Design and Access Statement – Planning

Project: **62a Hulbert Road, Havant PO9 3TG**

(i) Amount:

- New build detached 5 bed dwelling on 3 floors
- Existing site adjacent to 62a (former side garden)

(ii) Layout:

- As shown on location plans and drawings.
- The existing road access will shared with common driveway for the existing bungalow and new detached house with separate parking and turning areas.
- All security measures will be involved to prevent crime including lockable windows, intruder alarms and senor operated lighting.
- Provision for cycle storage will be made within a garden shed at the rear of the property.
- Level access to ground floor with future scope to convert one of the GF rooms to a accessible bedroom.

(iii) Scale

- Size as shown on drawings:
  Hul001 - Floor plans as Proposed
  Hul002- 2nd Floor plan & elevations as proposed
  Hul003 - Site layout as proposed
- There will be a 600mm parapet wall surrounding the central flat roof to hide solar panels from ground view

(iv) Landscaping (see drawing Hul003)

- The existing front drive will be relaid to form parking area
- New conifer trees will be planted to front and side boundaries to enhance street view. Plus new conifer trees will be planted along rear boundary
- Ramped access will be incorporated into the side of building

(v) Appearance

- The design considerations for the appearance of the new dwelling were to help it blend in with various styles existing, creating a functional family home which fits into the area

Materials:

- Brickwork (sample to be approved) with double plinth course
- New roof tiles (sample to be approved)
- Windows (white Upvc - including dormers)
- Dormer cheeks (sample to be approved)
- Doors (hardwood front door - Upvc doors to side & rear)

- Services (water, gas, electrics) already exist on the site. The foul and storm drainage will be connected to the existing mains

- Using environmentally friendly materials and a Kingspan TEK SIPS roof panel insulation system will produce for an energy efficient and sustainable dwelling

- Heat recovery systems + un-vented mains pressure hot water & ground source heating will further enhance the energy efficiency.