

Design and Access Statement

New house behind land at 1. Kingshott Cottages, Petersfield Road, Greatham, Hants.

The Site:

The site lies behind the gardens of 1,2 and 3 Kingshott Cottages off Petersfield Road.

Access to the site has been formed by the removal of a garage which gives a drive way off Petersfield Road.

The site is largely filled with overgrown scrub and brambles.

Three protected trees, two oaks and a eucalyptus, are on the site and will need to be protected during any construction.

The site falls away to the north west and is bounded by coppiced scrub to the end of the site and with close boarded fencing to the south east.

A 25 metre line bisects the site and no building must be further north west of the site.

The Brief:

The brief is to provide a single detached house on the site taking into account the 25 metre rear line of the house and the no-construction areas under the existing preserved trees.

The access drive is to offer proper sight lines along Petersfield Road and to allow for vehicle turning on the site so that vehicles can exit the drive forward.

The house is to have a finished floor level some 800 mm below the existing site level to reduce the height impact of the building and to have a ridge height level of no more than 7.5 metres.

The house materials are to be of high quality and to reflect the local vernacular style.

The Design Solution:

The new house is sited near the centre of the site, within the twenty five metre line and away from the protected tree canopies. No reduction in site levels is permitted under the protected tree canopies. The new house comprises four bedrooms, with one in the roof space, a living, dining, study and kitchen on the ground floor.

There is car parking for three cars at right angles to the house.

The car parking area like the house is set 800 mm below the surrounding ground.

The house is to be facing brick with tile hanging over and plain clay tiles to the roof. The front elevation shows a gable with hipped roofs to the side.

Access:

The new house will have flush front door threshold and the cloakroom will be accessible for the semi ambulant.
Bus public transport can be caught along the Petersfield Road and this leads to Borden and train services at Petersfield.