Blue Star Land

Design and Access Statement // July 2024

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INTRODUCTION

This Design & Access Statement [DAS] is prepared by Thrive Architects Ltd on behalf of Grainger PLC in relation to a proposed Outline Planning Application with all matters reserved (other than access onto the site) for a proposed of up to 69No residential dwellings, open space, landscaping, drainage and all other associated works at Blue Star Land, Berewood, Waterlooville.

This DAS includes detailed considerations of the sites context, surrounding area and within the context of the adjacent Newlands Masterplan Berewood development site and Design Code. This document will then provide a rationale for an appropriate development including a concept masterplan, associated parameter plans and indicative illustrative proposals for the site.

This Planning Application is supported by several technical reports and assessments which are listed in the planning statement. The DAS should be read in conjunction with all supporting documentation and drawings.

SITE LOCATION

The Blue Star site is located on the northeastern edge of the Newlands Masterplan / Berewood site [NM/BW] adjacent to the A3 Maurepas Way and opposite the Asda Waterlooville Superstore. The site is located just west of, and within a 7-minute walk, of Waterlooville Town Centre. The area of the site is 1.96ha.

The application site itself is bounded on the western boundary by the Berewood site encompassing Development Phases 1 & 3B which are residential accommodation only. To the south of the site there is a mix of residential accommodation, 2260 (Waterlooville) Air Squadron Training Facility (including accommodation), Waterlooville Air Cadets and to the south-east corner of the site there is the Waterlooville Fire Station. The northeastern boundary is flanked by the A3 Maurepas Way and to the north is an area of open space at one of the main vehicular entrances to the Berewood Site.

SITE LOCATION (WITHIN WIDER CONTEXT)

SITE LOCATION PLAN

SITE CONTEXT

CHARACTER ASSESSMENT

Given the sites close proximity to, and being accessed from, the Berewood Site there is the opportunity to apply Market Town Characteristics to the proposed development. Proposals should also be cognisant of the as built phases of the Berewood Site and the surrounding area to the south and southeast.

BEREWOOD MASTERPLAN + DESIGN CODE

As outlined in the Newlands Waterlooville Hants – Masterplan Design Document November 2010 the overall vision for the Berewood site is:

To create a sustainable urban extension to Waterlooville, integrated with Waterlooville town centre to the east and the rural environment to the west and forming the fourth quadrant of the town; delivering at least 2,000 dwellings, with employment provision, and associated physical and social infrastructure, and making provision for a further 1,000 dwellings and associated infrastructure to be held in reserve.

Reference: Newlands Waterlooville Hants – Masterplan Design Document November 2010

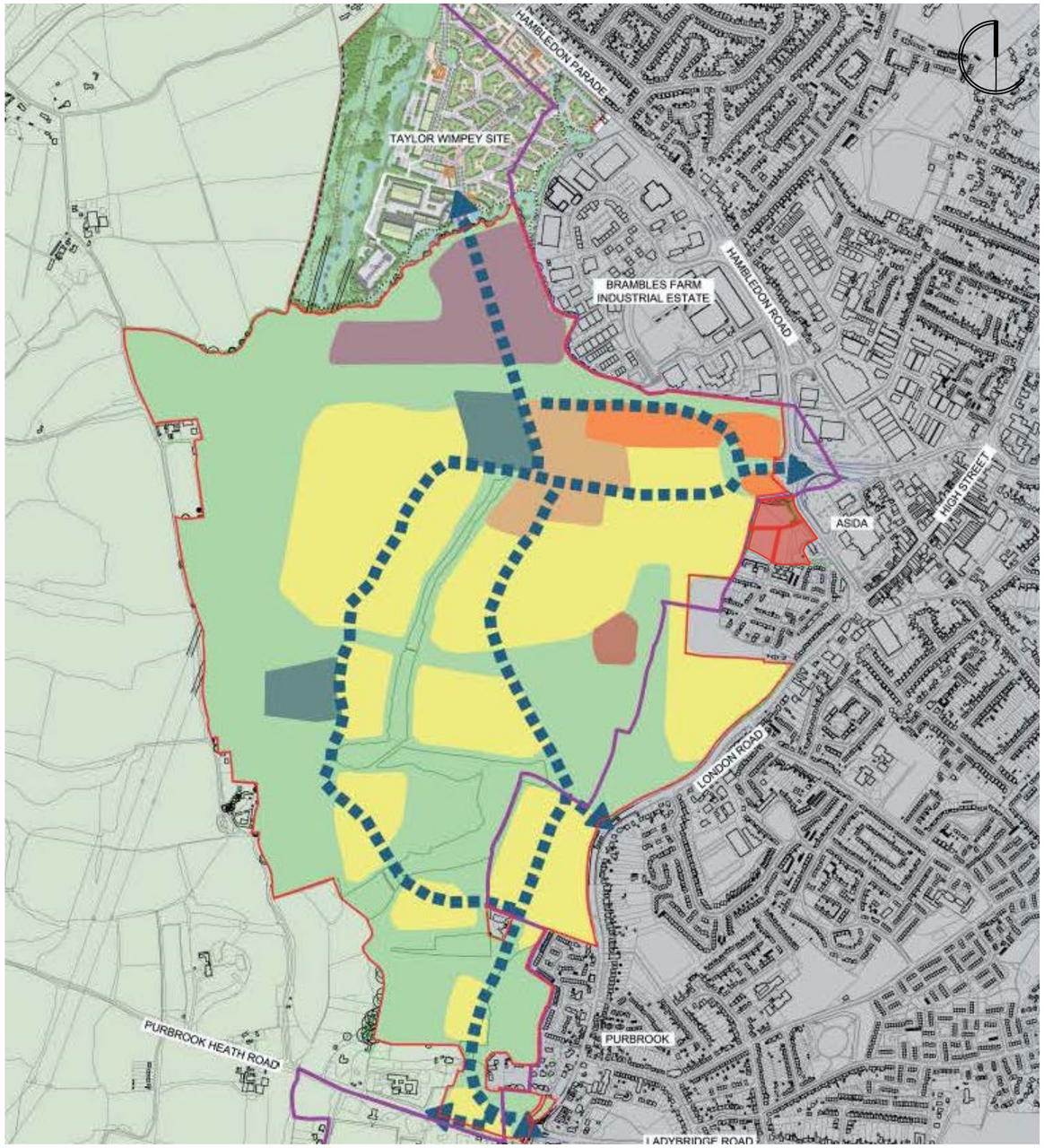
The NM/BW Site also has an approved Design Code dated March 2013, associated Parameter Plans and Coded Character Areas.

The area immediately adjacent to the application site is covered by The Design Code Character area of 'Market Town'. The Key Characteristics of the Market Town Character area are:

- Higher density: 37-45Dph lowering to 29-36Dph towards the southern areas.
- Maximum Height up to 15metres.
- Active street frontages with strong sense of enclosure.
- Minimal set backs with a regular continuous frontage.
- Buildings to have a strong vertical emphasis.

