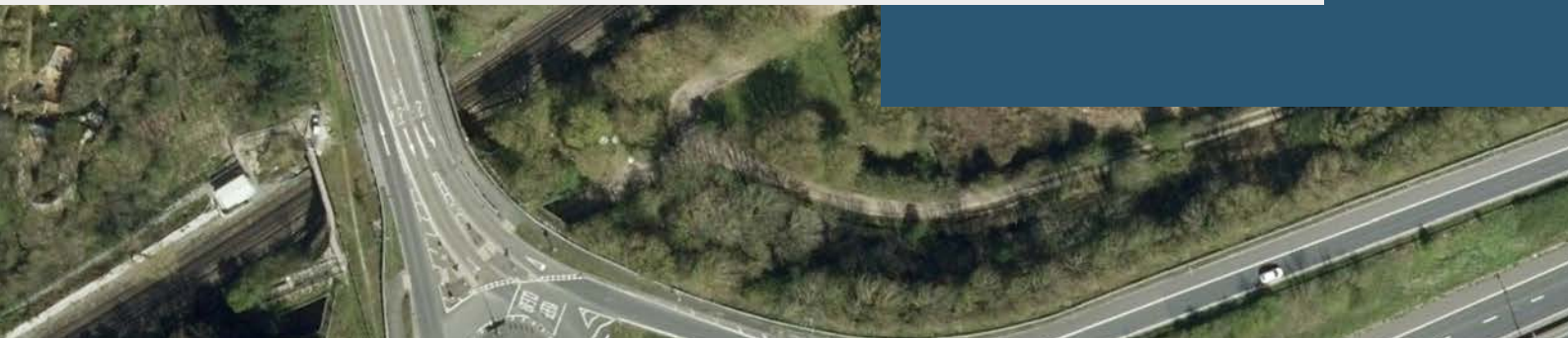




BEDHAMPTON PHASE TWO

DESIGN & ACCESS STATEMENT | JULY 2024



CONTENTS

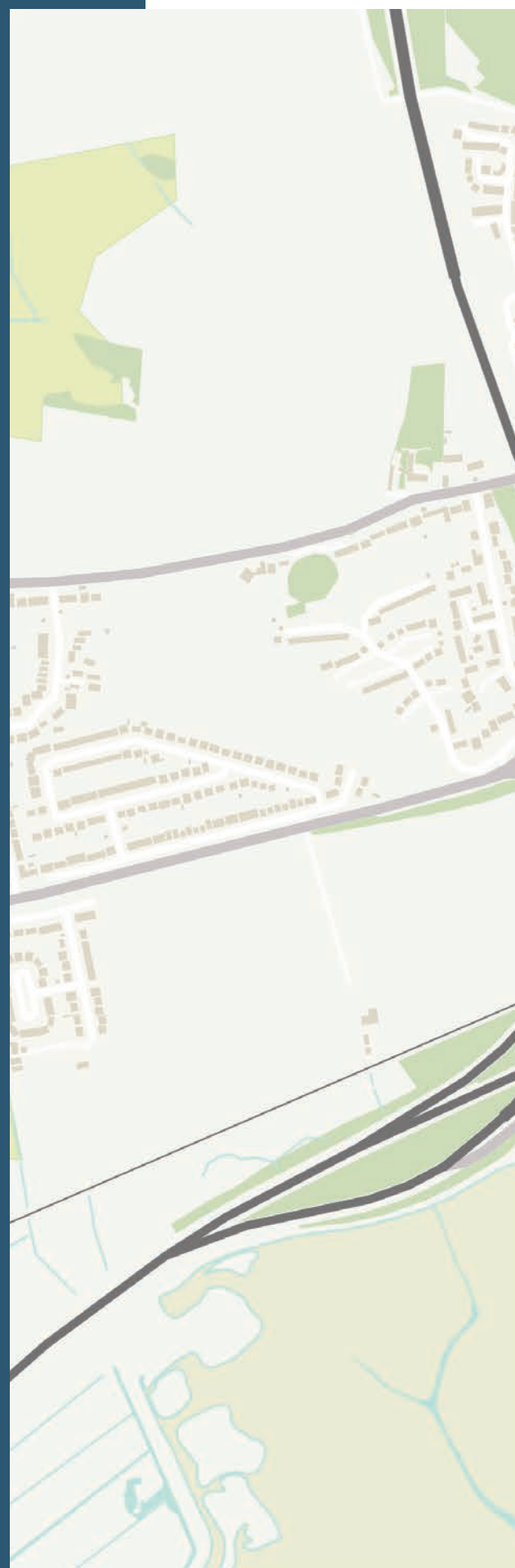
INTRODUCTION.....	4
ABOUT THIS DOCUMENT	4
DESIGN GUIDANCE REFERENCES.....	4
 SITE CONTEXT.....	 6
SITE LOCATION	6
LOCAL CHARACTER.....	8
 CONSENTED OUTLINE APPROVAL.....	 10
ILLUSTRATIVE MASTERPLAN	10
CONSTRAINTS AND OPPORTUNITIES.....	12
 THE PROPOSALS	 14
RESPONSE TO THE OLD BEDHAMPTON CONSERVATION AREA.....	14
SITE LAYOUT	16
USE AND AMOUNT	18
SCALE AND MASSING	19
ACCESS AND MOVEMENT.....	20
CAR AND CYCLE PARKING	21
REFUSE STRATEGY	22
ARCHITECTURAL APPROACH	24
MATERIALS.....	24
LANDSCAPE STRATEGY	30
 SUSTAINABILITY.....	 32
SUSTAINABLE DEVELOPMENT	32
 CONCLUSION	 34

BARG230421 Bedhampton Phase 2 - Design & Access Statement

Document Status	Revision	Issue Date	Author	Checker
Planning	A	22.07.24	CI/MG	CI/HT

Copyright © 2024 Thrive Architects Ltd. All rights reserved.

