

Design & Access Statement

Proposed Bungalow

8 London Road
Waterlooville

January 2017



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1.00 INTRODUCTION

PGP Architects have been commissioned to provide design proposals for a new bungalow at 8 London Road, Waterloooville.

The site

The site comprises a detached single storey bungalow located on the corner of London Road and The Brow. The front garden area has recently been converted to a parking area providing space for 3 plus cars. A further parking area and garage with parking is located to the rear and both parking areas take vehicular access from The Brow. The southern boundary is enclosed with recently installed 1.8m close boarded fencing. The area is residential in nature with a medium density and the surrounding area is made up of a one and two storey properties of varying ages and styles.

The proposal

The proposal is for a single storey dwelling to be located at the rear and adjacent the boundaries with 1 The Brow, a 2 storey dwelling which lies to the west and 10 London Road to the north.

Principle of Development

The site is within the urban area where Policy AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) and Policy CS17 (Concentration and Distribution of Development within the Urban Areas) supports development on underused land within the urban area. Furthermore Policy CS9 supports the provision of housing and the principle of development is supported.

2.00 DESIGN OBJECTIVES

- 2.01 To provide 1 no. 2 bedroom bungalow with provision for a carer.
- 2.02 To provide a design of architectural and environmental quality, to augment and complement the situation in which the development will lie.
- 2.03 To offer a solution responding to the adjacency of nearby existing and proposed developments.

3.00 SITE ANALYSIS

- 3.01 The site for development lies in the grounds of no. 8 London Road, and will embrace the existing single storey garage adjacent to the eastern boundary.
- 3.02 The site slopes from west to east.
- 3.04 All major services are currently available around the perimeter of the proposed building zone.
- 3.05 In climatic terms, the site is semi-protected.
- 3.06 The site does not lie in a flood risk area.

4.00 SITE CONCEPT

- 4.01 The planning strategy adopted involves the provision of a new single storey building located in the eastern portion of the site.

5.00 LANDSCAPING

- 5.01 There is no existing landscaping on the site, save for domestic planting and hardstanding.

6.00 BUILDING CONCEPT

- 6.01 The building has been designed to accommodate 2 bedrooms, one of which would be used by a carer.
- 6.02 2 no. car parking spaces have been provided.
- 6.03 The orientation of the dwelling offers a South aspect.
- 6.04 Traditional construction is envisaged with articulated spaces and forms complemented by variations in materials.

7.00 ACCESS STATEMENT

7.01 Design Principles

The site can adequately support the proposed development. By nature of its scale, the site is protected from possible visual intrusion from all vantage points.

7.02 Access Principles

Safe pedestrian access to the site is provided to the site from the north, south and west, and lies within walking distance of both community facilities and planned Public Transport Links.

A pedestrian links and bus stop is proposed immediately adjacent to the site.

The site is therefore sustainable.

The site accommodates -

- Pedestrian Access
- Public Transport Access
- Cycle Access
- Emergency & Service Access
- Sustainability

7.03 Access Solution

All occupants will have equal and convenient access to buildings, spaces and the public transport network.

Inclusive access will be achieved via compliance with Approved Document M of Building Regulations. Access for emergency vehicles remains intact.

PGP ARCHITECTS

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