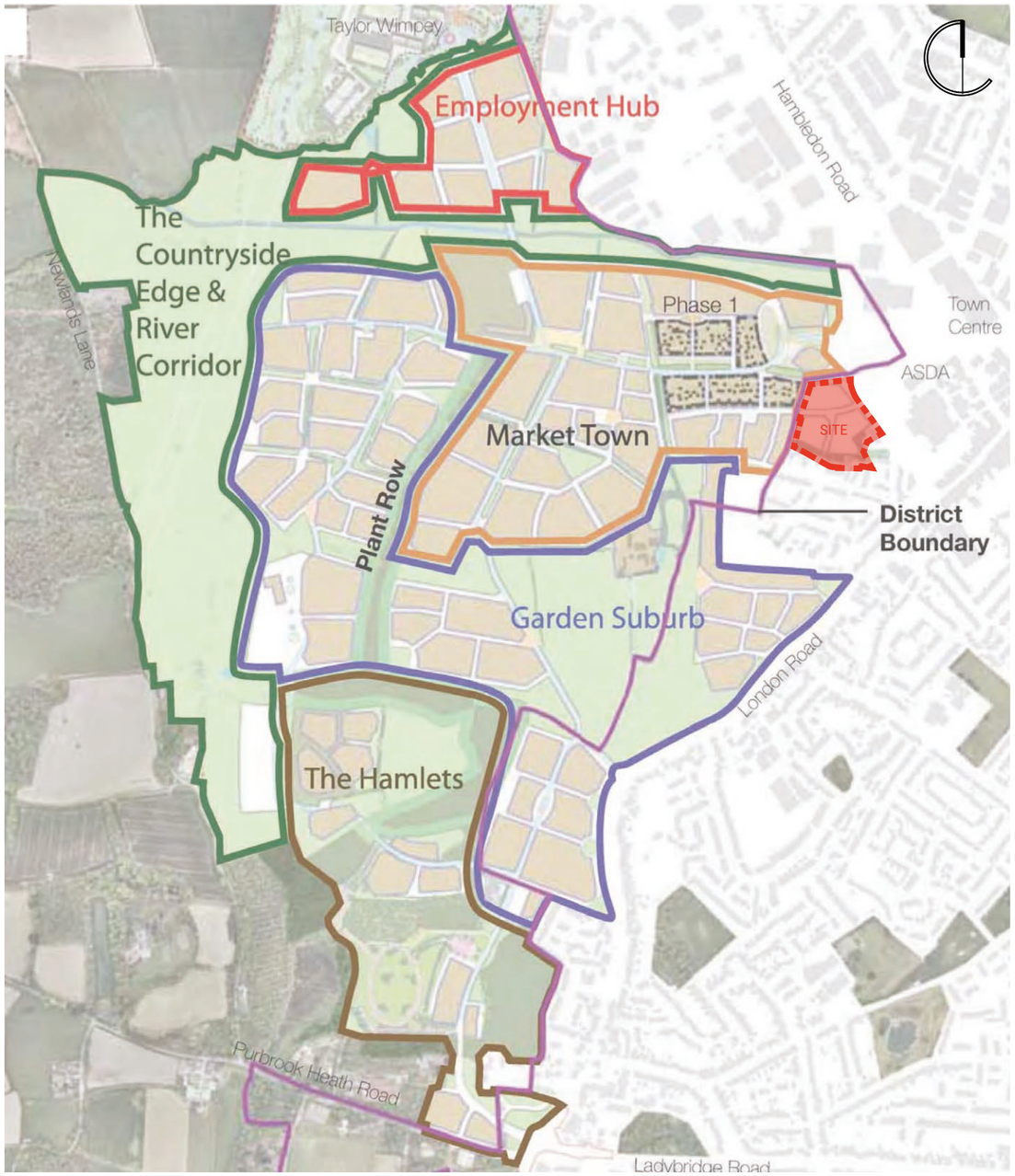
KEY

- Site boundary
- HBC boundary
- Primary street network
- School
- Employment
- Mixed use
- Mixed use including local centre
- Leisure
- Open space
- Residential

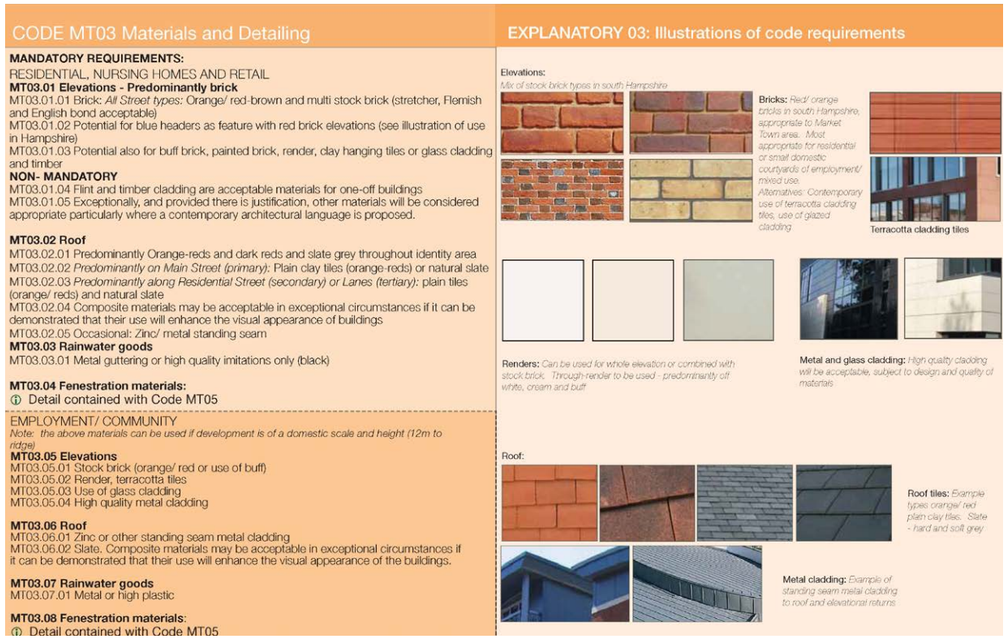


EXTRACT FROM NEWLANDS WATERLOOVILLE (BEREWOOD) FIGURE 2.4 LAND USE PARAMETER PLAN

SITE CONTEXT



EXTRACT FROM APPROVED BEREWOOD DESIGN CODE, OVERLAID WITH RED DASHED LINE DENOTING BLUE STAR LAND SITE BOUNDARY



CODE MT03 Materials and Detailing

MANDATORY REQUIREMENTS:

RESIDENTIAL, NURSING HOMES AND RETAIL

MT03.01 Elevations - Predominantly brick

MT03.01.01 Brick: *All Street types:* Orange/ red-brown and multi stock brick (stretcher, Flemish and English bond acceptable)

MT03.01.02 Potential for blue headers as feature with red brick elevations (see illustration of use in Hampshire)

MT03.01.03 Potential also for buff brick, painted brick, render, clay hanging tiles or glass cladding and timber

NON- MANDATORY

MT03.01.04 Flint and timber cladding are acceptable materials for one-off buildings

MT03.01.05 Exceptionally, and provided there is justification, other materials will be considered appropriate particularly where a contemporary architectural language is proposed.

MT03.02 Roof

MT03.02.01 Predominantly Orange-reds and dark reds and slate grey throughout identity area

MT03.02.02 *Predominantly on Main Street (primary):* Plain clay tiles (orange-reds) or natural slate

MT03.02.03 *Predominantly along Residential Street (secondary) or Lanes (tertiary):* plain tiles (orange/ reds) and natural slate

MT03.02.04 Composite materials may be acceptable in exceptional circumstances if it can be demonstrated that their use will enhance the visual appearance of buildings

MT03.02.05 Occasional: Zinc/ metal standing seam

MT03.03 Rainwater goods

MT03.03.01 Metal guttering or high quality imitations only (black)

MT03.04 Fenestration materials:

ⓘ Detail contained with Code MT05

EMPLOYMENT/ COMMUNITY

Note: the above materials can be used if development is of a domestic scale and height (12m to ridge)

MT03.05 Elevations

MT03.05.01 Stock brick (orange/ red or use of buff)

MT03.05.02 Render, terracotta tiles

MT03.05.03 Use of glass cladding

MT03.05.04 High quality metal cladding

MT03.06 Roof

MT03.06.01 Zinc or other standing seam metal cladding

MT03.06.02 Slate. Composite materials may be acceptable in exceptional circumstances if it can be demonstrated that their use will enhance the visual appearance of the buildings.