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Thrive Architects Ltd. Plans and/or images may use map data licensed from Ordnance Survey © Crown copyright 2024. All rights reserved. Licence number 100007359.





INTRODUCTION

ABOUT THIS DOCUMENT

This Design and Access Statement (DAS), produced on behalf of Bargate Homes and VIVID Homes, and is one of a suite of documents that have been submitted in support of a Reserved Matters planning application for the residential development of 43 dwellings on land west of Old Manor Farm, south of Lower Road, Bedhampton (Phase 2)

An Outline Planning Application (REF: APP/21/01071) for the erection of 43 dwellings was approved under Appeal (Ref: APP/X1735/W/22/3305704) with all matters reserved apart from access. The outline planning permission has established the principle of development of the site for the type of uses proposed as well as the details of the means of access from Lower Road through the recently completed Bargate Homes development of 50 dwellings to the east (Phase 1 – Ref: APP/19/00427)

The document will provide an overview of the key factors influencing the design. Referencing will be made to consultant reports where appropriate, where more detailed analysis will be available.

This statement should be read in conjunction with the application and its accompanying documents / drawings.

The DAS has been prepared in collaboration with a design team including:

Bargate Homes	Applicant
Pegasus	Town Planning & Project Co-ordination
Thrive Architects	Architects & Urban Designers
Terra Firma:	Landscape Architecture
MJA Consulting	Civils, Utilities & Drainage
iTransport	Highways
Aluco Ecology:	Ecology
SLR Consulting:	Heritage
24 Acoustics:	Noise

DESIGN GUIDANCE REFERENCES

The development proposals set out on the following pages reflect current guidance on creating high quality developments and improving the design quality of the urban environment. They draw upon guidance within the following documents:

LOCAL DESIGN GUIDANCE

Havant Borough Design Guidance SPD, December 2011 (HDG)

Havant Borough Parking Standards SPD (July 2016)

NATIONAL DESIGN GUIDANCE

NPPF: National Planning Policy Framework (2023)

Urban Design Compendium 1 & 2 (2007)

By Design (2000) CABE

Manual for Streets (2007)

Manual for Streets 2 (2010)

Urban Task Force Report: Towards an Urban Renaissance (1999)

Responsive Environments: A Manual for Designers (1985)

Planning for Sustainable Development: Towards Better Practice (1998)

Sustainable Settlements: A Guide for Planners, Designers & Developers (1995)

Planning & Design for Outdoor Sports & Play: Fields In Trust (2008)

The documents set out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns. To this end an opportunity exists to produce a unique development proposal. The scheme should respect its setting and strive for quality in design of the built environment, townscape, and landscape. Design of the public realm should be paramount, creating a sense of place that reinforces civic pride and promotes a community spirit.

The principal points to consider in meeting these objectives are:

Identity: Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.

Legibility: Making a place that people can understand and negotiate with ease.

Permeability: Creating sustainable connections within the development and to the wider area.

Sustainable Transport: Encouraging walking and cycling and making public transport widely available to reduce social exclusion.

Energy Conservation: Settlement designed to reduce resource consumption and promote the use of environmentally friendly materials.

Landscape Enhancement: Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.



SITE CONTEXT

SITE LOCATION

Bedhampton is located in the east of the Borough of Havant, Hampshire. Immediately to the south is Langstone Harbour and the industrial area of Brockhampton with access to the A3(M) to the west.



PHOTO A



PHOTO B



PHOTO C



SITE CONTEXT

LOCAL CHARACTER

Bedhampton's historic core has examples of buildings dating back to the 18th century. Extensions to the village can be dated to post war with examples of modern development of various quality from 1980 to the present.

Key characteristics include:

- Rhythmic repetition in architectural form
- Small dormers and decorative detailing are found in rhythmic repetition and symmetry
- Porch varieties
- Warm reds and browns in brick and roof material
- Use of burnt brick and flint
- Render – often light in colour
- Brick lintels and plinths
- Variety of setbacks
- Stream streets
- Farmstead
- Open landscapes with trees
- Decorative wall features



CONSENTED OUTLINE APPROVAL

ILLUSTRATIVE MASTERPLAN

In response to the contextual analysis, technical studies, site considerations and design guidance including the National Design Guide and the Havant Borough Council Borough Design Guide Supplementary Planning Document, fourteen design principles were established as part of the outline proposals as set out in the Design and Access Statement (see pages 46-49) submitted as part of the Outline Planning application. These principles informed the evolution of the Illustrative Masterplan, with a focus on creating a place of high quality design at a gentle density where active landscapes provide an attractive outlook for new homes and encourage healthy lifestyles through walking, play, cycling and growing food locally. These principles have been carried through to the detailed design proposals, as set out further below

The draft scheme proposes a total of 43 dwellings made up of a mix of 2,3 and 4 bedroom properties, 13(30%) of which will be affordable houses.

