REFUSE

Design & Access Statement

To accompany planning application

for new dwelling

on land adjacent to

32 High Lawn Way,

Leigh Park,

Havant,

Hampshire.

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15 OCT 2010
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18th September 2010

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Assessment of Physical Context:

The site is in Leigh Park, Havant and is located at the junction of High Lawn Way and Foxcott Grove. The existing site is the garden area of No 32, but has not been cultivated for some time and is overgrown.

The existing property is a two bedroom end of terrace house. The intention is to build another two bedroom house attached to the existing.

The area of the current property (house and garden) is approximately 400m^2.

The locality is a mainly houses. There is an electric sub-station at the rear of the gardens.

Social/Economic Context and Planning Context:

In respect of social/economic context the planning application provides for an additional two bedroom family home.

Taking into account that the application site is 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.
Advice from Havant Borough Council Planning Department has been sought.

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.

The Site is not within any flood plain area.

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Design Principles:

The Application Site is approximately rectangular in configuration with a site area of 400 square metres.

32 High Lawn Way - A new boundary fence will be erected along the line of the existing gable wall of No 32. A parking space and rear access will be provided at the end of the rear garden of the new dwelling. The side door and window to stairs will be blocked up and made good. Light into the stairs is to be maintained.

The existing bay window on the rear of the property will be modified to include a door giving access into the rear garden.
The existing footpath up the front door will be retained.

New Dwelling - This will be essentially a repeat of No 32. A garage will be provided at the end of the rear garden.

Amount of Development:

The proposal is to build a new house attached to the gable of No 32. The proposed dwelling will be a handed version of No 32, thus the staircases will be adjacent. Accommodation will consist of a kitchen and lounge on the ground floor and two bedrooms and bathroom on the first floor.

A toilet, suitable for disabled persons, will be provided in a front porch.

New floor levels will be the same as existing.

A parking space with access into the rear garden of No 32 will be provided at the end of the rear garden of the proposed dwelling.

A garage will be provided at the end of the garden of the proposed dwelling.

Existing timber fences will be replaced/repaired as necessary. Fences to rear gardens will be 1.8m high, and 1.0m high to front gardens.

Existing conifers will be removed and existing damaged brick wall will be rebuilt/repaired to a height of 1.0m

32 High Lawn Way has a footprint of 38m^2, with an overall floor area of 76m^2. leaving an external amenity space of 137m^2.

The proposed dwelling will have a footprint of 38m^2, 63m^2 including porch and garage, with an overall floor area of 76m^2. leaving an external amenity space of 135m^2.

Cycle and refuse bin stores will be provided in both rear gardens.

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Layout:

The new property will have a main front door giving access onto High Lawn Way and to front side and rear gardens. There will also be a side door from the kitchen and a door in the lounge giving access into the rear garden. The front door will give access into a porch containing a toilet suitable for disabled persons and leading into a hallway and stairs to the first floor. The hallway leads into a kitchen and a lounge. First floor will consist of a family bathroom and two bedrooms. The front door will have a flush threshold giving easy access for disabled and infirm people.

All windows and external doors will be upvc framed double glazed.

There is adequate external amenity space for the safe and secure storage of bicycles, etc. An area for dustbins has been allocated.

There will be minor alterations to No 32. The side door and stairs window over will be blocked up in cavity work. A door will be inserted in the existing bay window giving access into the rear garden. A sun-pipe will be installed to provide day light over the stairs.

Scale:

The proposed dwelling will be exactly the same as the other properties within the terrace. A garage will be constructed at the end of the rear garden for parking of domestic vehicles.

The existing single parking space to No 32 will be recreated at the rear of the garden to the new dwelling.

Landscaping:

Garden will be laid to lawn, with borders for annual and perennial flowers and shrubs.

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

Appearance:

The design and the construction materials proposed are to match as closely as possible and be sympathetic to those of the existing terrace of properties.

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Access:

The approach to the property is via High Lawn Way. There are adequate footpaths on both sides. There will be access into the property from High Lawn Way and Foxcott Grove.

Local roads meet 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 road with ease.

The property is located in Leigh Park, close to Havant. Greywell shopping complex is within easy walking distance as are other amenities and local bus routes. A major interchange bus station is in Havant, also a main line railway station giving access along the south coast and north into London.

Major trunk roads, M27, A27 and A3M are close by.

Secure bicycle storage will be provided to encourage the use of bicycles.

The proposal and its relationship with 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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