MT03.07 Rainwater goods

MT03.07.01 Metal or high plastic

MT03.08 Fenestration materials:

ⓘ Detail contained with Code MT05

EXPLANATORY 03: Illustrations of code requirements

Elevations:

Mix of stock brick types in south Hampshire

Bricks: *Red/ orange bricks in south Hampshire, appropriate to Market Town area. Most appropriate for residential or small domestic courtyards of employment/ mixed use.*

Alternatives: Contemporary use of terracotta cladding tiles, use of glazed cladding

Terracotta cladding tiles

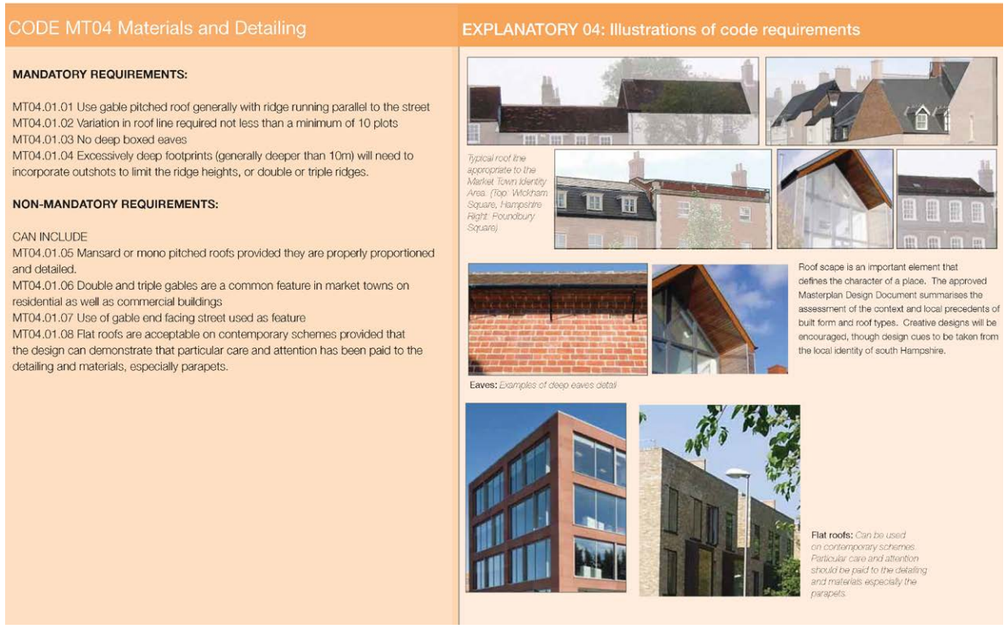
Renders: *Can be used for whole elevation or combined with stock brick. Through-render to be used - predominantly off white, cream and buff*

Metal and glass cladding: *High quality cladding will be acceptable, subject to design and quality of materials*

Roof:

Roof tiles: *Example types orange/ red plain clay tiles. Slate - hard and soft grey*

Metal cladding: *Example of standing seam metal cladding to roof and elevational returns*



CODE MT04 Materials and Detailing

MANDATORY REQUIREMENTS:

MT04.01.01 Use gable pitched roof generally with ridge running parallel to the street

MT04.01.02 Variation in roof line required not less than a minimum of 10 plots

MT04.01.03 No deep boxed eaves

MT04.01.04 Excessively deep footprints (generally deeper than 10m) will need to incorporate outshots to limit the ridge heights, or double or triple ridges.

NON-MANDATORY REQUIREMENTS:

CAN INCLUDE

MT04.01.05 Mansard or mono pitched roofs provided they are properly proportioned and detailed.

MT04.01.06 Double and triple gables are a common feature in market towns on residential as well as commercial buildings

MT04.01.07 Use of gable end facing street used as feature

MT04.01.08 Flat roofs are acceptable on contemporary schemes provided that the design can demonstrate that particular care and attention has been paid to the detailing and materials, especially parapets.

EXPLANATORY 04: Illustrations of code requirements

Typical roof line appropriate to the Market Town Identity Area. (Top: Wickham Square, Hampshire Right: Foundbury Square)

Roof scape is an important element that defines the character of a place. The approved Masterplan Design Document summarises the assessment of the context and local precedents of built form and roof types. Creative designs will be encouraged, though design cues to be taken from the local identity of south Hampshire.

Eaves: *Examples of deep eaves detail*

Flat roofs: *Can be used on contemporary schemes. Particular care and attention should be paid to the detailing and materials, especially the parapets.*

EXTRACT FROM APPROVED BEREWOOD DESIGN CODE - MARKET TOWN

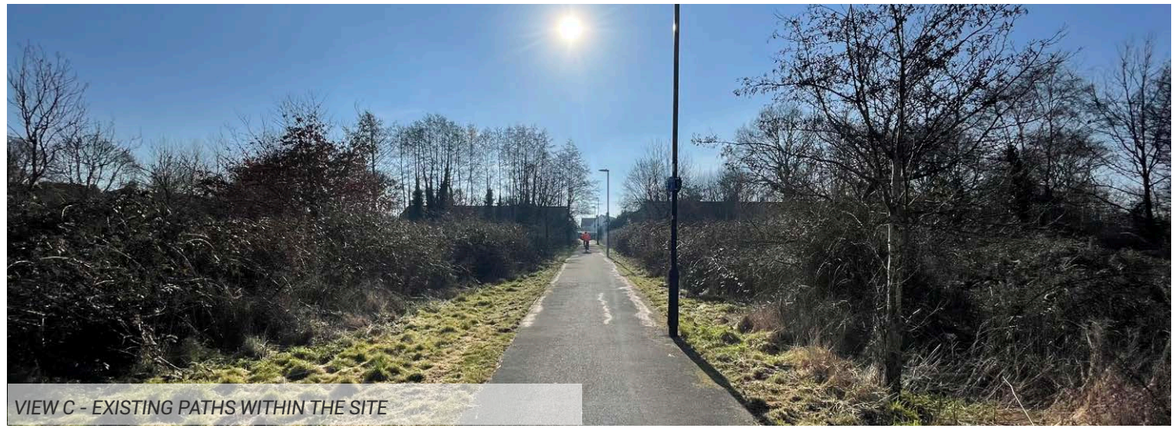
SITE CONTEXT

SITE DESCRIPTION

Physically the site currently comprises areas of amenity grassland, semi-improved grassland, wet ditches, mature and semi-mature trees and dense scrub. The site is dissected by footpaths including a public right of way and permissive path. The site has a natural fall from south to north.

VIEW A - EXISTING PATHS WITHIN SITE

VIEW B - EXISTING PATHS WITHIN SITE


VIEW C - EXISTING PATHS WITHIN THE SITE

VIEW D- ACCESS FROM FOREST END

VIEW E - EXISTING PATHS WITHIN SITE

VIEW F - EXISTING TREES, SCRUBLAND + GRASS

SITE CONTEXT

SURROUNDING CONTEXT

In accordance with the Approved Design Code Parameters the immediate residential context in the area to the west of the site at Laxton Lease and Peasgood Lane consists of 2-3 storey dwellings all forming a strong sense of enclosure with a nominal set back from the street edge. As exemplified in site photograph views A & B the corner plots are both flatted dwellings finished in render & slate roof with windows and openings proportioned to provide a strong vertical emphasis.

