McANDREW MARTIN

CHARTERED SURVEYORS

OUR REF: 091/P/157

DESIGN & ACCESS STATEMENT

IN RESPECT OF THE PROPOSED

RESIDENTIAL DEVELOPMENT TO FORM TWO DETACHED

BUNGALOWS AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL

DATE: APRIL 2011

Client
Mr. David Ness
13 Hilltop Crescent
Widley
Hants
PO7 5JL

Regulated by RICS

DESIGN & ACCESS STATEMENT IN RESPECT OF THE DEMOLITION OF A EXISTING DETACHED BUNGALOW WITH SEPARATED GARAGE AND THE PROPOSED RESIDENTIAL DEVELOPMENT TO FORM TWO DETACHED BUNGALOWS AT 1 THE THICKET, WIDLEY, HANTS, PO7 5JL

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1. PURPOSE

This statement has been prepared in support of a full planning application for demolition of existing detached bungalow with separated garage and the proposed residential development to form two detached bungalows.

The statement's purpose is to be read in conjunction with the Full Application and Drawings issued in April 2011.

2. LOCATION:



The site is located in the centre of Gosport. More specifically it lies to the South side of the M27 motorway and to the North side of Ann Hill Cemetery. The town has public amenities and commercial premises and is well connected by regular local bus routes to the nearby villages. In addition Gosport is linked by foot ferry to Portsmouth and its mainline rail station to London.

3. THE SITE

The site is located at 1 The Thicket Road and it is approximately 713 sq. metres and is occupied by an existing detached bungalow to be demolished.

4. THE SITE ACCESS

Access to the site is by way of an existing driveway accessed directly off The Thicket Road.

5. CHARACTER OF THE AREA

The site is situated within a residential area where majority of the dwellings are of one or two storeys in height.

6. EXISTING SITE USAGE

The subject site is residential.

7. TREES & SHRUBS

It is confirmed there will be no removal of trees and / or shrubs in the proposal.

8. PROPOSED DEVELOPMENT

As with any redevelopment, it is important to consider the need to ensure that the amenities of neighbours are maintained.

This proposal seeks to establish the principle of residential development of the site with a planning application. The existing detached bungalow will be replaced by two detached ones. The proposed buildings will be kept aligned to the other equal as previous. In general, the proposed building will comfortably sit in the existing environment.

A new boundary fence is proposed to separate the new two plots formed from the existing one, constructed as a 1.8m close timber fence. Also a small brick dwarf wall 450mm in height along the front boundary.

9. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to a high specification and have due regard to sustainability, the locality and surfaces of adjacent structures with all specific details agreed after detailed consultation with the local Planning Authority.

10. FLOOD RISK ASSESSMENT

The area is located outside any flood risk areas as shown in Appendix ‘D’.

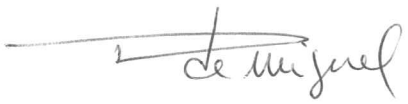
11. CONCLUSION

The new dwellings have been designed to ensure they can accommodate the occupants needs and to enable access and egress to the site without restriction upon ability or mobility.

The site layout additionally seeks to be user friendly for the occupiers of the site by ensuring that distances between parking spaces and doorways are to a minimum to reduce transit times for load carrying (e.g. deliveries, buggies, shopping etc). This is relevant for able-bodied occupants as for those with mobility impairments. The design and layout of the building will additionally be mindful of the range of needs to be accommodated and to be accessible by all persons regardless of their level of mobility or visibility impairments.

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SURVEYOR:-



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David de Miguel Vidal MSc

For and on behalf of McAndrew Martin Partnership

TEL: (02392) 697193

Dated this 19th April 2011

APPENDIX A

SITE LOCATION PLAN

APPENDIX B

DRAWING REGISTER

APPENDIX C

PHOTOGRAPHS







