

DESIGN & ACCESS STATEMENT

PROPOSED THREE BEDROOM TERRACED HOUSE
WITH ASSOCIATED CAR PARKING AND
BIN AND BIKE STORAGE

at

18 Tukes Avenue
Gosport
PO13 0SE

for

MR W COLLINS

by

Wildern Architecture Ltd

March 2021

1.0 THE EXISTING SITE

- 1.1 18 Tukes Avenue is a 3 bedroom semi-detached house on the corner of Tukes Avenue and Stoners Close. The house has blue coloured rendered facades with a front bay window, as well as a hipped tiled roof. It also includes a detached garage and store to one side with a canopy area.
- 1.2 The property includes a rear garden and a relatively large front and side garden area. The west (front) boundary of the site includes a hedge and a pedestrian access point leading towards the front entrance door of the house. There is a timber fence which runs along the north (side) and east (rear) boundary with a gate allowing vehicular access into the rear of the site. This access point is directly from the communal road that runs along the back of the houses along Tukes Avenue and Stoners Close. The gate at the rear of the site allows access for vehicles to park in front of the detached garage. There is also a dropped kerb adjacent to the front of the house leading off of Stoners Close which allows access to an additional parking area.
- 1.3 The house at 18 Tukes Avenue is similar in appearance to the majority of those along the Avenue and in the surrounding area. The site itself is located within easy walking distance of local schools and many other amenities.
- 1.4 The site is relatively flat and measures in total 291sq.m.
- 1.5 In 2019 a planning application was submitted to the Council for a similar scheme (19/00046/FULL). The application was withdrawn due to concerns raised by the Council reference the proposed new vehicular access on Stoners Close for the new dwelling. Since the application was withdrawn a new dropped kerb and vehicular access point has been constructed on Stoners Close, adjacent to the front of the existing property. This has been supported by the Highway Authority without any objections.



Fig.1 – Photograph taken from Tukes Avenue looking east towards the front elevations of no.18 (left) and no.16 (right).



Fig.2 – Photograph taken from Tukes Avenue looking south-east towards the junction with Stoners Close (no.18 left). N.B Dropped kerb and gated access into vehicular parking area off of Stoners Close.



Fig.3 – Photograph taken from Tukes Avenue looking east along Stoners Close (no.18 right).



Fig.4 – Photograph taken from the junction with Stoners Close looking towards the north (side) elevation of no.18. N.B Dropped kerb and gated access into vehicular parking area off of Stoners Close.



Fig.5 – Photograph taken from Stoners Close looking towards the new dropped kerb and vehicular access into the site.

2.0 PROPOSAL

- 2.1 The proposal is to erect a 3 bedroom end of terraced house at no.18 Tukes Avenue. The new house will have a living room, kitchen/dining room and WC at ground floor level. At first floor level there will be 3 bedrooms, one with an en-suite and also a family bathroom.
- 2.2 The fenestration of the new dwelling will be similar to the existing house on site with rendered facades. It will include white framed uPVC framed windows and doors, with a hipped tiled roof. The layout of the house has been designed so as to avoid any excessive overlooking to surrounding properties and any side facing windows at first floor level will be obscure glazed.
- 2.3 Vehicular access to the new dwelling will be from the existing dropped kerb and access point on Stoners Close, whilst the existing dwelling will have vehicular access from the rear. Both properties will include 2 car parking spaces as per current policy.
- 2.4 The bin stores for both houses are located within the front gardens and can be left by occupants on the pavement to be collected on the appropriate day. Secure bike stores are situated in the rear gardens of each dwelling.
- 2.5 The rear gardens to both dwellings will include 1.8m close boarded timber fences to allow for privacy and security.
- 2.6 The proposed development will comply with the Councils current sustainability requirements.

3.0 ACCESS

- 3.1 Disabled Access – The proposed new dwellings will comply with Part M.
- 3.2 Car Parking – There will be 2 allocated car parking spaces per dwelling.

4.0 CONCLUSION

- 4.1 The site is located within an area that is extremely sought after due to its close proximity to schools and local amenities. The type of accommodation proposed is in much demand and it has been demonstrated that such a development will have no adverse impact on the existing dwelling and any neighbouring properties. The concerns raised by the Council during the previously withdrawn application have now been overcome due to the new vehicular access on Stoners Close.