To the south of the site (as exemplified in View L) the residential typology is terrace rows at a two-storey scale. Materials are buff, brown and red bricks with brown roof tiles.

To the south-east of the site the fire station is a single storey building finished in red/brown brick with a brown tiled roof. There is also a training tower also finished in red/brown brick. Beyond the A3 the ASDA Superstore is a 1-2 storey building finished in red/brown brick and brown tiled roofs.

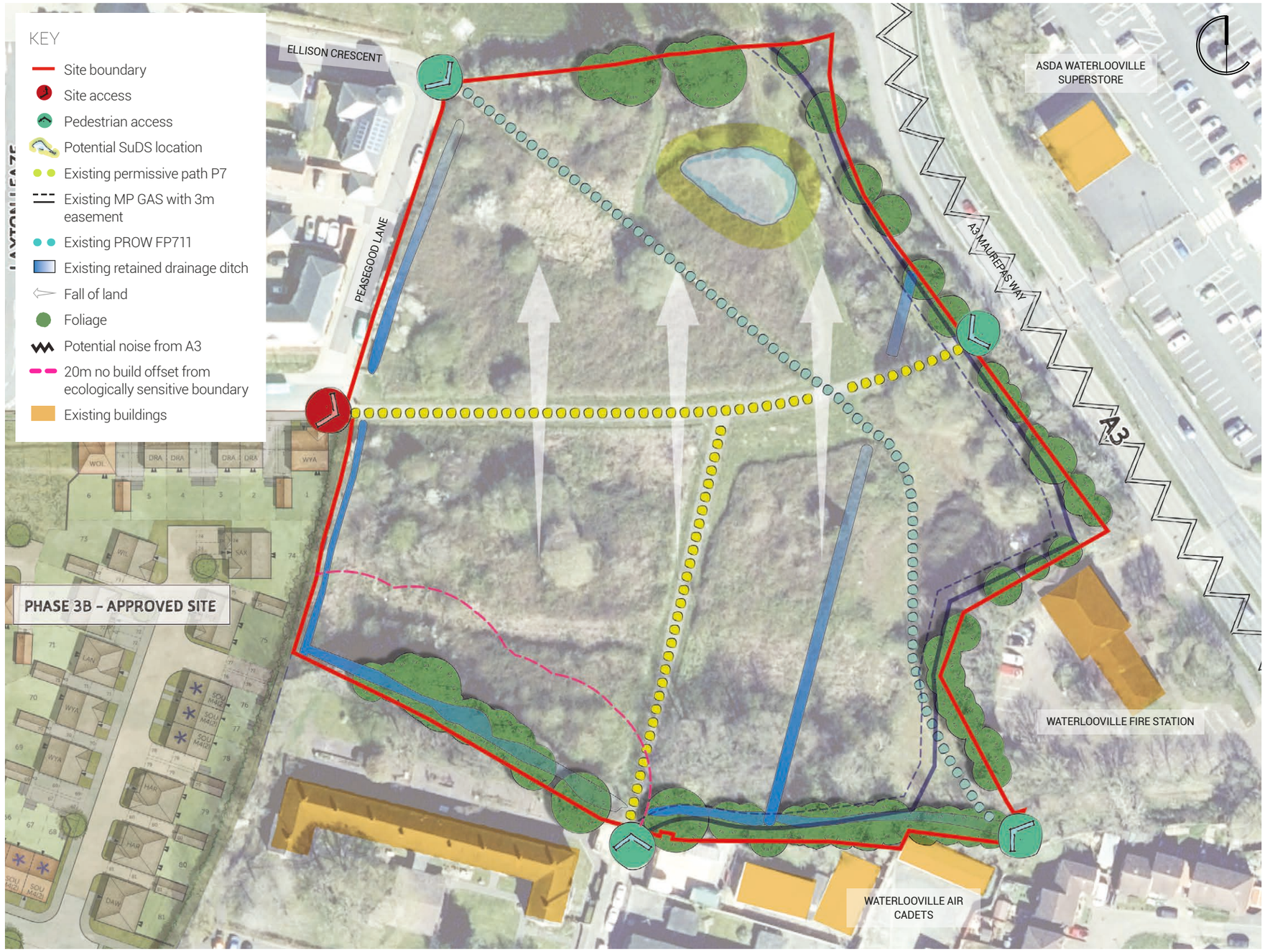
CONSTRAINTS & OPPORTUNITIES

The sites opportunities and constraints are outlined on the plan opposite and as per the bullet points below:

OPPORTUNITIES
- Vehicular access from Berewood Site at Laxton Leaze.
- Multiple pedestrian links to surrounding areas and Town Centre.
- Town Centre is within a 7minute walk.
- Trees can be retained as a natural edge and feature.
- Site has a natural fall south to north – opportunity for SUDS pond.
- Potential for adjacent design coding to be applied to site.
- Opportunity to provide infill development.

CONSTRAINTS
- Potential ecology on site.
- Trees in potential development areas.
- Public rights of way to be maintained.
- Potential overlooking from neighbouring properties.
- Existing Gas easement on eastern boundary.
- Existing ditches

Overall, the site provides opportunities for vehicular access directly from the Berewood Site at Laxton Leaze. The site has multiple opportunities for pedestrian linkages to neighbouring areas and towards the town centre. There is potential to retain natural features on the site such as trees and ditches particularly around the edge of the site. There is also further opportunity to provide SUDS features utilising the natural fall of the site.



CONSTRAINTS & OPPORTUNITY PLAN

SITE PROPOSAL - MASTERPLAN

The position of the site on the eastern edge of the Berewood development creates an opportunity to provide a pedestrian gateway into the wider development from the retail centre of Waterlooville. The illustrative proposals incorporate the existing public rights of way, and permissive paths into a legible pattern of routes incorporated into new streets and spaces creating a high quality public realm. This includes the retention of trees and landscape features of value, as well as incorporating a no build zone and protected ecologically sensitive are to the southern western boundary.

The masterplan approachs suggests creating three perimeter blocks of development arranged to create a traditional street pattern and create enclosure to proposed green spaces and boundaries. This approach is designed to complement the traditional streets and spaces of the existing and proposed Berewood development as described in the approved Design Code. In addition to these perimeter blocks the masterplan proposes a more campus style approach of apartments blocks and parking in response to the constrained nature of the north west corner of the site due to the retained watercourse and PROW.

The illustrative proposals indicate:

- A new perimeter block between Peasgood Lane to the west and a proposed landscaped space within the north-east corner of the site incorporating the existing PROW, proposed attenuation feature and play area;
- Two new perimeter blocks within the southern half of the site, incorporating the existing PROW, permissive path routes and cycleways into a new street network;
- Enclosure of boundaries and dwellings oriented to provide a high level of surveillance to the new street network;
- Incorporation of buildings up to three and four storeys in height to function as focal points, enclose streets and spaces, and to emphasize important corners;
- Protection of ecologically sensitive area in the south-west corner through no build zone and ecological buffer; and
- Density range up to a maximum of 72.5 dph

PROPOSED MASTERPLAN

PARAMETER PLANS

ACCESS & MOVEMENT

Vehicular and pedestrian access to the site will be provided from Laxton Leaze. In addition, an emergency access will be provided from Ellisons Crescent at the north-west corner of the site.

