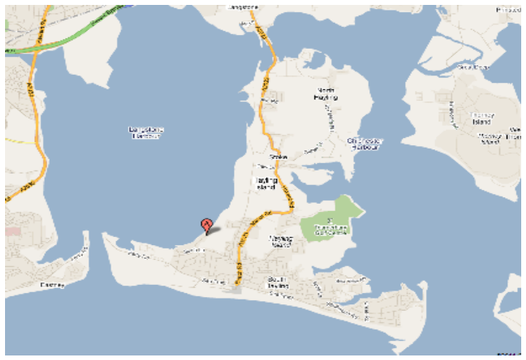
This design and access statement has been prepared by PWP Architects in support of a planning application for a replacement residential dwelling on Hayling Island. The report has been written to explain the principles behind the scheme, place it in a social and economic context and outline how the proposal meets the relevant planning polices.

This document should be read in conjunction with the submitted drawings and any appendices that have been referenced.

2. Site analysis

2.1. Site location and context

The site is situated in a residential area on the South-West side of Hayling Island overlooking Langstone Harbour *(see insert map below)*.



Map 1: Map showing site position. Source: Google maps



Image 1: Map showing site position.Source: Google maps

North Shore Road is a 'dead-end road' running north from Sinah Lane. The houses along the road have developed over time and have varying size and style. The properties are generally large detached dwellings with the principal elevations addressing the sea. The building line is set back with all the properties having large front gardens. There is not a predominant material pallet along the street. Facing brick, white render and various cladding materials are used.

The diagram below shows the height of the dwellings along North Shore Road. Generally the site will be bounded by 2 storey dwellings with the exception of the bungalow to the South. No 13 and 21 have recently received planning to convert the existing bungalows to two storey family homes. In July 2007 No.17a received planning to add a rear extension. The approximate size and location is shown on Image 2.



Figure 1: Height diagram. Source: PWP Architects

2.2. Opportunities and Constraints

The site is set back from North Shore Road and is currently occupied by a one-and-half storey building and a garage. Access to the site is via a shared private road which serves plots 17, 17a and 19 . The drive has a planting boundary to the north and a 1.8m high fence to the south. A private foot path runs along the north-east boundary of the site and links the shared road to the sea front.

The existing dwelling is screened from view by no. 17 and 21 North Shore Road and is only directly visible if it's viewed down the drive. A 1.8m heigh hit and miss fence further screen the front elevation from view. No. 21s view is currently restricted by the existing property. The new design has taken this into consideration.

The existing dwelling has two dormer windows. The bathroom window overlooks the garden of no.17a and the bedroom dormer looks along the drive and towards the sea.

