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OUR REF: 101/P/218

DESIGN & ACCESS STATEMENT

IN RESPECT OF THE PROPOSED

DEMOLITION OF EXISTING DWELLING AND OUTBUILDING,

ERECTION OF 1NO. 3 BED AND 1NO, 2 BED DWELLING

AT

35 WEST HAYE ROAD, HAYLING ISLAND

HAMPSHIRE, PO11 9RN

DATE: NOVEMBER 2010

Client
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Regulated by RICS

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DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED DEMOLITION OF EXISTING DWELLING AND OUTBUILDING, ERECTION OF 1NO. 3 BED AND 1NO, 2 BED DWELLING AT 35 WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RN

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DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED DEMOLITION OF EXISTING DWELLING AND OUTBUILDING, ERECTION OF 1NO. 3 BED AND 1NO, 2 BED DWELLING AT 35 WEST HAYE ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 9RN

1. PURPOSE

This statement has been prepared in support of the planning application for the Proposed demolition of an existing house and workshop at 35 West Haye Road. as depicted in Drawing No. 101/P/335 in Appendix 'A'.

2. LOCATION:

The site is located on the south eastern tip of Hayling Island and more specifically just west of the intersection of West Haye Road and Creek Road. A post office and 'local' shops are close by with the more concentrated shopping area with essential facilities are a short walk away.

Regular bus services connect to and from Havant, the nearest major commercial centre, with onward connections available by rail and bus to Portsmouth and Chichester.

This seaside location offers excellent leisure and amenity characteristics and is a sought after area to live.

3. THE SITE

No. 35 West Haye Road is an existing dwelling with a substantial 50m rear garden, at the end of which is a large workshop used only for residential associated recreation and storage.

The property to the west of No. 35 has a dwelling in what appears to have been its rear garden and is referenced No. 49 Creek Road. To the east is a terrace running north – south. The character of the area is essentially residential with a varied mix of styles and sizes of properties.

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4. THE SITE ACCESS

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

5. TREES & LANDSCAPING

Since the application site is screened by 1.8 metre boundary fence and boundary vegetation and the area is characterised by lawned front gardens, the landscaping proposed will compliment the existing surround and strive to meet the Local Authority's guidelines for landscaping.

6. 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 redevelopment of the site with a planning application. Approval is sought for 'means of access' and the 'layout' for a small replacement chalet bungalow at the front and one small 3 bedroomed bungalow at the rear. Access will be via the existing point of access to West Haye Road.

The replacement dwelling will occupy a similar footprint to that of the existing but positioned more to the west. The bungalow sits in a position at the rear of the site adjacent to 49 Creek Road. In this manner the overlooking issues are overcome.

In general the proposed units will comfortably sit in the existing environment and provide much needed small scale dwellings.

A replacement boundary fence is proposed along the western boundary, constructed as a 1.8m close board fence with a 400mm trellis over.

7. 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.

8. FLOOD RISK ASSESSMENT

As previously stated in the outline planning application Gyoury Self Consultant engineers have examined the site and have confirmed the site lies outside the 100 year flood zone (see appendix B).

9. CONCLUSION

Accepting that the building will need to comply with the requirements of Part M of the building regulations wider reference is made to BS8300:2001 for the design of buildings and their approach to meet the need of disabled people.

As outlined in section 'Location' the site is in a sustainable location. The units sit on essentially level ground and as such via the West Haye Road accesses, each unit will be easily accessed both as a pedestrian and as a car owner. Each unit will have a garage and a cycle store.

Cycle storage is to be provided for the proposal in form of permanently fixed secure cycle boxes located within the garden area.

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The new dwelling has been designed to ensure that it can accommodate all people's needs and to enable the occupier to access and move about 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.

