Chris Flint Associates Ltd

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DEVELOPMENT CONSULTANTS

DESIGN & ACCESS STATEMENT



HAVANT BOROUGH COUNCIL
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ON BEHALF OF

Mr & Mrs M Bramble

Proposed Development

At

Kings Kennels
Bartons Road
Havant
Hants

2 Emerald Close
Waterlooville
Hampshire
PO7 8NZ

Telephone: 023 9243 2484
Facsimile : 023 9235 8554
E-Mail: CFAssociates@aol.com

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Contents

Description

Planning History

The Local Community

Planning Policy Context

Design Proposal

Access

Waste Management

Conclusion

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01 DEC 2010

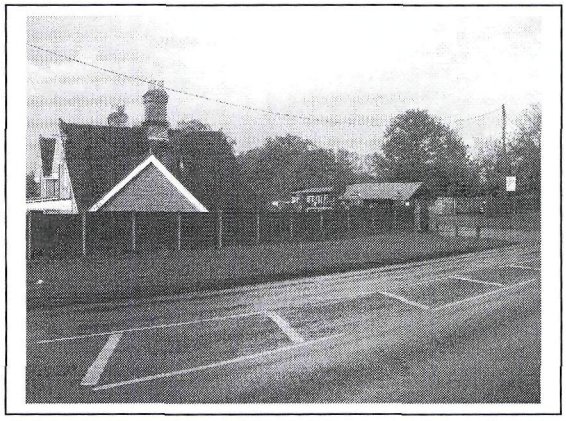
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Description

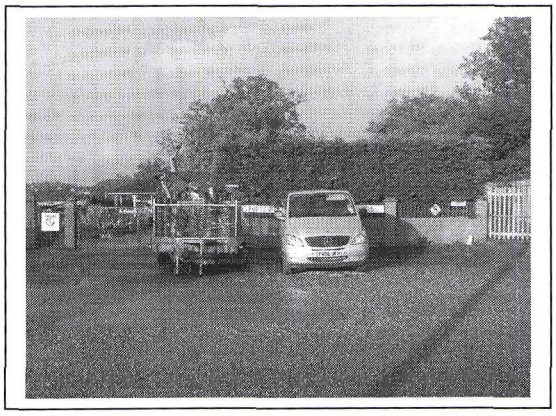
The existing residential accommodation is the previously converted training room associated with Kings Kennels. The current residential use covers 180 square meters within a site area of 253 square metres.

The existing building has been heavily adapted for the residential use with internal walls and internal cladding to form a lightweight cavity construction suitable for residential use although this has now reached the end of its life.

View looking north east from Bartons Road



View of site area looking north



Planning History

A Previous application for a substantial detached dwelling was refused under 01/57094/003 and refused for a detached bungalow under 02/57094/004. Further to the above applications a Certificate of Lawful Use or Development was obtained under 07/57094/009 establishing the residential use of the former training building.

Pre-application discussions have been obtained from Havant Borough Council reference GEN/10/00634 in pursuit of this application.