Access is provided from a single means of access from Lower Road, which will follow the approved route through the adjacent Bargate Homes development. Cycle and pedestrian access will also be provided through the earlier phase, utilising a network of dedicated footways and shared space streets.

KEY

- Site Boundary
- 1 Vehicular Access Point
- 2 Site with planning permission for 50 homes
- 3 Potential pedestrian and cycle links
- 4 New tree and buffer planting
- 5 Swale (SuDS)
- 6 Attenuation basin with meadow planting (SuDS)
- 7 Growing space including allotments and community garden
- 8 Children's Play Area
- 9 Trim Trail/Path
- 10 Informal Open Space
- 11 Retained Habitat
- 12 Scrub habitat
- 13 Wildflower Grassland
- 14 Tall Grass Habitat
- 15 Proposed Hedgerow
- 16 Semi-natural Green Space
- 17 Shared Surface
- 18 Development Blocks
- 19 Realigned Access Road



CONSENTED OUTLINE APPROVAL

CONSTRAINTS AND OPPORTUNITIES

A number of constraints and opportunities exist in and around the site. These have been appropriately assessed and the proposed development will ensure these are considered in the design. A summary of these constraints and opportunities are detailed on the adjacent plan.

KEY

-  Site Boundary
-  Main Site Access (Vehicular)
-  Potential Pedestrian Path
-  Building Frontage
-  Phase 1 Buildings
-  Phase 1
-  Green Space
-  Development Space
-  Existing vegetation/trees
-  Major Roads
-  Railway
-  Noise Buffer
-  Water mains
-  High Pressure Gas Pipe
-  10m mains easement
-  Community allotments (indicative)
-  Play Space (Indicative)
-  Pumping Station (Indicative)
-  15m Pumping Station Easement
-  SUDS (Indicative)
-  Flood Zone 1 (Low Risk)
-  Flood Zone 2 (Medium Risk)
-  Flood Zone 3 (High Risk)
-  Potential Urban Block
-  Buffer to Network Rail Land
-  Old Manor Farm Conservation Area



THE PROPOSALS

RESPONSE TO THE OLD BEDHAMPTON CONSERVATION AREA

The Old Bedhampton Conservation area (CA) is broadly centred on St Thomas Church and encompasses the historic village. The Old Bedhampton Conservation Area Appraisal (CAA) identifies five character areas. Character Area 1 (CA1) is the historic settlement core, which is the loose nucleus of the settlement. The site does not directly adjoin this area and is separated from it by 'Phase 1', which was permitted on appeal. On the other hand, the site is very close to Character Area 5 (CA5): Old Manor Farm Buildings. This character area encompasses cottages and former agricultural buildings, now converted to dwellings, set slightly apart from the historic village core and thus rooted in the agricultural landscape.

The site is an undeveloped parcel of land which currently contributes to the setting of CA1 by providing evidence of the historic core's rural hinterland. Lower road may also have been a main route into the historic village. The undeveloped appearance of the site also contributes to the setting of Character Area 5, and the former agricultural buildings therein, by providing vestige of the link between these buildings and the land they were farmed in connection with.

The proposals soften the presence of the development when viewed from Lower Road through continuous structural landscaping along the northern boundary and by setting the housing back from the road. The scheme has been designed

to respond positively to the key characteristics of CA1 and CA5, such as period architecture/materials/detailing, the use of boundary walling/hedging and the loose verdant settlement pattern. The development has also been restricted to a maximum of 2 storeys in height to prevent the scheme appearing overly prominent in the setting of the CA.

THE PROPOSALS

SITE LAYOUT

The submitted scheme proposes a total of 43 dwellings made up of a mix of 2, 3 and 4 bedroom properties, 13 (30%) of which will be affordable homes.

Access is provided from a single means of access from Lower Road, which will follow the approved route through the adjacent Bargate Homes development via the high quality and slow speed streets provided within that scheme – please see drawing ref. 12174-GA-018 Rev F 'Proposed Site Access Arrangement from Phase 1 Site' at Appendix 1. Cycle and pedestrian access will also be provided through the earlier phase, utilising a network of dedicated footways and shared space streets.

The Site Layout Plan follows the general arrangement and road structure of the outline Illustrative Masterplan, with perimeter blocks formed around a courtyard of private gardens, whilst maintaining active frontage along the street for safety and overlooking. Parking is generally provided on-plot as driveway and garage spaces with each dwelling having its own electric vehicle charge point. There is also a series of unallocated visitor bays distributed throughout the site.

Through developing the site at a gentle density, there is plenty of space around the proposed development area for public open space, to include growing space, re-wilding areas, additional planting and a play area, all well over-looked

by the proposed dwellings. This space will be connected to the open space that has recently been completed as part of Phase 1, creating a larger area of public open space for existing and future residents to enjoy.

As with the outline Illustrative Masterplan, the layout includes a landscape buffer along the site's northern boundary. This allows the built edge to be set back from the closest part of the former farm courtyard that forms part of the conservation area (Character Area 5: Old Manor Farm). The landscape buffer also provides visual screening of the builders' merchant to the north.

Allowing for the site's topography, a large attenuation basin is proposed towards the southern site boundary, beyond the proposed route of the new footpath. The existing boundary trees, hedgerows and grassland will be retained and maintained to ensure existing habitats are protected.