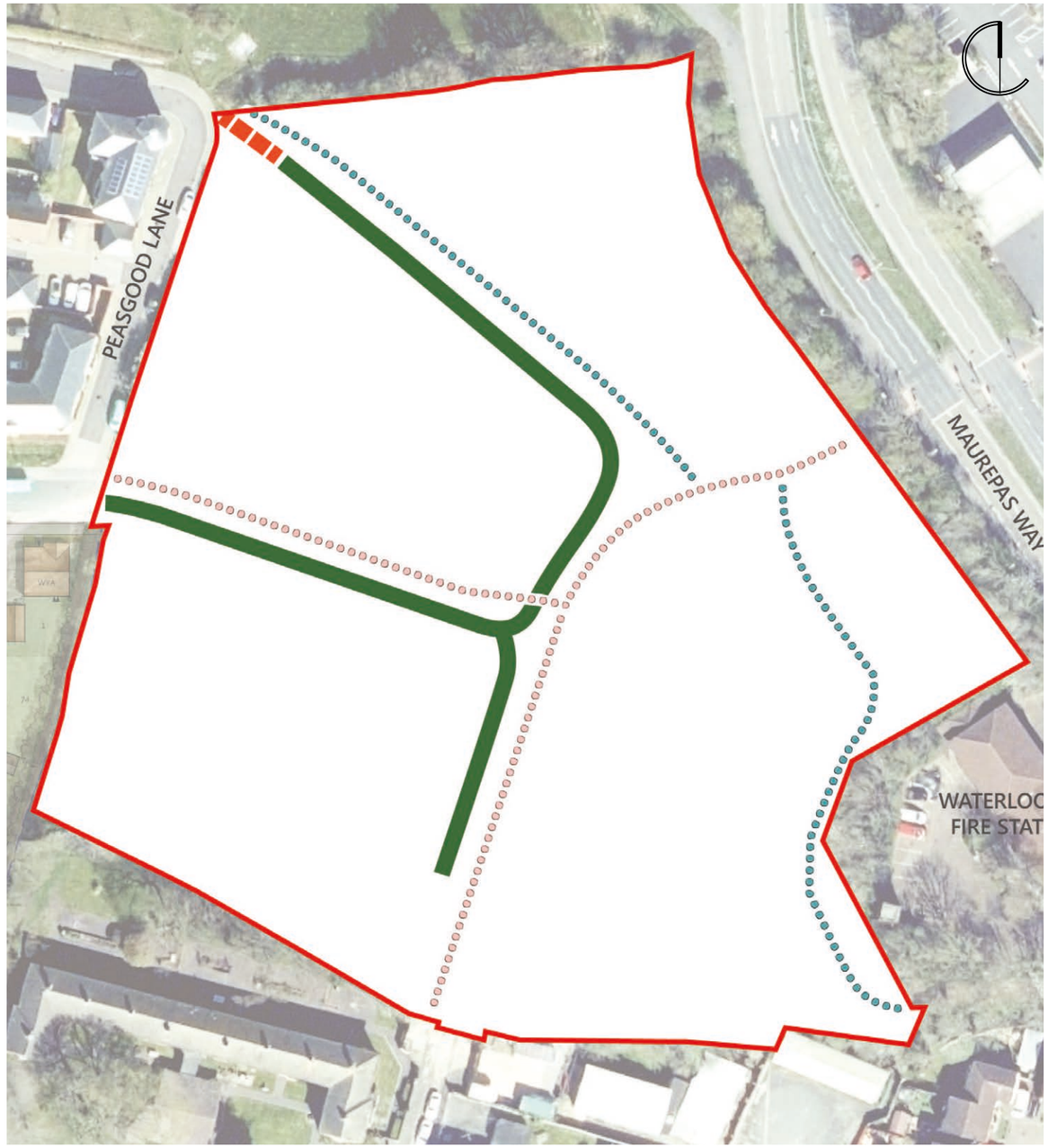
The proposed street network has been designed to incorporate the existing PROW crossing the site north to south. In addition the existing permissive paths that connect Laxton Leaze with Maulepas Way and retail centre to the east and the existing residential area of Forest End to the south will be retained and upgraded to a shared footpath and cycleway.

The street network will be designed to an adoptable standard with the required access and turning for refuse/recycling collection vehicles and emergency access.

Parking will be provided as a combination of on-plot parking, perpendicular frontage parking and courtyard parking along with on street visitor parking. All parking to be conform with the local and county parking standards.

KEY

- Main road
- Existing PROW FP711 diverted through site
- Existing permissive path P7 diverted through the site and will incorporate an east to west and north to south cycleway to LTN 1/20 standards
- Emergency access



MOVEMENT PLAN

PARAMETER PLANS

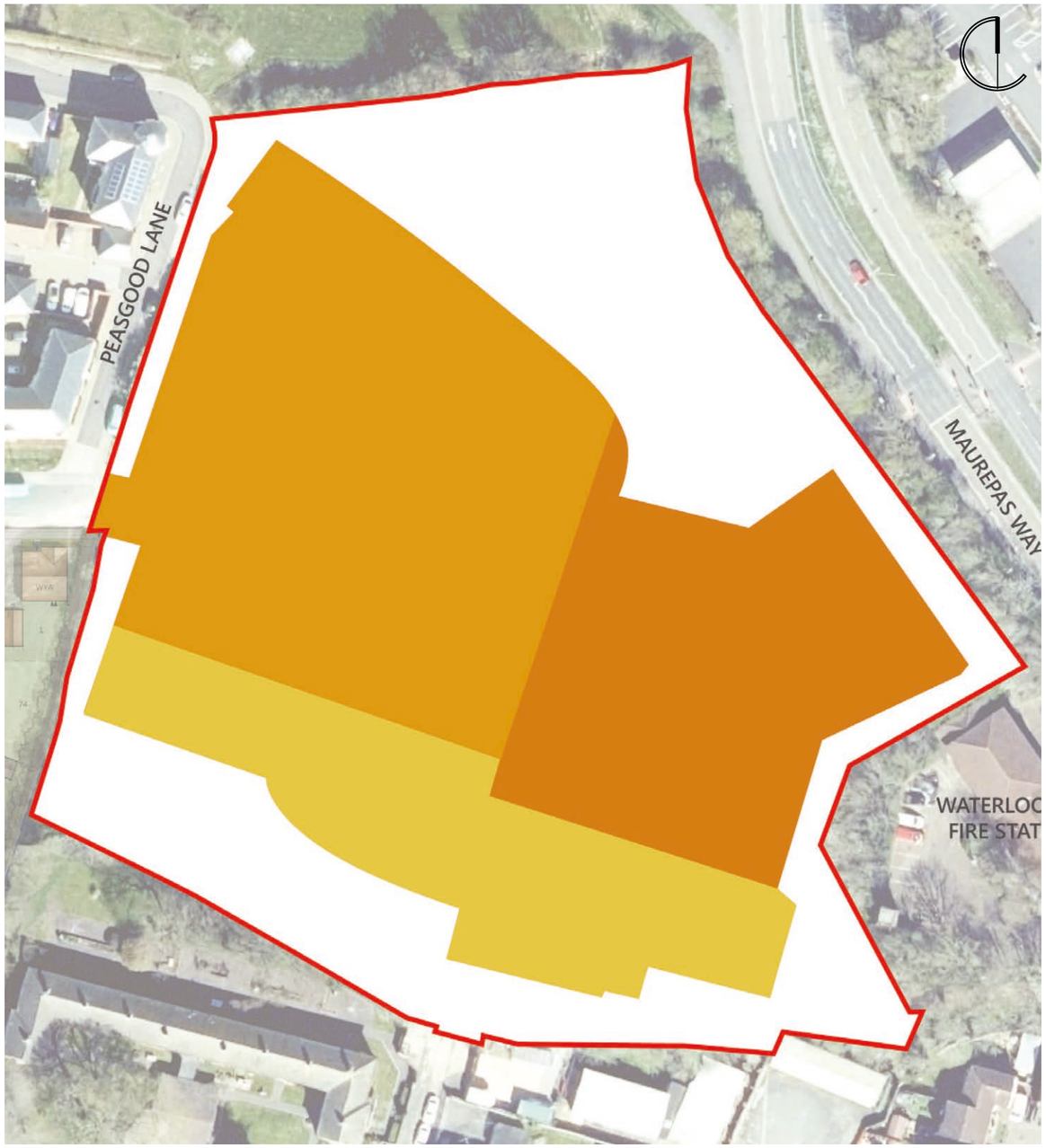
BUILDING HEIGHTS

In keeping with the urban location of the site, the majority of building heights are proposed to be up to three storey, with up to four storeys proposed within the eastern part of the site and closest to the urbanised character of the retail town centre. This will help to facilitate buildings with sufficient height and massing to create important corners and focal point within the development.

