PERMIT

Design & Access Statement
No 1 Longwood Avenue
PO8 8HX
December 2010





Context

The residents of 1 Longwood Avenue have resided at this address as a growing family and have made Cowplain their home with their three daughters all attending the local schools. 1 Longwood Avenue has become their family home, however, with their three daughters growing; the bungalow offers only a limited space and therefore they would like to expand their living accommodation to accommodate the demands of a modern family without having to leave the road that they have become community to.

Longwwod Avenue resides in the village of Cowplain which lies North East of Waterlooville on the main London Road about 2 miles South of Horndean. This village use to be part of Catherington Parish but from the introduction of the Portsmouth stagecoach route it has expanded and now with an approximate population of 8775, taking up 7.3% of Havant Boroughs population, is now part of Waterlooville parish.

Environment agency flood maps show no risk of flooding to this site. The overall size of the development site is 0.037 hectares or 370$m^{2,}$ of which 114m^2 is the floor plan of the existing bungalow.

1 Longwood Avenue lies within its own boundaries and has a clearly defined perimeter. It is contained by vertical timber board fence to the East boundary, which starts from the front boundary north and stops at the adjacent garage the height is 1.2m. After the garage, a 1.8m panelled fence continues to the South boundary. The West boundary has a panelled timber fence to the whole perimeter the height at the north boundary is 0.9m and rises to 1.8m at the rear of no 1 Longwood avenue. On the South elevation boundary is a timber boarded 1.8m fence with substantial vegetation. The principle front elevation has a mature dense hedgerow, which stands 2.2m high, and 0.8m deep. Close to the North West boundary, a 9m mature Cypress Lawson tree is situated.

The vehicle and pedestrian access to the site will remain unchanged and clear views onto Longwood Avenue to the East. A reduction in hedgerow to improve visability to the west side of the existing vehicle acces to give clear visibility to vehicles entering and leaving site whilst also clearly visible to approaching drivers.

The village boasts good amenities with a handful of restaurants and local shops with a Post Office Counter at the Co-op. Cowplain also offers an infant and junior school next to a large recreation ground. There are a wider range of shops and services at Waterlooville which is only a short distance by car or bus service.

There are a number of buses that go through Cowplain. The 37 (Stagecoach), from Havant to Clanfield, Petersfield and Liss and the National Express 030 to London. First Provincial services 41, 42 and X41 also go through Cowplain - The 41 route follows the A3 from Clanfield to Gunwharf Quays in Portsmouth; the X41 is the equivalent express service, using the M275 motorway into and out of the city and runs twice a day. There is also the 145 route from Hambledon through Denmead to

Cowplain Community School on Weekdays. For the majority of these routes, there are bus stops along London Road, which Longwood Avenue lies off of.

Longwood Avenue is characterised by family dwellings in a variety of designs and with different plot sizes. From the photographs attached you can see there is a mixture of bungalows and houses. Directly adjacent to 1 Longwood Avenue to the west elevation is a house with a gabled roof and a bungalow to the East. To the front of the site lies two detached houses built around 1990's.



Consideration to adjacent Neighbours

Both adjacent neighbours have been approached about the new proposals and have been shown the drawings to scale. They had no concerns verbally as they community ties are strong with the Family.

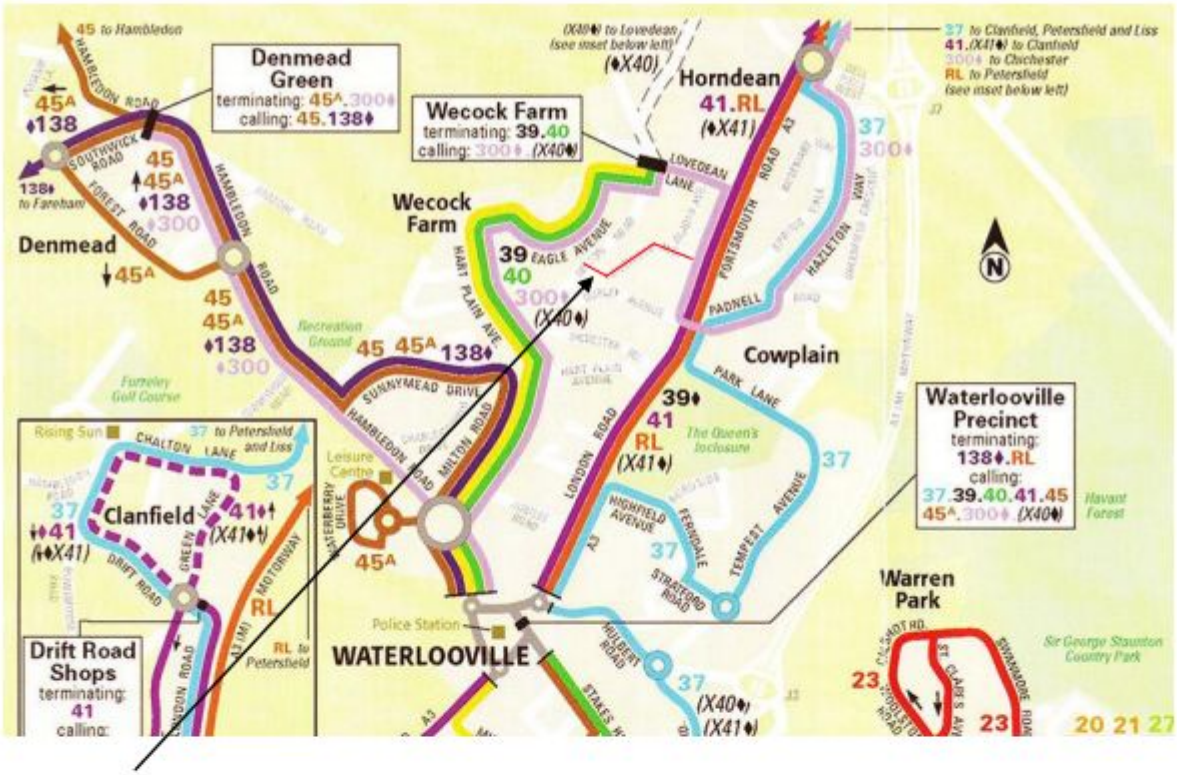
Number 1 Longwood Avenue



Number 3 Longwood Avenue (West to No1)