Proposed Site Layout Extract

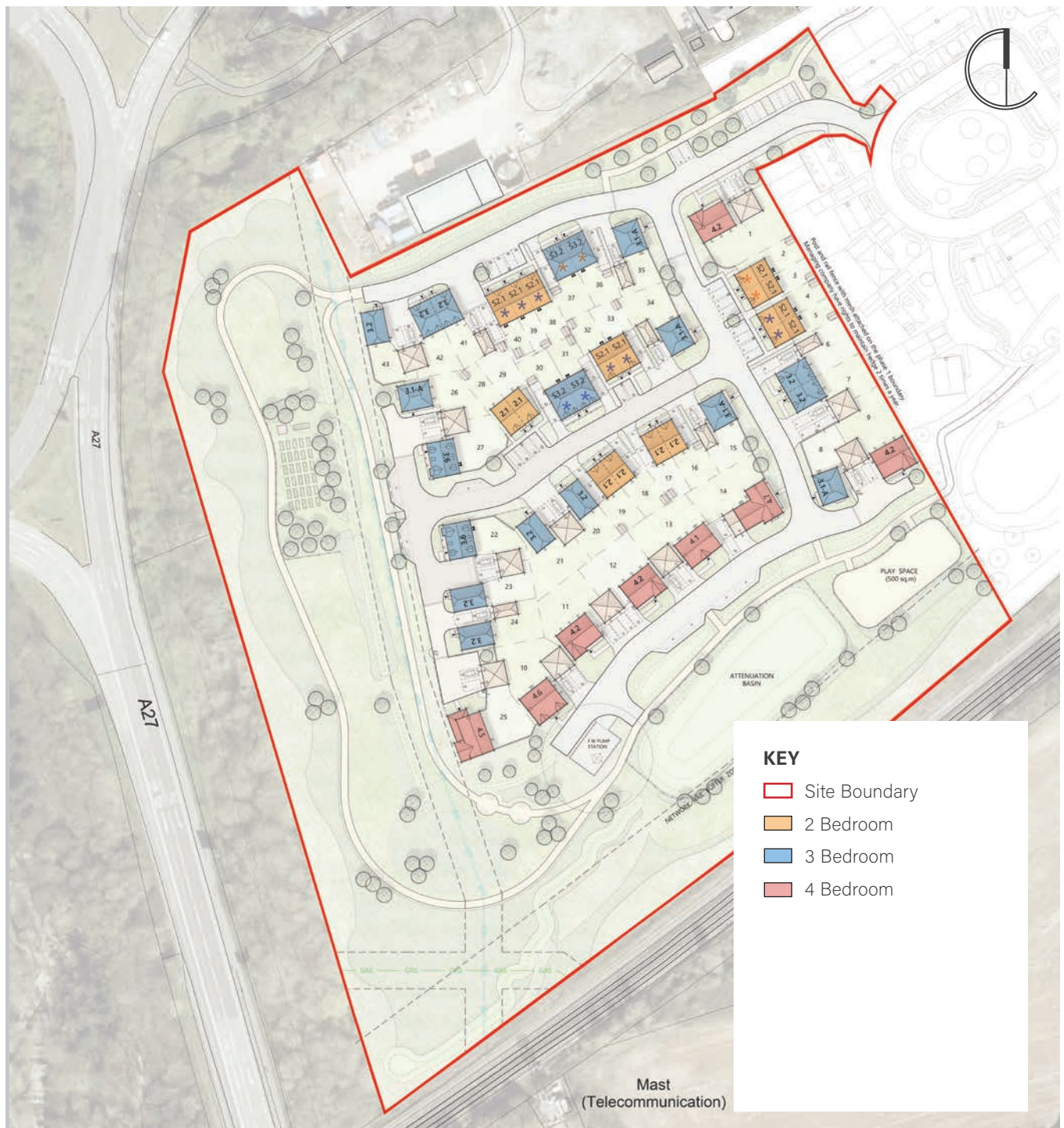


THE PROPOSALS

USE AND AMOUNT

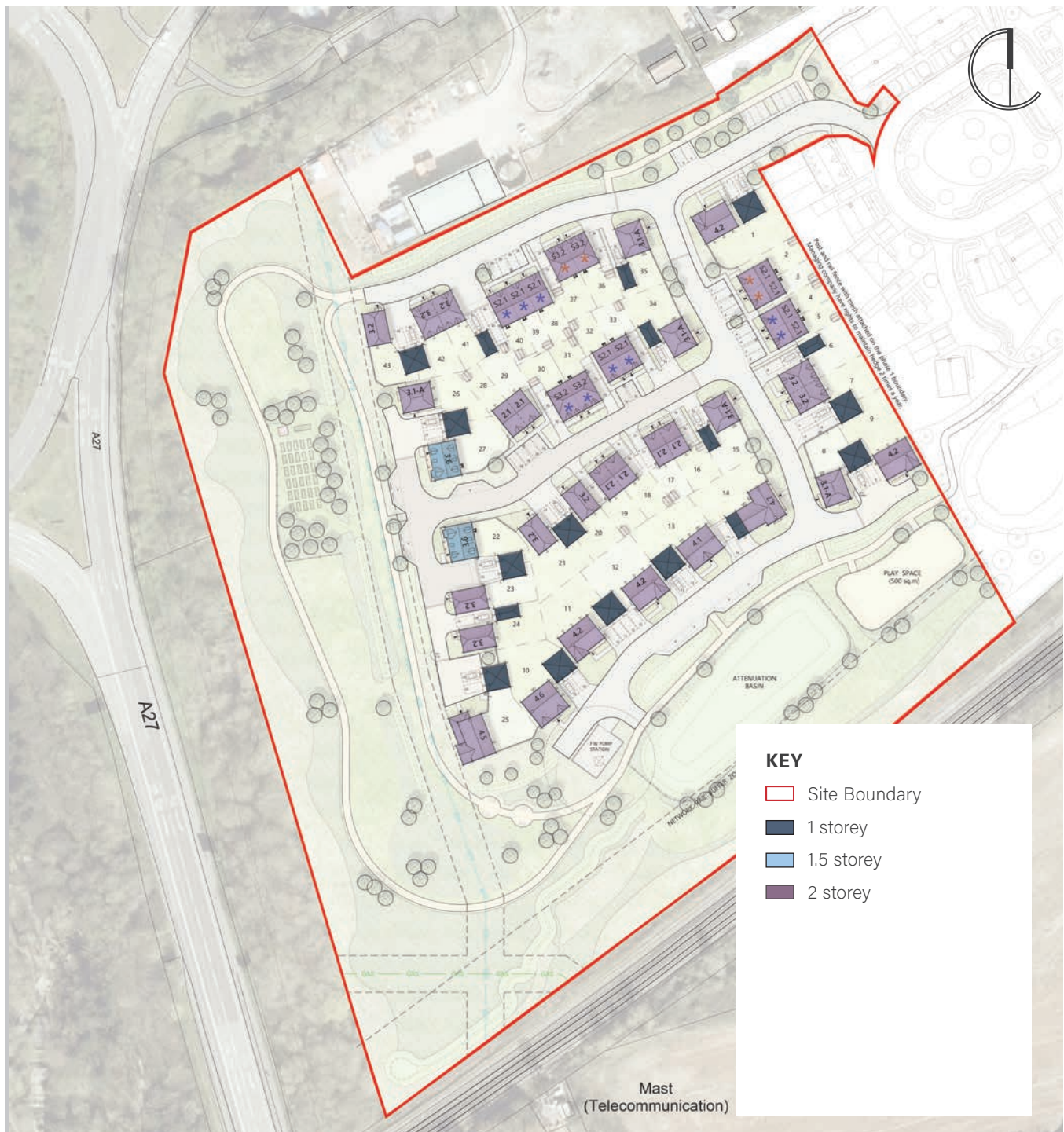
The proposed use is residential providing much needed family homes with a mix of sizes and tenures including houses for open market sale, shared ownership, and affordable rent.

The proposed development seeks to achieve a planning consent for 43 homes including 30% affordable units. The design provides family homes on the site and still achieves a well-considered and attractive environment, balancing efficient use of the site with good place making.



The proposals seek to develop the site in a sympathetic manner reflecting the scale and massing of Old Manor Farm and Lower Road, Bedhampton. The development will be predominantly 2 storey with 1.5 storey units interspersed throughout the development to add interest within the street scene.

The massing of the development reflects the local context and typologies of more recent housing developments in Bedhampton.