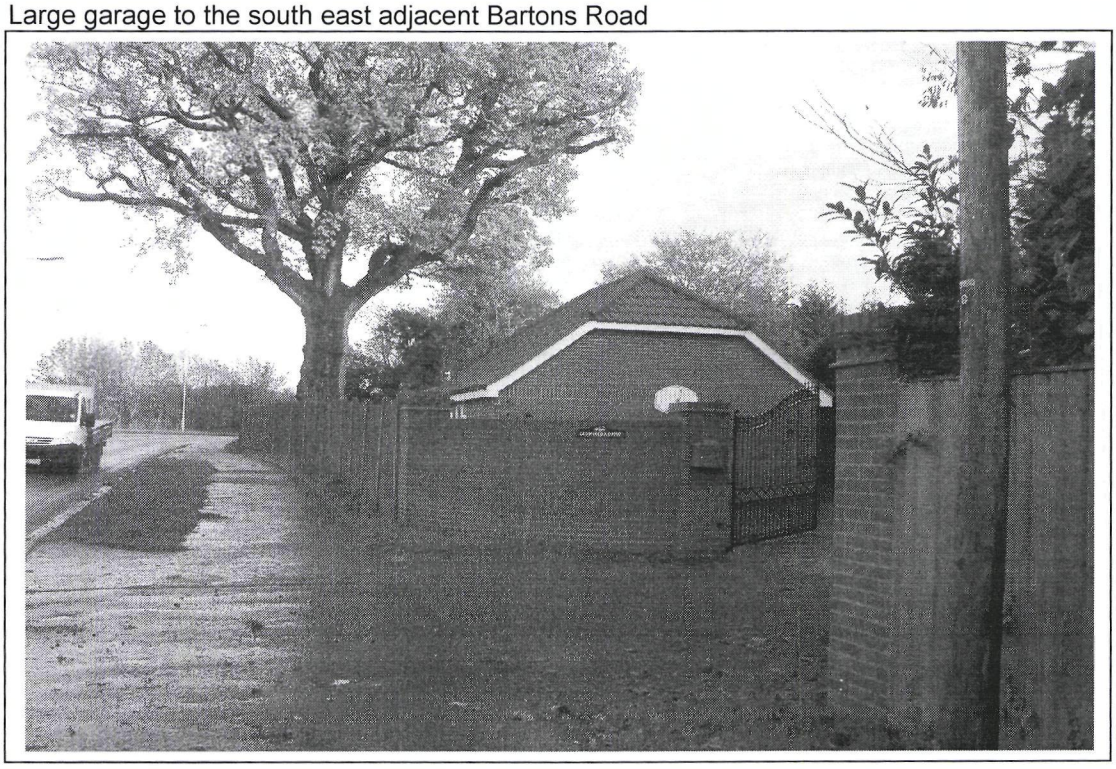
The Local Community

At this point in time we have not gauge the local community feeling on the proposed development and given the locality we do not anticipate any objections to the proposed scheme.

The existing area is not without new development commercial and residential the following photographs show local examples.

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Large garage to the south east adjacent Bartons Road



Commercial unit to the South adjacent Bartons Road



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Planning Policy Context

Both local and national policies have been considered in preparation of the proposed scheme.

Design Proposal

The proposal is to demolish the existing building and associated decking areas with a complete re-grading of the site area to support the proposed development. The existing side access through to the kennels will be maintained at the existing level.

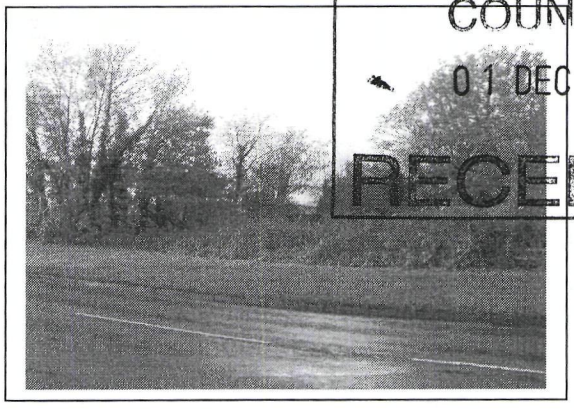
The proposed new dwelling will occupy a footprint of 152square metres with a garden area of 99 square metres inclusive of the parking area to fully enclose the site area.

The rational for the design of the new dwelling is based on blending the new dwelling with the rural nature of the site. The external appearance of the proposed dwelling picks up on the features of the adjacent brick/flint Eastleigh Cottages the scale and massing reflects the comments from Havant Borough Council.

Adjacent Eastleigh Cottages



View looking North West to the site from Bartons Road



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The property has been carefully designed to reflect the current orientation and the way in which the applicant would use the property.

The existing building has been raised to meet the levels of the access drive to the east, the proposed scheme has been lowered to enable the eaves and ridge height to be lowered whilst maintaining useable internal floor to ceiling heights. A retaining wall is proposed to the east to accommodate the difference in levels.

The roof pitch of 36° is the minimum roof pitch to support plain tiles to maintain the character of the area and thus supporting the case for use of the loft area at first floor level. The eaves and ridge height have been greatly reduced to support the bulk and massing of a single storey dwelling.

The internal room formation has enabled the window arrangement to remain principally to the west with windows at ground floor level overlooking the Cottages to the west which are approximately 35 metres away. The existing mobile home to the north is close but is not considered to result in a loss of amenity given the family connection and the tied use of the home.

Small windows are proposed on the east elevation but given the ground level the windows and eaves are low to ground level and provide only natural light and ventilation. The 2 bedrooms within the loft area are supported by windows to the north and south and conservation roof lights to the east and west.

A garden area is proposed to the south retaining the existing boundary wall and trees as screening. The garden area will be laid to lawn and will include storage for cycles and refuse.

The use of good quality materials from roof tile, to brick, is intended to enhance the design and character of the area.

Access

The proposed site area will have a level approach in accordance with Part M of the building regulations. On entering the property from a level entry access can be gained to toilet facilities to meet current building regulations standards.

Bus stops can be found locally, these bus routes provide access to Waterlooville, Havant and Portsmouth.

Emergency services will be able to enter the site and gain access to all areas should the need arise.

The existing car parking area to the south of the property will be retained to provide parking for the Kennels.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

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Conclusions

The new dwelling will retain the residential use of the site and establish a setting that is more in keeping with the rural character removing an unsightly building.

The proposed layout allows for ample parking on the site. The proposal represents the best use of this previously developed land; we believe that the proposal represents a high quality development, which would sit comfortably

in its surrounding environment. In light of this, it is considered that the proposal is compliant with both local and national policy.

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