DESIGN & ACCESS STATEMENT
(To be read in conjunction with drawing nos: 621/01, 02, site and location plans).

6 CHICHESTER AVENUE, HAYLING ISLAND HANTS PO11 9EZ

PROPOSED REPLACEMENT DWELLING.

SURROUNDING AREA
The surrounding properties are mainly detached residential dwellings with a mixture of one / two or three storey accommodation. There are also residential care home and flat developments nearby.
The general character of the properties consists of tiled pitched roofs with various wall finishes but mainly brick and painted render.
There has been some previous replacement developments nearby which has resulted in modern two storey dwellings being provided the main character of which has been tiled roofs and brick elevations.

EXISTING PROPERTY
The existing property consists of a detached two storey 3-bedroom semi-bungalow with single storey attached ancillary accommodation and a separate garage.
The property is double fronted onto Chichester Avenue and Manor Way.
The main pedestrian access is from Chichester Avenue with the vehicular access to the garage from Manor Way.
The main aspect of the property is west facing with a rear garden area facing east.
There is an existing balcony with door access from the main bedroom at first floor level which is south facing and gives views of the sea.
The property is in need of upgrading / modernising and extending to cater for the applicants growing family of six children.
Due to the nature of the existing building with its limited space, dated construction, poor insulation and lack of modern facilities it is considered that the only sensible option is to demolish and replace the existing dwelling. It is also considered to be the most economically viable, which will provide the necessary accommodation and facilities.

PROPOSED REPLACEMENT DWELLING
The replacement dwelling will provide adequate accommodation for the applicant and their six children whom range in age from 3 months to 9 years of age.
It is proposed that the main part of the new dwelling will be positioned as per the existing dwelling which fronts onto Chichester Avenue and with a part two storey wing fronting onto Manor Way.
The dwelling will be generally two storey with pitched roofs at various heights and with some dormer windows which help to break up the elevational massing.
Also roof overhangs and porches help to further reduce the impact.
The overall roof height to the main pitched roof has been increased by 500mm approx. above the existing ridge level.
Where possible windows have been provided to give views of the sea as per the existing property.
The overall scale of the new dwelling is considered to reflect the character of the area. and allows for the retention of a sizeable garden amenity area.

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ACCESS / PARKING

The replacement dwelling will require an additional pedestrian access to Chichester Avenue to provide access directly to the main entrance.
The existing garage and forecourt with pedestrian and vehicular access from Manor Way will be kept but with the width of the parking area opening increased so as to allow 2no. parking spaces on the existing hard paving area and 2no. parking spaces in the existing garage.

CYCLE STORAGE

Adequate space within the existing garage will be provided to accommodate 8no. cycles.

LANDSCAPING

The existing shrubs will remain together with boundary treatments.

CONSULTATIONS

Consultations have taken place with Havant Borough Council and their comments are set out in their letter dated : 19th May 2011. This basically confirms that a replacement dwelling is acceptable. Other comments relating to the position and scale of the replacement dwelling have been assessed and revisions have been incorporated in the proposals to take account of these.
The applicant has also consulted with neighbours and with favourable comments being received.

CONCLUSION

The proposals will have minimal impact on the neighbouring properties and be harmonious with the character of the area.
The new accommodation which is much needed will provide appropriate facilities for the applicant and their six children.
In support of this application and this statement photographs are attached indicating the existing dwelling and surroundings.

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6 Chichester Avenue – Rear Garden



6 Chichester Avenue – single storey ancillary accommodation

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6 Chichester Avenue – rear garden



6 Chichester Avenue – rear garden

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6 Chichester Avenue – rear garden



Chichester Avenue – flat development

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6 Chichester Avenue – front elevation

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4 Chichester Avenue – front elevation



2 Chichester Avenue – front / side elevation (Residential care home)



Chichester Avenue – street scene



24 Manor Way



6 Chichester Avenue – garage /forecourt access on to Manor Way

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