SURVEYOR:-

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J. B. BENGREE BA(Hons)
Architectural Technologist

For and on behalf of McAndrew Martin Partnership

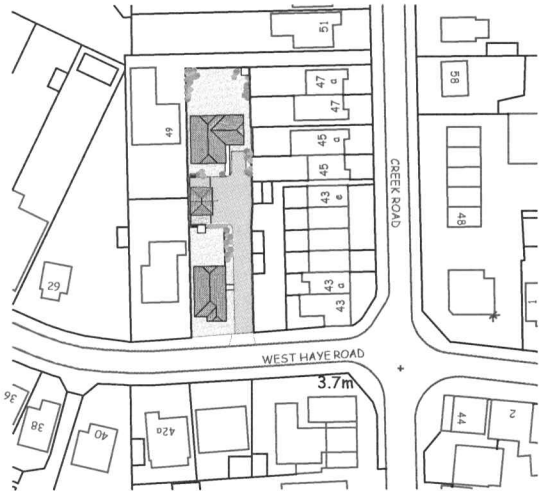
TEL: (02392) 697193

Dated this 22nd November 2010

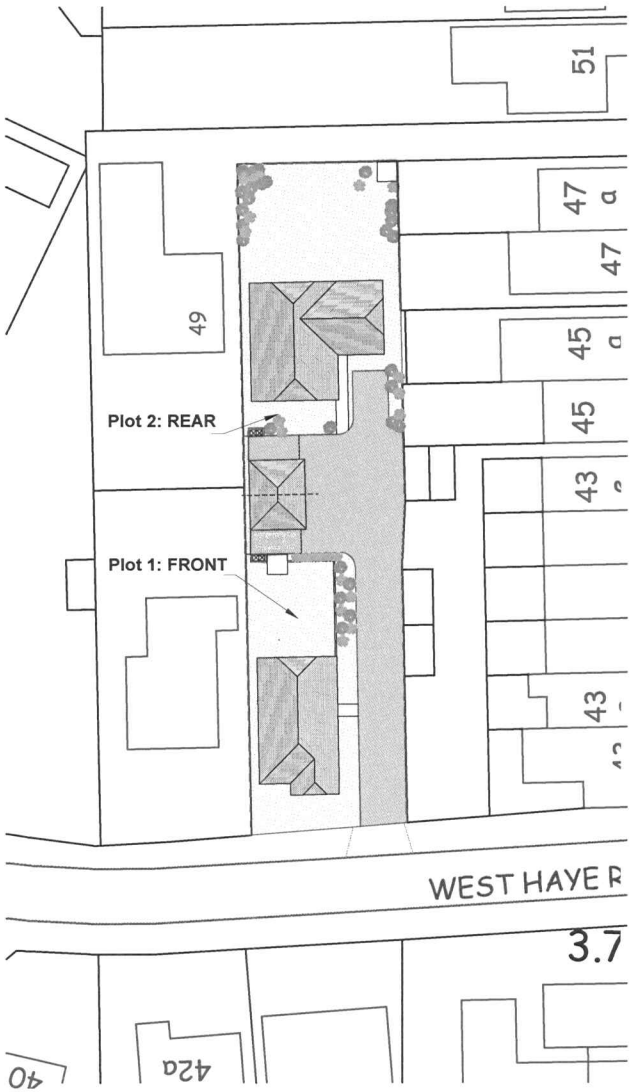
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APPENDIX A

SITE LOCATION PLAN



Site Location Plan
SCALE 1:1250



Site Plan
SCALE 1:500

NOTES

This drawing is the property of McAndrew Martin and must not be reproduced in part or whole or used for the execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction works and McAndrew Martin notified of any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted.

No deviation from this drawing will be permitted without the express consent of McAndrew Martin via the Supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

CLIENT
Mr P Hickman
8 Elm Grove
Hayling Island
Hampshire
PO11 9EH

PROJECT
Proposed development at 35 West Haye Road, Hayling Island, Hampshire PO11 9RN.

DRAWING TITLE
Site Plan & Plot Plan - DRAFT

DATE	DRAWN BY
22.11.2010	DMV
SCALE	CHECKED BY
1:500, 1:250 @ A3	

AMENDMENTS	DATE	CHECKED BY

DRAWING NO.	REVISION
101/P/218.01	B1

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