HENRY ADAMS

DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION
REPLACEMENT DWELLING

TAMARISK, FERRY ROAD, HAYLING ISLAND, HAMPSHIRE

1. REPSONSE TO CONTEXT

1.01 As confirmed in the Planning Statement to the east of Tamarisk, there are 4 detached newly built properties of modern design, which the planning application proposal seeks to acknowledge in terms of the architecture and siting of the proposed new dwelling.

1.02 To the north of the site is Langstone Harbour and to the west is a yacht chandlers, beyond which is the coast.

1.03 To the south of the site is the Ferry Boat Inn and pubic car park. It is therefore within this context that he the planning application proposal needs to be assessed.

2. AMOUNT

2.1 The proposal relates to a single replacement dwelling and attached with the application are indicative elevations and floor plans demonstrating the type and size of property considered to be appropriate for the site.

2.2 The ground floor comprises a double garage fronting onto Ferry Road with entrance hallway, utility and cloakroom, kitchen, living room and dining area.

2.3 The first floor comprises 2 no. balconies with 4 no. bedrooms and 2 no. bathrooms.

2.4 The floor area of the proposed dwelling is approximately 205 sq metres.

3. LAYOUT

3.1 The siting of the proposed dwelling has been moved further to the south in line with the adjoining property to the east 'The Deck House'.

3.2 This siting provides the best solution to protect the amenities of the occupants of The Deck House and future occupants of Tamarisk itself.

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4. SCALE

4.1 The indicative elevations delineate a dwelling approximately 8 metres in height at the highest point of the ridge, with an eaves height of approximately 5 metres.

5. LANDSCAPING

5.1 There are no landscaping proposals attached with the planning application but no doubt a suitably worded condition can secure appropriate planting where considered there is specific need.

6. APPEARANCE

6.1 As stated previously, the planning application proposal is in outline form only but the indicative elevations provided illustrate the type and design of dwelling considered appropriate for the site.

6.2 The architecture is modern in its concept and there will be heavy reliance on renewable energy initiatives utilising fenestration to its maximum benefit and the use of photovoltaic panels on the roof slope to provide a source of renewable energy.

6.3 The architecture is similar to the 2 adjoining dwellings to the east and as such, will maintain and enhance the current pattern of development and streetscape along this section of Ferry Road.

6.4 It is anticipated that materials will comprise wooden cladding on the front and rear elevations, together with the use of painted render and stainless steel balustrading. Windows will be aluminium and powder coated.

7. ACCESS

7.1 Access arrangements into the site will remain unaltered from the existing. There will however be provided on site a turn facility to allow vehicles to enter and leave in forward gear.

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