Anderson Gould Design Ltd.

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Design & Access Statement for:

New House
Land Adjoining Manor Farm Cottages
Lower Road
Bedhampton
Havant
Hampshire
PO9 3LJ

- **The proposal is for a 2no. new bugalows on land adjoining Manor Farm Cottages Lower Road Bedhampton.**
- **The design is for primarily a single storey bungalows but with a small area of first floor above the kitchen / dining area in one of the bungalows.**
- **A site survey has been carried out to establish finished floor levels for the new house and also establishes the invert and cover levels of the existing drainage.**
- **The foul drainage can be connected into the existing mains.**
- **Surface water drainage will discharge into soakaways.**
- **The proposed design of the new house will be in keeping with the adjacent houses**
- **The same construction materials will be used to match the adjacent houses.**
- **New close boarded fencing will be erected to the rear gardens of Manor Farm Cottages and for the full length of No.1 Farm Cottage where the new driveway is to be constructed. This Fencing will be extended to rear gardens of the Farm Cottages**
- **The North Elevation facing the rear of Manor Farm Cottages is to have obscure glazing to all windows.**
- **The West Elevation facing Old Manor Farm will not have any glazing will have a pitched roof to continue for the entire length which will be visually less imposing for Old Manor Farm.**

- **A new shingle driveway to the side of No. 1 Manor Farm Cottage is to be constructed.**

- **The proposals will have no bearing to the access and movement of pedestrians.**

- **As the land naturally falls away from front to rear, a new set of steps leading down into the garden will be constructed with handrails all conforming to current building regulations approved documents to be installed.**

- **Materials, when delivered taken straight on to site immediately, no materials or waste will be left in public areas. All materials to be stored within site boundary, no disruption will be caused to existing public areas.**

- **A hard and soft landscaping layout has been produced and submitted with the planning application.**

- **One of the bugalows will have a car port large enough for two cars, the other bungalow will have two designated parking bays to the side of the property.**

- **The access road will be shared between the two properties**