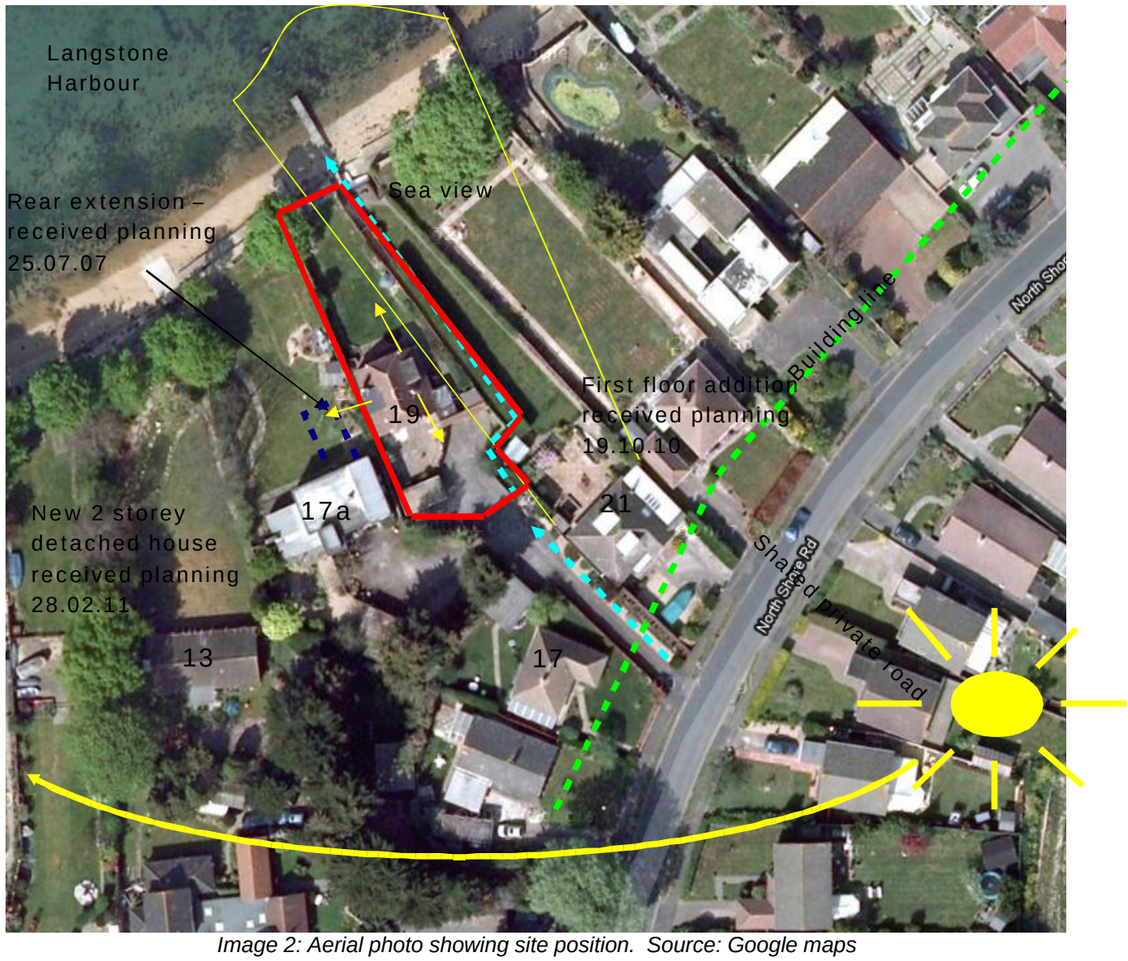


Image 2: Aerial photo showing site position. Source: Google maps

2.3. Site Photographs



Photo 1: View of the site along shared private road



Photo 2: No. 21 North Shore Road (Existing planning consent for 2 storey dwelling)



Photo 3: No.17 North Shore Road



Photo 4: No.14 North Shore Road



Photo 5: No.17a North Shore Road



Photo 6: Rear elevation of existing property

2.4. Relevant Planning Polices

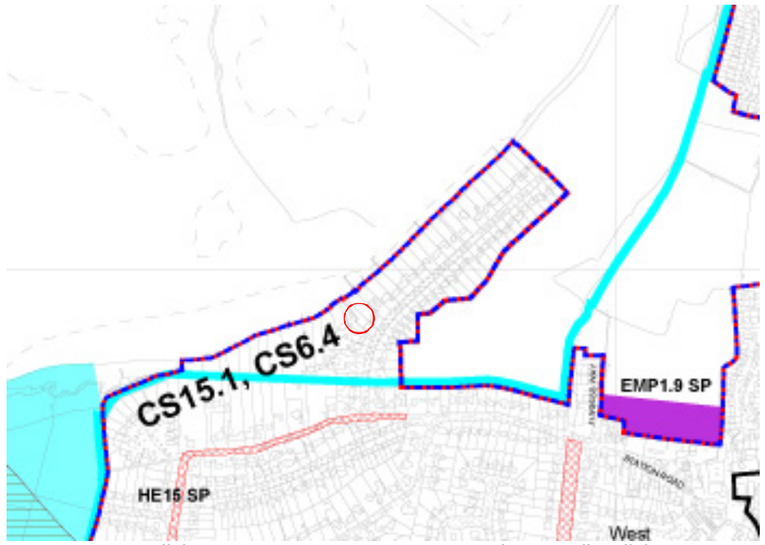


Image 3: Policies map. Source: Havant Borough Council Policies map

Key

CS6 Regeneration of the Borough
CS6.1 Havant Town Centre
CS6.2 Waterlooville Town Centre
CS6.3 Leigh Park
CS6.4 South Hayling
CS6.5 Wecock Farm

CS15.1 Concentration and Distribution of Development within the Urban Areas

CS6 REGENERATION OF THE BOROUGH

Planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the whole borough; particularly when it is focused in the following places as shown on the Proposals Map:

1. Havant Town Centre, with particular focus on:

a. Market Parade.
b. Havant Railway Station.
c. Connectivity with the Public Service Village.
d. Connectivity between Solent Road and West Street.

The design will positively contribute to the area through good design and the removal of a contentious dormer window. The proposed design is very sustainable which will improve on the existing uninsulated building.