A narrow strip of development area following the southern boundary is proposed as restricting buildings to two and a half storeys in height. The reason for this is to promote a transition in building height that takes into account the existing two storey apartment buildings off Forest End directly south of the site.

KEY

- Up to 4 Storey (Max 16m to Ridge)
- Up to 3 Storey (Max 12m to Ridge)
- Up to 2.5 Storey (Max 10.5m to Ridge)



STOREY HEIGHTS PLAN

LANDSCAPE STRATEGY

The landscape strategy will seek to integrate the new residential parcel with the adjacent development by maintaining and strengthening the existing green infrastructure. Mature trees will be retained around the edges of the site to ensure wildlife corridors are preserved.

An area of Public Open Space will be created in the northeast corner. This will be a multifunctional greenspace containing a shallow SuDS feature, seating and play area. Native planting will be used to give structure and ensure an attractive outlook for adjacent housing.

Green gateways will be provided at the southern boundary where only pedestrian and cyclists have access.

KEY

- Existing trees and vegetation to be retained
- Green open space
- Residential parcels and parking
- Play zone
- SuDS feature (illustrative extent)
- Vehicular access
- Emergency vehicular access
- Pedestrian/cycle access

LANDSCAPE STRATEGY PLAN

KEY

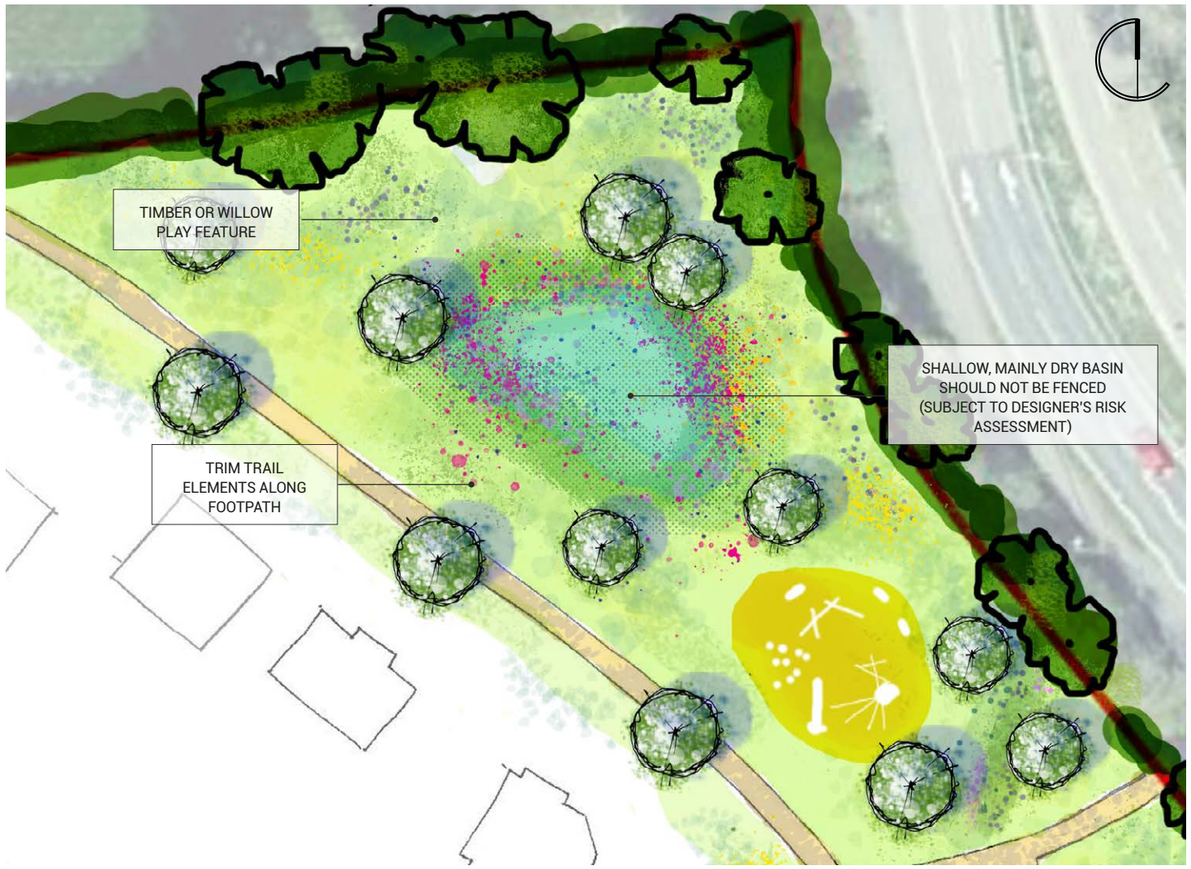
- Application boundary
- Existing trees and boundary vegetation to be retained and strengthen where necessary
- Species-rich grass
- Damp meadow/marginal vegetation
- Informal play elements
- Footpath

ILLUSTRATIVE LANDSCAPE MASTERPLAN

PLAY STRATEGY

An equipped play area will be provided within the site, this will have a natural character and make use of both formal play equipment and natural elements, such as bounders or tree trunks. The play area will be surfaced with rubber mulch or reinforced grass.

In addition to the play area created within new development, residents will also benefit from the proximity to the Berewood development and the large areas of formal and informal open space contained within. A large destination play area is located in the Berewood Town Park, approximately 750m away. An informal play area is also found at within the residential area approximately 475m away. In addition to these areas, a LEAP is located close to the River Wallington Nature Reserve.



PLANTING STRATEGY

Planting will be selected for its seasonal interest and ecological contribution and to provide a transition between the residential area and open space and green perimeter of the site.

New tree, hedgerow and shrub planting will be proposed at a suitable specification to provide a strong landscape framework. Street trees will be an important feature throughout the development and will act as focal points to break up the urban realm. Parking courts should incorporate tree planting where appropriate. The planting palettes will vary across the parcel to give a slightly different character to the main street to the private drives. This will enhance the sense of place and help orientation.

Although not part of the adjacent Berewood development, plant species selections will be informed by the selected from the Market Town Design Palette provided by the Berewood Design Code. This will ensure the residential area appears connected and well integrated with the adjacent built-up area. Fruiting and flowering species will be prioritised to maximise biodiversity.