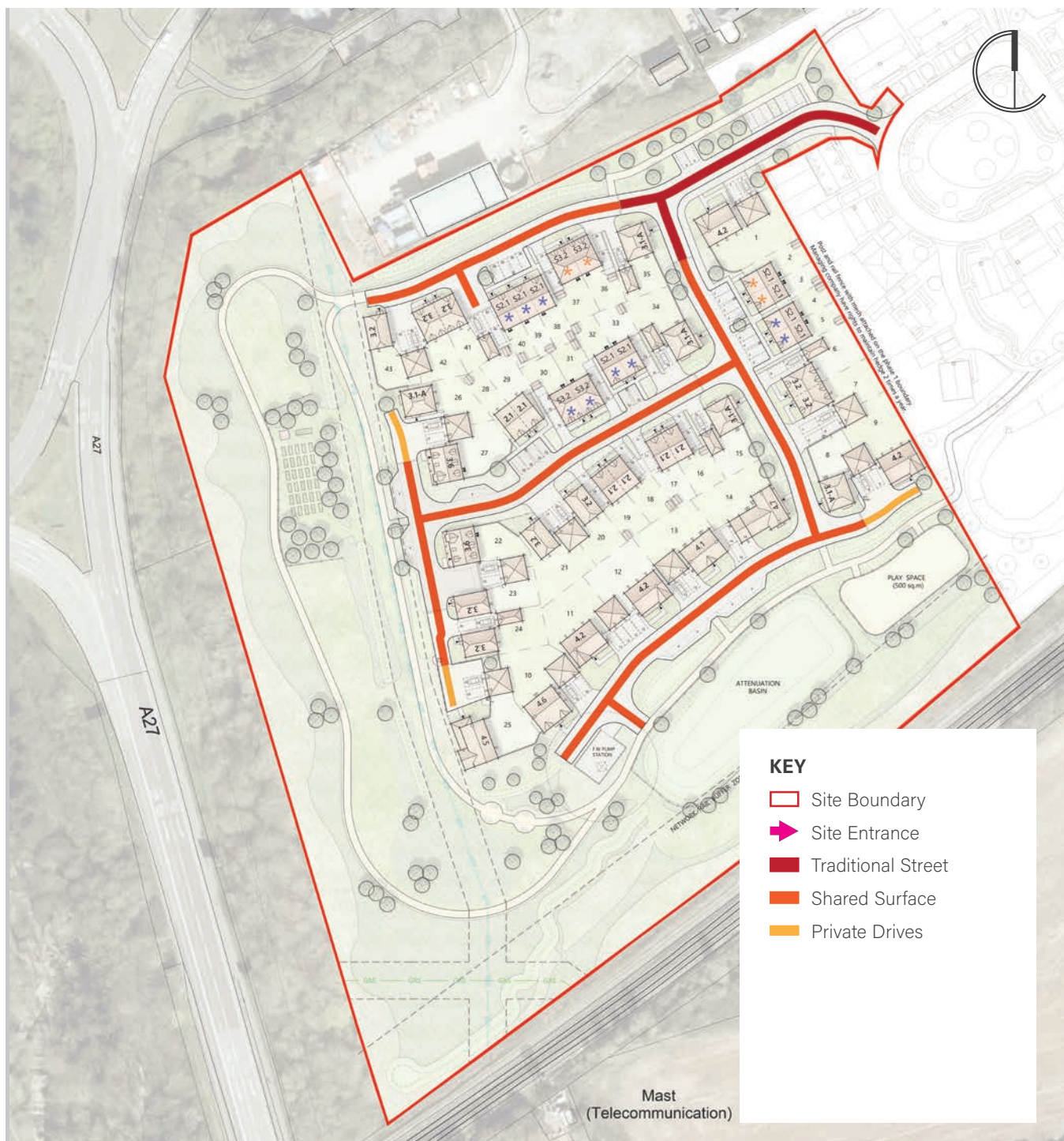


THE PROPOSALS

ACCESS AND MOVEMENT

HIERARCHY OF STREETS

The built form and perimeter block structure is designed to provide hierarchy of traditional streets, shared surfaces and private drives within the development. The principal street will form an extension of the adjacent Phase 1 development road network. This will transition into shared surfaces, feeding into private drives.



CAR AND CYCLE PARKING

A variety of car parking solutions will be used, including between plot and on-street. Where several car parking spaces are located together, these should be designed to be visually separated so that the car parking does not dominate the street scene.

These on-street spaces are also located in front on dwellings entrances and overlooked by windows into habitable rooms.

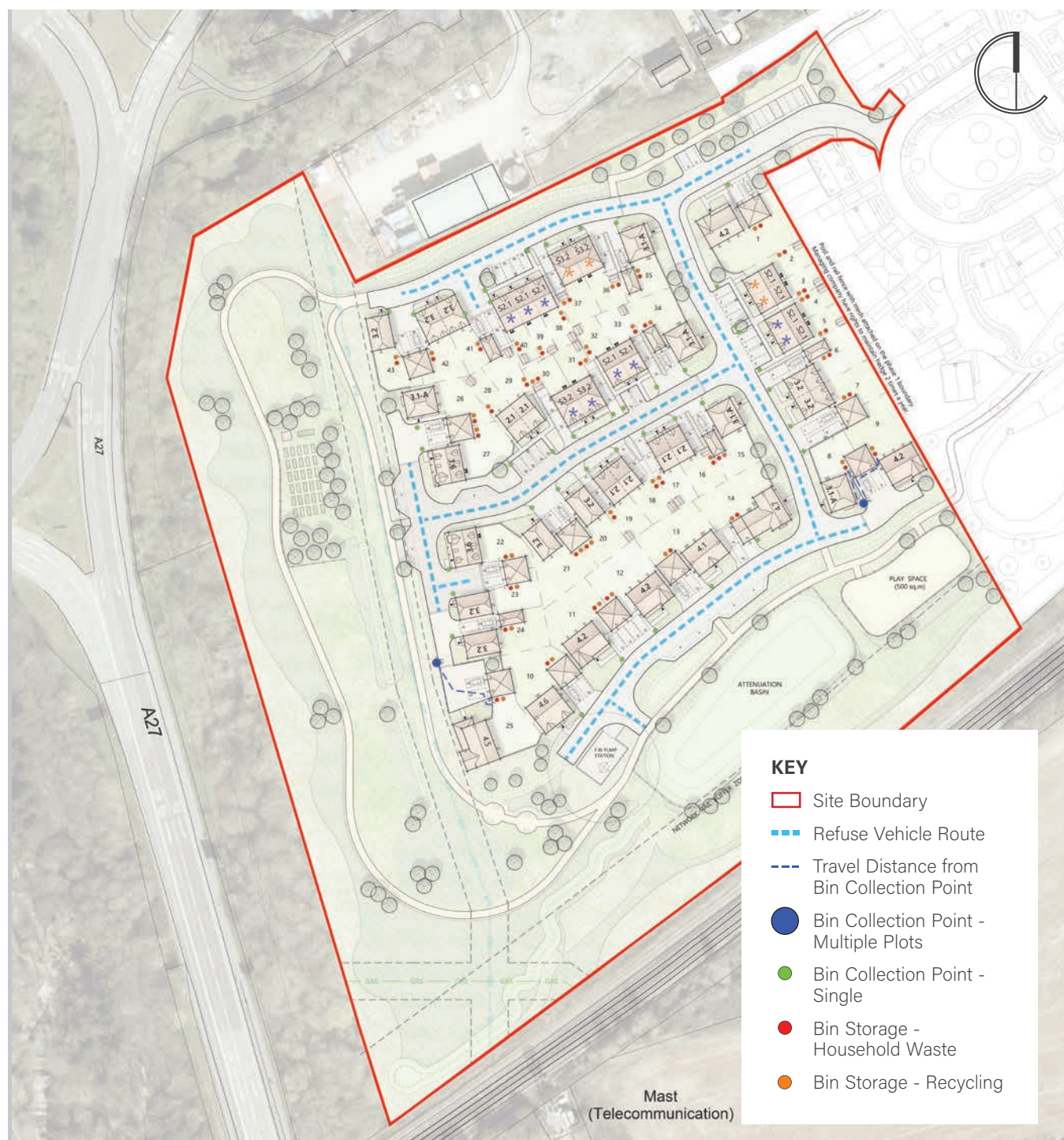
The plan below indicates the parking provision including cycle parking within garages and garden sheds.



