

DESIGN AND ACCESS STATEMENT

Location

The site is situated within the district of Langstone, Havant on the eastern side of Langstone Road (A3023) opposite its junction with Langbrook Close. It comprises land formerly occupied by the residential dwelling and garden area of 15 Langstone Road, and associated soft landscaping of predominantly grass and boundary trees and hedge line boundaries. The site is bordered entirely by residential properties with the proposed development site north to south on the plot.

This Design and Access Statement supports the planning application for a single detached bungalow in Havant Borough. The proposed development seeks to create a high-quality, single storey residence that complements its surroundings and adheres to local planning policies. The design incorporates traditional materials such as plain roof tiles, sash windows, and stone features to ensure aesthetic harmony with the area.

Design Principles and Concepts

Site Context:

The site is located in a residential area, with surrounding properties primarily consisting of detached and semi-detached homes.

The bungalow's design respects the scale and character of the neighborhood, ensuring it integrates seamlessly into its setting.

Architectural Features:

Roof: A pitched roof with plain tiles is proposed, reflecting traditional architectural styles and ensuring efficient drainage.

Windows: Sash windows will be installed to enhance the building's classic appearance while maximizing natural light.

Stone Features: Stone elements will be incorporated around window sills and doorways to add visual interest and durability.

Layout:

The bungalow will feature a single-storey layout for ease of access and future-proofing.

The design prioritizes separation between living areas and sleeping quarters for privacy and functionality.

Sustainability:

Objectives

Achieve a minimum energy efficiency rating as required by Havant Borough Council.

Reduce carbon emissions associated with the dwelling.

Enhance occupant comfort and health through improved indoor environments.

Foster community engagement in sustainability practices.

Design and Construction Measures

Maximize natural light and heat from the sun.

Incorporate open floor plans to enhance airflow and reduce reliance on artificial lighting.

High-Performance Insulation

Use high-quality insulation materials (e.g., SIPs or ICF) to minimize heat loss.

Ensure airtight construction to prevent drafts and improve energy efficiency.

Energy-Efficient Windows

Install triple-glazed windows with low U-values to enhance thermal performance.

Use solar control glazing to reduce heat gain in summer.

Heating, Cooling, and Ventilation Systems

Renewable Energy Systems to include:-

Solar photovoltaic (PV) panels to generate on-site electricity.

ASHP air source heat pumps

Underfloor heating systems for improved comfort and efficiency.

100% energy efficient lighting

Water Efficiency Measures

Water-Efficient Fixtures to include:-

Low-flow faucets, showerheads, and dual-flush toilets to reduce water consumption.

Temperature control hot water

Collection and reuse rainwater for irrigation and non-potable uses.

Smart Technology Integration

Smart Home Systems:-

Install smart meters and home automation systems to monitor and manage energy usage.

Energy Management Systems

Energy management systems to optimize energy consumption and reduce peak demand.

Monitoring and Evaluation

Establish a monitoring plan to track energy consumption and performance of installed systems.
Conduct regular evaluations to assess the effectiveness of energy-saving measures and adjust strategies as needed.

Community Engagement and Education

Develop educational materials for occupants on energy-saving practices and sustainable living.
Encourage participation in local sustainability initiatives and programs.

Access Considerations

Vehicular Access:

Taking the benefit of the existing access a driveway will provide off-road parking, ensuring minimal disruption to street parking.

Access points are designed to meet highway safety standards.

Pedestrian Access:

Pathways leading to the entrance will be level and wide enough for wheelchair users, ensuring compliance with accessibility requirements.

Internal Accessibility:

The single-storey design eliminates the need for stairs, making the home suitable for individuals with mobility challenges.

Doorways and corridors will be designed to accommodate wheelchairs.

Policy Compliance

The proposal aligns with Havant Borough Council's Local Plan policies, particularly those related to residential development, design quality, and accessibility.

The use of traditional materials ensures compatibility with the area's character while meeting sustainability objectives outlined in national planning guidelines.

Buildability

The intrusive investigation has proved shallow natural sands and silts to around 1.0m depth underlain by soft to firm, firm and stiff clays with either structureless chalk or dense/very dense gravel present at between 3.75m and 4.9mbgl. free groundwater was encountered at between 3.0 and 4.0m depth.

The proposed development is likely to be capable of being constructed on conventional shallow strip or spread foundations. These could be placed at depths from 1.0m in soils described as being of at least a firm in situ condition. However, final placement of foundations should be done in accordance with the guidance regards construction in shrinkable soils and taking cognisance of the clays of medium volume change potential as recorded in the investigation and the potential influence of trees or hedges, as appropriate. It is considered that strip or spread foundations constructed within the underlying natural firm clays could be designed assuming an allowable increase in load.

Conclusion

This proposed bungalow is designed to enhance its surroundings while providing a functional, accessible, and aesthetically pleasing home. By integrating high-quality materials like plain roof tiles, sash windows, and stone features, the development respects local architectural traditions.

It also addresses access needs comprehensively, ensuring inclusivity for all prospective users

This Sustainability Strategy outlines a comprehensive approach to achieving energy efficiency in the proposed new dwelling. By integrating advanced technologies and promoting sustainable practices, the dwelling will contribute positively to Havant Borough Council's environmental goals while providing comfortable living spaces for the occupants.

This strategy provides a clear framework for ensuring that the new dwelling meets the required energy efficiency standards set by Havant Borough Council while fostering a sustainable living environment.

Site Photographs:

- 1) Existing entrance drive
- 2) View of south east corner
- 3) View looking south
- 4) Existing site gates
- 5) View looking east
- 6) View looking north
- 7) Existing west boundary
- 8) Existing drive looking west
- 9) Existing apartment block
- 10) Existing drive looking east









