Design & Access Statement

To accompany planning application

for new Detached Bungalow

on land to the rear of

31 North Crescent,

Hayling Island,

Hampshire.

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15 MAR 2011
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9th March 2011

DESIGN & ACCESS STATEMENT

Assessment of Physical Context:

The site is in the urban area of Hayling Island and is located on the west of Rails Lane and to the north of Norman Road. The site was formerly the rear garden of 31 North Crescent. The site was annexed, sometime ago, from the garden of 31 North Crescent with a brick wall and timber fencing. There has been no access into the site from 31 North Crescent since this time.

The area of the site is approximately 412m^2 and is bounded on three sides by garden wall and fences. Access into the site will be from North Road.

The site is surrounded by well established family homes, bungalows to the north and west, and houses to the east and south.

Social/Economic Context and Planning Context:

In respect of social/economic context the planning application provides for a single detached two bedroom bungalow.

Taking into account that the application site being wholly surrounded by residential properties any use other than residential would be inappropriate and unviable.

Involvement of Local Interests:

There has been no dialogue with parish council or local resident groups.

Evaluation:

A full evaluation of the site has been undertaken, including identifying constraints and opportunities and how these constraints relate to the relationship between new development and neighbouring properties.

Opportunities for differing development mixes have also been considered and identified.

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Design Principles:

The Application Site is trapezoidal in configuration with a site area of 412 square metres in extent with a frontage of 16.0m onto North Road. Will have its own access onto North Road.

The application is for a single detached bungalow having a footprint of only 71m^2, leaving an amenity area of 341m^2. A cycle store and refuse bin store will be provided.

The site is bounded by existing garden fences on both east and west elevations an existing brick wall to the north. The front boundary will be left open due to the Oak Tree. There are three well established and very large oak trees on the site.
An arboricultural impact assessment and method statement is part of this application.

The site is surrounded by well established family homes on both sides.

Surrounding properties are a mixture of houses and bungalows.

The area surrounding the Application Site therefore is wholly residential in nature and suburban in character.

Amount of Development:

The site is for a single detached two bedroom bungalow, incorporating a lounge, kitchen and bathroom.

The bungalow will have a footprint of 71 square metres, leaving approximately 341 square metres of external amenity space.

Adequate space has been provided, within the site, for the parking and turning of motor vehicles such that they will be able to enter and leave in a forward gear. The driveway will be block paving, or similar hard paving, with gentle slopes up to the front entrance door for people with disabilities.

Layout:

The bungalow will consist of an entrance hall, with a flush threshold for disabled access, giving access directly to the lounge, kitchen, bathroom and two bedrooms.

There is adequate external amenity space for vehicle parking and turning and for the safe and secure storage of bicycles, etc. A wheelie bin store will be provided.

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Scale:

The scale, height and bulk of the proposed bungalow is much less than the surrounding properties.
The proposed development has an eaves height of 2.1 metres and ridge height of 4.2 metres, measured from finished floor level. The surrounding ground will be approximately 0.15m below ground floor level. Existing ground is flat. The bungalow has been sited in conjunction with the arboricultural report.

Landscaping:

Gardens will be laid to lawn, with borders for annual and perennial flowers and shrubs. Existing trees, etc will be retained.

The driveway will be block paving, or similar hard paving, with gentle slopes up to the front entrance door for people with disabilities. Front door will have a flush threshold.

Existing boundary fences will be repaired or replaced, as necessary.

Appearance:

The visual impression this property makes is of a quaint cottage. Other properties visible in Norman Road are mainly terraced house.

The external built form of development and its architecture with full hip roof and pitched roof over covered entrance door, is very pleasing to the eye.

It is not proposed to have any external lighting except for perhaps a security light.

Colour and texture of external materials will be agreed with Havant Borough Council Planning Department

Access:

The approach to the property is via a driveway giving easy access for the young, the old and disabled. The bungalow will incorporate a main front entrance with a flush threshold to allow for wheelchair access. A bathroom with ample space for wheelchair dependent occupiers and visitors. The internal doorways are all of adequate size to accommodate wheelchairs. This is a dwelling with standard features that are considered acceptable by all local authorities and associations. It will comply with Part M, "Access and facilities for disabled people" of The Building Regulations.

The proposed access, from Norman Road, meets the requirements of The Highway Agency, Building Regulations and The Fire & Rescue Services Act in relation to fire service access whilst other emergency vehicles can access the site with ease.

The site is located in the southern end of Hayling Island. Local shops and amenities are a short walk away. As are bus routes giving access to main line railway station. Secure bicycle storage will be provided to encourage the use of bicycles.

The relationship of the bungalow with the other surrounding dwellings ensures that all occupants will have equal and convenient access and will meet both the traditional and future needs of the occupants.

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