THE PROPOSALS

REFUSE STRATEGY

The refuse and servicing strategy utilises the road and movement network previously defined. Bin collection points are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles.



THE PROPOSALS

ARCHITECTURAL APPROACH

Architecturally the preferred design solution is a development of traditionally designed houses. The scheme will take most of its cues from the completed Phase 1 development to the east. This approach isn't intended to be prescriptive or restrict design to copying existing development, but to ensure that proposals in keeping with the immediate environment and suit a development within a landscaped context.

Within this context the proposed development will have its own identity. Nevertheless, to be respectful of the locality a series of key design principles were identified and have informed the design of the proposals and have been translated as follows;

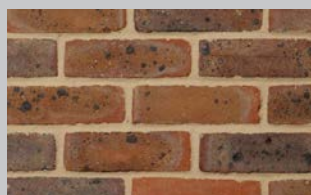
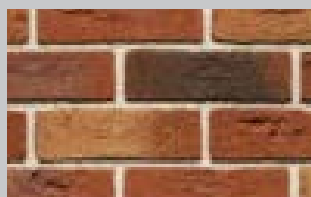
- Strong coherent architectural themes derived from the local vernacular.
- Buildings will convey an impression of unity relieved by minor points of detail, materials and groupings.
- Visual impact will be restricted to buildings in prominent locations or to larger buildings.
- A hierarchy of design detail related to size or importance of building has been developed.
- Pitched roofs with overhanging eaves to help frame the human scale of the village.
- Ridge and eaves lines in the street scene will be consistent.
- There is a mixture of types of building groups distributed across the development. This mixture will provide variety and interest to streets and public areas.

MATERIALS

ROOF MATERIALS



WALL MATERIALS





Street Scene D-D



Street Scene E-E



Elevation Extracts



Elevation Extracts

THE PROPOSALS

ARCHITECTURAL APPROACH



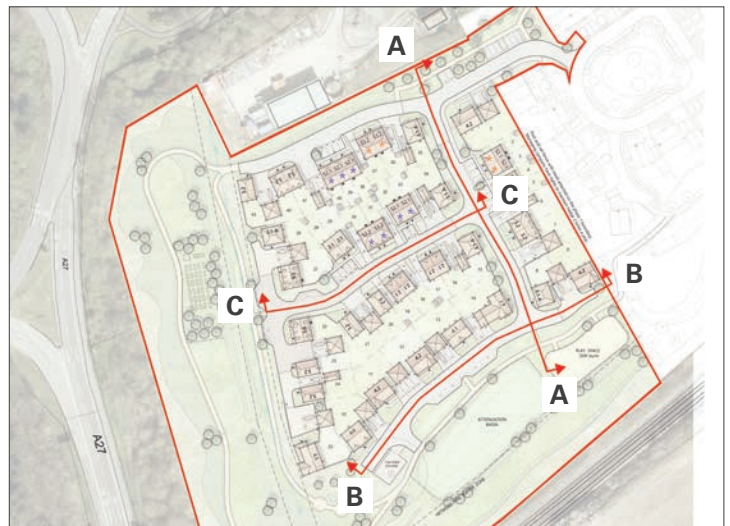
Street Scene A-A



Street Scene B-B



Street Scene C-C



Key Plan

THE PROPOSALS

ARCHITECTURAL APPROACH



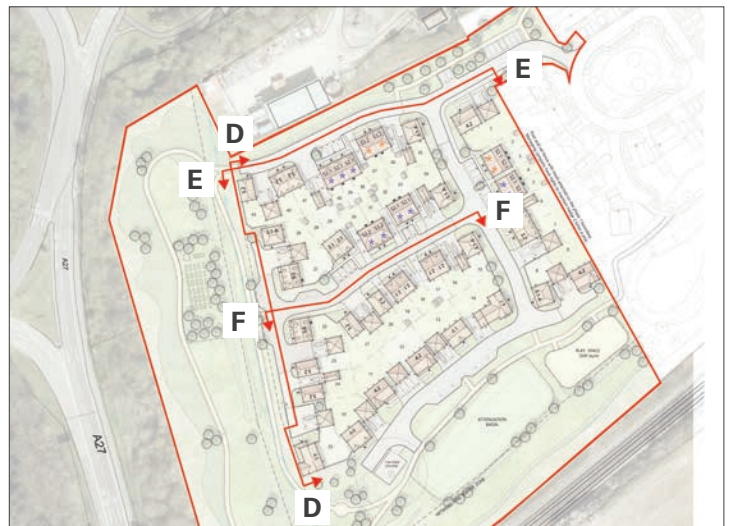
Street Scene D-D



Street Scene E-E



Street Scene F-F



Key Plan

THE PROPOSALS

LANDSCAPE STRATEGY

INTRODUCTION AND LANDSCAPE DESIGN CONTEXT

- Landscape opportunities and constraints were identified by Landscape and Visual Impact Appraisal, becoming key drivers for the landscape design development.
- The proposed landscape design principles and style are informed by, and extend from those of the adjacent phase 1 development.