PLANTING TO RESIDENTIAL AREA

ACER CAMPESTRE 'WILLIAM CALDWELL'

BETULA 'EDINBURGH'

ACER PLATANOIDES 'PRINCETON GOLD'

MALUS 'RUDOLF'

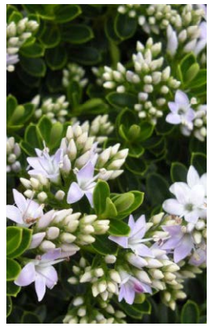
SORBUS ARIA 'SHEERWATER SEEDLING'

HIPPOPHAE SALICIFOLIA 'STREETWISE'

LAVANDULA HIDCOTE

ALLIUM SSP

SAMBUCUS NIGRA


HEBE 'VERICOSA'

MAHONIA EURYBRACTEATA 'SOFT CARESS'

SKIMMIA JAPONICA 'FRAGRANT CLOUD'

PLANTING TO OPEN SPACE AND GREEN EDGES

QUERCUS ROBUR

CRATAEGUS MONOGYNA

BETULA PUBESCENS

PRUNUS AVIUM

PRUNUS SPINOSA

CORYLUS AVELLANA

FLOOD RISK AND DRAINAGE CONTEXT

A Flood Risk Assessment (Report Ref. SL/GTBLUESTARLAND.23) has been prepared and is contained within the application package alongside other planning documents.

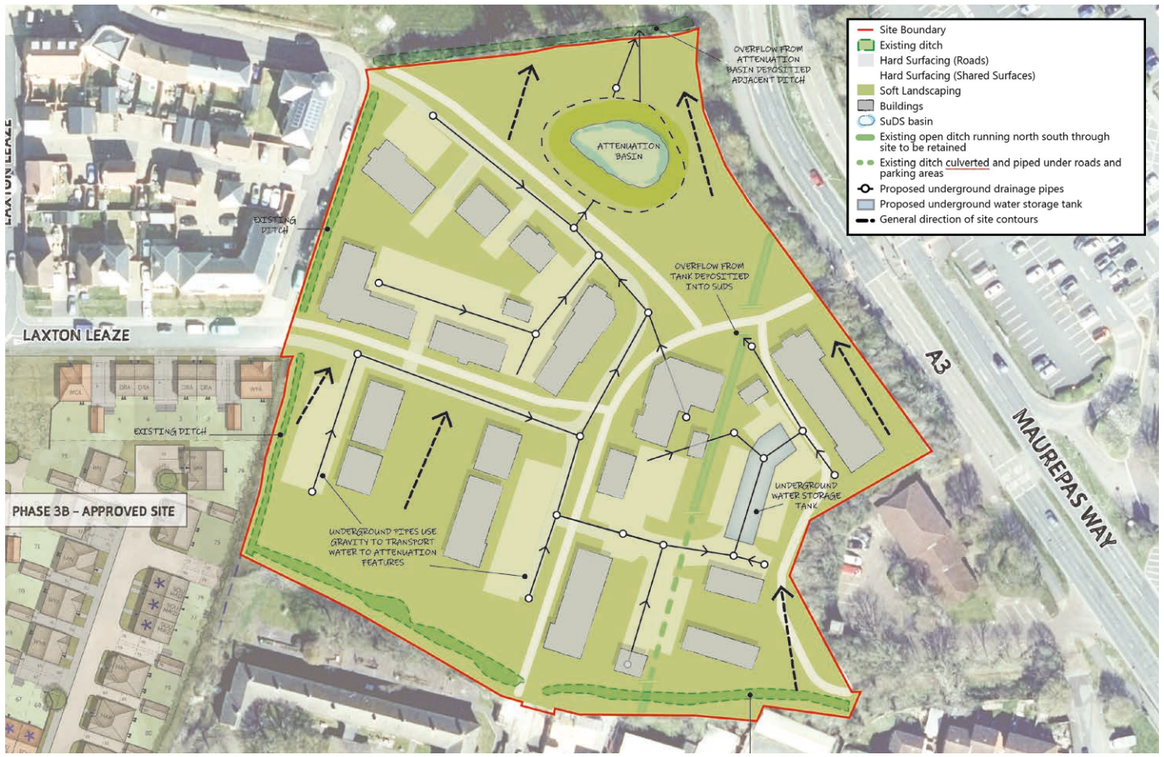
The Flood Risk Assessment indicates that the site is situated in a Flood Risk Zone 1 area and is therefore at low risk of fluvial or surface water flooding.

The plan below, indicates the existing ditch network and the proposed drainage network. The site generally falls from south west to north east. The ditch network feeds into the local watercourse system eventually discharging into the River Wallington, approximately 200m to the north of the site.

The western ditch is culverted where the footpath extends from Laxton Leaze. This culvert will need to be replaced to accommodate the new vehicular access to the site and the associated traffic loading. Dwg.GTWVILLE_BSL/SK/02 is included in the planning documents, shows the proposed culvert replacement in relation to the access and the ditch. The replacement box culvert section will increase discharge capacity and allow for a reduced cover depth where the highway access crosses.

A SuDs Design document (Report Ref. GTWVILLE_BSL-DOC_03) has also been prepared and is included in the planning documents. The report provides a full account of the drainage proposals including calculations.

The stormwater system will follow the same flood mitigation and water quality principles adopted for the adjacent Berewood site.



Stormwater discharge will drain by gravity via two separate pipe networks, to two attenuation features each draining to a separate outfall. Outfall A will be located on the northern boundary and will discharge to the ditch running along the east side of the site. Outfall B will be located in the south east area of the site and will discharge to the ditch running through the middle of the site.

Both outfalls will be restricted to 5.09l/s/HA. Upstream attenuation storage will comprise a lined SuDs basin for Outfall A and a modular underground storage tank for Option B

Description	
Total Development Area (TDA)	1.96Ha
Total 'Built up' Area	1.48Ha
Drained Area (design impermeable area) (1.48 x 0.65 x 1.10)	1.06Ha
SuDs basin Footprint	0.07Ha
Total Drained Area (1.06+0.1)	1.13Ha
Design Discharge Rate (5.06 x 1.16)	9.9l/s

ASSUMED RUN-OFF FACTORS AND DISCHARGE RATE

The adjacent Table indicates the catchment areas and the resulting discharge rate which have been used to calculate attenuation storage. The catchment draining to the two networks is based on 65% of the surface being impermeable with an additional allowance of 10% for urban creep whereby initial soft areas or permeable construction are hard landscaped.

The basin at outfall A will cover an area of 750sq.m and will be 1.4m deep with 1 in 3 graded side slopes. The basin will be landscaped to compliment the surrounding open space. The basin will be able to fully drain during dry weather periods.

The underground tank at Outfall B will have a volume of 220cu.m based on nominal dimensions of 30mL x 7.5mW x 1.0mD. The tank will be lined to prevent infiltration or ground water ingress.

A vortex silt separator will be provided upstream of each storage feature to intercept silt and silt bearing pollutants. The basin and tank will drain fully during dry weather periods. The Tables below indicate the water depths for a range of storm events up to 1 in 1200yr + 45% additional allowance for climate change.