Number 2 & 4 Longwood Avenue (Opposite No 1)



Longwood Avenue - Local Bus Routes.

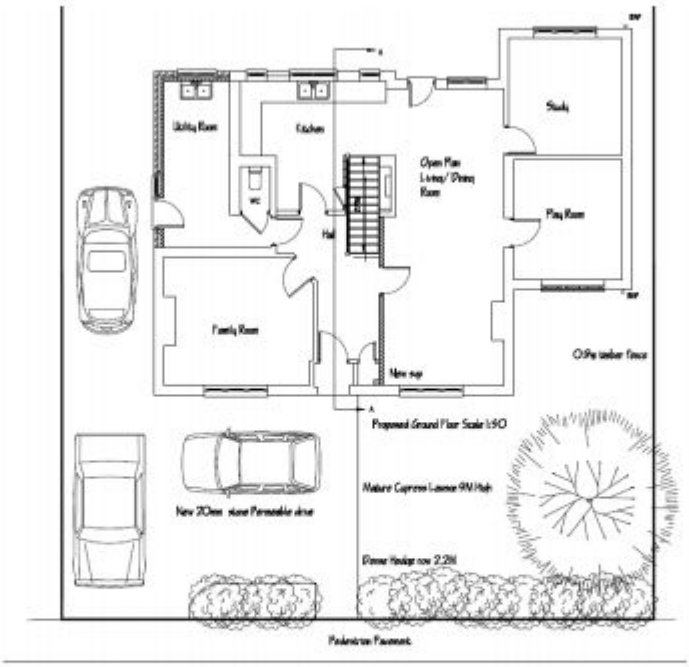
Amount, Layout, Scale and Appearance

The proposal for this scheme is to add an additional 5% infill to the existing floor plan and to build a first floor living accommodation to create a four bedroom house. Planning Policy PPG3 encourages the redevelopment of existing developed land in urban areas to which this development is in line with. It is proposed that the house will retain the character of the existing bungalow, which has a cottage feel. All the aspects of the D1 Quality Design Policy set out by Havant Borough Council have been considered in this proposal.

Although the existing dwelling has been extended with modern brickwork in around 2000 the main facade was built in around the 1920's. The design proposal is to maintain the look of the white masonry walls and build a new roof 30-degree hipped roof with terracotta hip and ridge tiles with traditional grey slates replacing the synthetic slates on the existing bungalow. Such a development would make more efficient use of this sustainable site in a manner that accords with the character of its surroundings and would not result in a detrimental impact. Security can be achieved via the one existing access to the dwelling, which is well over looked via the windows. No special measures are considered to be needed to combat antisocial behaviour for this domestic development.

Site Access

Parking for the proposed house will be increased by converting an area of the front garden to a pervious driveway finished with 20mm stone as shown below, providing 3 parking spaces for a four bedroom house as set out by Havant Borough Council.



The proposed development will comply with standards for disabled access for such items as steps and ramps, which will be provided to the side entrance to maintain the character of the facade. All door widths, accessible toilets, light switches and sockets will also be considered following Part M of the Building Regulations.

Size

The size of the proposed property is as follows:
Ridge height 8m
Eaves height 5m
Width 13.6m
Depth 10.5m

Landscaping

The clients would undoubtedly wish to plant their private garden areas to their own taste, so no special landscaping measures are presented.

Waste Management

Where possible waste will be recycled and timber salvaged will be re-used where achievable. All effort will be made to recycle all sub soils and concrete by licensed collectors, such as Raymond Brown Eco Bio.

Consultation

Initial consultation with Daphney Hayward has been sought as the clients made a previous application and following recommendations the application was withdrawn. Input has resulted to a new design and layout taking into account the Cypress Lawson which holds a Tree Preservation Order TPO1599. The proposed project does not intend to excavate in the area of the tree nor do the plans include the lopping or crowning of the Cypress Lawson.

Working Practice

The operation of any construction machinery will be kept to the hours of 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 on Saturday. No works will be carried out on a Sunday or Bank Holidays. All plant and materials will be kept within the cartilage of the site.

Planning Policies

PPS1 'Delivering Sustainable Development' sets out that planning should facilitate development in rural and urban areas ensuring high quality development through good and inclusive design, and the efficient use of resources. Where possible it should be ensured also that development supports existing communities and

contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all member of the community.

PPS3 'Housing' views that the planning system should reflect and deliver a mix of housing in terms of tenure and price, thus supporting a wide variety of households in all areas. Although density maybe a factor, the review of the residential character and density of existing developments should not stifle or change the replication of the existing outlook.

Conclusion

The proposed development of 1 Longwood Avenue would create a more efficient use of the land offering a more sustainable approach to development by minimising demolition by alterations and additions.

Jason Fricker FBSc
JPF Building & Surveying (December 2010)