

DESIGN & ACCESS STATEMENT

BY

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ON BEHALF OF

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Proposed Development

At

**Land to the Side of
1 Highfield Parade
Waterlooville
Hants**

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Introduction

This Design and Access Statement supports a full planning application for the construction of a new two-bedroom dwelling on land to the side of 1 Highfield Parade, with vehicular and pedestrian access taken from Burnside. The proposal seeks to make efficient use of underutilised land in a sustainable urban location, providing a high-quality, modest home that reflects the character and scale of surrounding development.

Site Context

The site forms part of the side entrance to the rear of Highfield Parade a mixed development of first and second floor flats and small commercial units. The surrounding area is residential properties in character, featuring a mix of detached semi-detached and terraced dwellings. The site benefits from proximity to local amenities and transport links and lies within an established residential area of Havant.

Access is proposed from Burnside, a quiet residential street to the side of the site, providing an appropriate and safe means of vehicular and pedestrian entry.

Whilst stopping up of the access to the rear garages from Burnside is proposed the on site use of the rear garages would not be affected with the entry and exit from Meadway being maintained.

Design Principles

Use

The proposed use is residential (C3), consistent with the surrounding area. The development will introduce a well-designed two-bedroom dwelling suitable for a small family or first time buyers.

Amount

The proposal is for a single two-bedroom end of terrace dwelling with a gross internal area of 109 sqm with:

Two off-street parking spaces;

A good-sized private rear garden with soft and hard landscaping;

Cycle and refuse storage;

Side access to the rear of the property.

Layout

The new dwelling is positioned to respect the existing building line while maintaining adequate separation from the neighbouring dwellings. Private

amenity space is provided to the rear, and parking is located conveniently to the front of the property, accessed from Burnside.

Scale

The dwelling is two storeys in height, with a ridge height matching the existing adjacent property at 1 Highfield Parade. This ensures visual continuity and avoids overdevelopment of the plot.

Appearance

The design proposes the use of matching materials to ensure the new dwelling integrates seamlessly with the local street scene:

Walls: High-quality facing brick to match existing;

Roof: Concrete interlocking tiles to match;

Windows/Doors: White uPVC double-glazed units in keeping with surrounding properties.

The elevation treatment is traditional and sympathetic to the character of Highfield Parade and Burnside.

Access

Vehicular and Pedestrian Access

Access is taken from Burnside, which serves as a safe and suitable location for new access. Two off-road parking spaces are proposed in accordance with Havant Borough Council's parking standards.

Cycle and Refuse Storage

Secure and covered cycle storage and refuse/recycling bins will be located to the rear of the dwelling, with easy access to the street for collection.

Inclusive Access

The dwelling will be built to meet the current Building Regulations Part M requirements, ensuring accessibility and adaptability for a range of occupants.

Conclusion

The proposal represents a sustainable and carefully considered development that complements the existing urban form. It provides a much-needed additional dwelling in a highly accessible and desirable location, without compromising the amenity of neighbouring properties or the character of the area.

The development is compliant with both national and local planning policies and provides a high standard of accommodation with adequate parking, private amenity space, and access arrangements.

Site Photographs.

- 1 View from Burnside.
- 2 Part side elevation looking west
- 3 Existing rear / east elevation
- 4 View looking from the rear elevation
- 5 Existing rear side boundary
- 6 Existing front elevation