Event	Pond Overflow Level (m)	Water Level (mAoD)	Depth (m)	Discharge Rate (l/s)	Remaining Freeboard to Overflow (mm)
1 in 1yr (720mins)	39.400	38.268	0.238	4.7	1132
1 in 30yr (720mins)		38.722	0.690	4.9	778
1 in 100yr + 40% (720mins)		39.311	1.281	4.9	39
1 in 100yr + 40% (720mins)		39.374	1.463	7.1	-24

NETWORK A SUDS BASIN OPERATION PARAMETERS

Event	Pond Overflow Level (m)	Water Level (mAoD)	Depth (m)	Discharge Rate (l/s)	Remaining Freeboard to Overflow (mm)
1 in 1yr (720mins)	41.200	39.607	0.12	3.6	1377
1 in 30yr (720mins)		39.844	0.36	4.5	1140
1 in 100yr + 40% (720mins)		40.408	0.924	4.5	576
1 in 100yr + 40% (720mins)		41.007	1.523	5.9	-23

NETWORK B UNDERGROUND TANK OPERATION PARAMETERS

ECOLOGY CONTEXT

The site comprised areas of amenity grassland, semi-improved grassland, wet ditches, mature and semi-mature trees, tall ruderal and dense scrub (mainly bramble). Species rich hedgerow formed the eastern and southern boundary. A surfaced footpath bisects the site. Ecological surveys were undertaken during 2018. The surveys found the site to be of local value for foraging and commuting bats with a number of common and widespread bat species recorded including common pipistrelle, soprano pipistrelle and noctules. The site supports a good population of slow worm and the trees and scrub on site provides nesting habitat for birds. No evidence of badgers using the site were found in 2018 and no bat roosts were located. The site is located over 500m from known great crested newt breeding ponds and this species is considered highly unlikely to be present. No hazel dormouse surveys were conducted in 2018.

A range of ecological surveys have been agreed with HCC Ecologists to update the previous survey information. During 2023, habitat, badger, bat, dormouse and reptile surveys were undertaken and details of the survey findings were submitted to the Council. Some vegetation clearance has been undertaken, under ecological supervision, to enable ecology and other surveys to be undertaken. With the exception of the discovery of the badgers, the survey findings were very similar to the 2018 survey results. No dormice were recorded on site. A badger sett has been identified on the boundary of the site and further monitoring work has confirmed the sett is a main sett used by a small number of badgers.

The mitigation proposals are based on the findings of the 2018 surveys and are largely unchanged as the updated ecology surveys found little difference to the findings of the 2018 surveys. The reptile mitigation aims to retain the slow worm populations on site. The River Wallington will provide an additional site should the translocated population be considered to be too large to retain within the red line. Some animals will be moved to a receptor area within the nearby River Wallington Community Nature Reserve. The scheme design will provide a no development buffer of 20 metres around all entrances to the badger sett, protect foraging habitat in the immediate vicinity of the sett and maintain links to off-site foraging areas. The landscaping proposals will provide suitable foraging habitat for badgers in the form of grassland, scrub and fruiting trees and shrubs.

Given the scale of habitat creation associated with the adjacent Berewood scheme mitigation for the loss of habitats on site will be off-set via an agreed package of off-site enhancement measures (pond restoration works within Johnston's Coppice Site of Importance for Nature Conservation) has been agreed with the Havant Borough Council ecologist and the site managers (Hampshire County Council Countryside Services). The proposed scheme will also include measures to ensure biodiversity gain is delivered within the red line as far as possible. These measures will include the provision of bat, bird and bee boxes within the final scheme (including within buildings), use of pre-cut gravel boards for fenced gardens to allow animals to move within and across the site and a landscaping scheme designed to provide foraging opportunities for insects, reptiles, birds and small mammals.

Mitigation for the impacts of the scheme on the protected sites of the Solent, through increased volumes of nutrient nitrogen and increased recreational disturbance will be addressed through the appropriate level of financial contribution to established mitigation schemes.

APPEARANCE

ARCHITECTURAL DESIGN & MATERIALS

ARCHITECTURAL DESIGN

To be in keeping with the established character of the adjacent Berewood development, the illustrative proposals accompanying this application suggest a traditional architectural approach to design. This would reflect the architecture prevalent in local Hampshire towns as set out in the approved Design Code for the Berewood development. This approach would promote architecture of a human scale that would be more readily recognisable as locally influenced.

Alternatively a more contemporary approach may also be acceptable. In this instance the use of form and materials should still reflect the influences of the pervading architecture of local Hampshire villages and town.

MATERIALS

The following materials that are most appropriate are listed below:

WALLS
- Red brick
- Red blended/multi-brick
- Buff brick
- Smooth coursed render
- Rough cast render
- Grey metal cladding (limited and only if scheme is contemporary design)
- Contemporary brick detailing

ROOFS
- Small to medium gauge roof tiles in grey, brown, red and blended colours
- Larger flat slate style blue/grey tiles

PLOT BOUNDARIES - FRONTAGES
- Low brick walls and metal railings
- Metal railings
- Timber picket fences (painted or treated)
- Low to medium height formal box hedges

LOW LEVEL SHRUBS AND LAWN AREAS
- Brick or block paving/cobbles defining narrow ownerships strips
- Plot Boundaries – Rear garden screen walls
- Brick walls with brick or tile creased cappings
- Block and render walls with stone cappings
- Timber closeboarded fences (where hidden from public realm)
- Post and rail fence in combination with tall hedges

APPEARANCE

INDICATIVE STREET-SCENES ILLUSTRATING HOW THE DEVELOPMENT COULD LOOK

APPEARANCE

IMPRESSION OF HOW THE ENTRANCE DEVELOPMENT COULD LOOK FROM LAXTON LEAZE

SECURED BY DESIGN PRINCIPLES

The development will incorporate Secured by Design principles. These principles encourage the adoption of crime prevention measures in the design of the development. The local Police Service Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to. The Masterplan has been designed to meet the requirements of 'Secured by Design Homes 2019 Version 2'. The requirements of the document are summarised below:

Access & Movement: places with well-defined and well-used routes, spaces and entrances that provide for convenient movement without compromising security.

Structure: places that are structured so that different uses do not cause conflict.

Surveillance: places where all publicly accessible spaces are overlooked.

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection: places that include necessary, well-designed security features.

Activity: places where the level of human activity is appropriate to the location and creates reduced risk of crime and a sense of safety at all times.

Management & Maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

ACCESS & MOVEMENT
The scheme has been designed to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the site.

STRUCTURE
There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in private driveways as it is in public open spaces.

SURVEILLANCE
It has been identified above that the proposed layout will result in well-designed spaces which are well overlooked. Parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked. This requirement has been an important influencing factor in the approach to the layout of the site.

PHYSICAL PROTECTION
Physical protection is concerned with how buildings are secured. Each dwelling will be secured with necessary security features.

OWNERSHIP
A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/ communal and private space. The proposed layout has been designed to ensure that there is a clear distinction between public and private areas. An inclusive development with careful consideration of public realm design will instil a sense of pride and ownership towards the new neighbourhood.

ACTIVITY
The key activity areas within the site will be the public open space on the southern part of the site which is to include a Pedestrian Route. This space has been designed to be overlooked by several properties.

MANAGEMENT & MAINTENANCE
Public areas within the development will either be adopted by the local authority or a management company will be set up to ensure that they are maintained to a satisfactory level.

ACCESS & SUSTAINABILITY

SECURE BY DESIGN PRINCIPLES

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

- Integrated Approach
- Environmental Quality and Sense of Ownership
- Natural Surveillance
- Access and Footpaths
- Open Space and Management
- Lighting

Well designed, attractive, clearly defined and well-maintained environments are likely to be a source of pride for residents. This means that a sense of ownership and responsibility is present which discourages crime to be committed. As part of the wider Berewood Masterplan the development will provide an environment where all public areas are well managed & maintained.

ACCESS AND SUSTAINABILITY

As part of the Berewood Masterplan the proposed development is located within an accessible and sustainable location and is within walking distance of a range of shops and local amenities. The site is also well situated in relation to bus services and Waterlooville Town Centre is also within a 7-minute walk of the site.

It is proposed that all dwellings on this site will be designed and constructed to achieve the building sustainability benchmarks which are now set and enforced through the Building Regulations (the level to be achieved will be determined by the date by which the Regulation applications are submitted). The proposals will provide facilities for bike storage for each dwelling and electric vehicle charging points are proposed for use by all the residents.

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