LANDSCAPE DESIGN PRINCIPLES

- Protect the setting of the conservation area, in particular by setting-back built-form allowing for a significant buffer of ornamental trees and shrubs in the northernmost corner of the site, adjacent to the off-site historic Manor Farm.
- The creation of a high quality streetscene, with a variety of different species street trees and clipped hedgerows defining spatial structure and delineating property boundaries. Beds of ornamental shrubs and groundcovers would provide further year-round visual interest at the human scale, for instance adjacent to parking areas and providing defensible space adjacent to properties. Hard surface treatment would utilise a variety of paving patterns and colours throughout the site to create a strong sense of place, and help with orientation.
- Increasing biodiversity, by creating new and improved habitats wherever possible, in particular through the specification of new native tree, hedge and shrub planting, and species-rich grassland, reinforcing ecological connectivity and value, in-particular extending green infrastructure linkages eastwards into the phase 1 development.
- The creation of multi-functional open spaces which include areas of species-rich meadow, native trees, a community orchard and food production beds.
- Supplementing the off-site tree-belt to the west of the site, and providing additional planting of native trees and shrubs along the southern boundary to function as a buffer to the adjacent busy road and railway, mitigating the visual impact of the proposed development, and also mitigating on-site disturbance from the noise and movement of passing trains and vehicles.
- Utilisation of SUDS throughout the development, with the use of swales within the streets, feeding attenuation basins and swales in the open space to the south of the site, all planted with damp tolerant wildflower, with some aquatic / marginal planting within the larger attenuation basin which has been designed to permanently retain an element of standing water in order to benefit biodiversity.

BOUNDARY TREATMENTS

- Boundary treatments have been selected to define and enclose spaces and help provide defensible space for residents. Estate railings provide a formal, rural boundary to some properties, whilst clipped ornamental hedges provide further enclosure and consistency to the streetscene.
- Enclosures to rear gardens would be formed with 1.8m high brick wall, where boundaries directly side-onto the street, or 1.8m high timber closeboard fence where boundaries are set-back from the street (such as at the end of driveways). Partitions between gardens would be formed with 1.8m high timber panel fencing.
- To the edges of the site, and at the interfaces between the streets and the open spaces, planting of mixed native hedgerows provide further enclosure and prevent access to the swales and attenuation basins, along with providing ecological benefits.
- The attenuation basin and play area would be surrounded by post and rail fencing.

TREE PLANTING

- Native trees including Field Maple, Alder and Oak have been proposed to the site boundaries to provide screening, reflect the local landscape character and provide additional green infrastructure
- A line of pleached Laurel trees over a clipped Holly hedge is proposed along the northern boundary, as a means of mitigating the detracting appearance of the off-site builders yard and building upon the proposed streetscene.
- The streetscape is further enhanced by ornamental trees and cultivars of native trees (including Crab Apple, Bird Cherry, Wild Cherry and Birch) where space is more limited to provide a strong sense of space, provide seasonal interest and more benefits for wildlife.

PUBLIC OPEN SPACE

- To the south and west of the site is a large area which will include the attenuation basins, community orchard and food production beds. This area will provide further opportunities for informal exercise and recreation, continuing from (and with pedestrian linkages to) the public open space south of the phase 1 site. Alongside areas of mown grass, the area will be extensively planted with species-rich grass, with damp tolerant wildflower and marginal planting to the attenuation basins and swales.



SUSTAINABILITY

SUSTAINABLE DEVELOPMENT

Bargate Homes' approach to development is inherently sustainable, backed by a non-for profit parent company they aim to deliver quality development which meets the needs and aspirations of home owners. This approach is reflected in Bargate Homes core values;

- The responsibility of being local;
- Location means reputation;
- We give our buyers space;
- Delight is in the detail;
- You get more; and
- A purpose beyond profit.

These core values are key to delivering high quality, local development which supports community. Bargate Homes commits to delivering a sustainable development which includes high quality homes and landscape providing a sense of community for residents.

BUILDING A STRONG AND COMPETITIVE ECONOMY

The proposed development will contribute to positive economic growth for the borough through construction and occupation, providing sustainable new homes, supporting the aims of the NPPE. The economic benefits of construction are well known with considerable direct and indirect positive impacts resulting from new housing construction.

Bargate Homes, where possible aims to make use of local suppliers and tradesmen to support the local economy. The construction of new homes therefore provides opportunities for local employment as well as increased revenue locally for materials, services and goods. In addition as part of the development provision for a financial contribution to the Council to support local infrastructure projects will be made.

Further positive economic impacts of the proposed development resulting from the occupation of new homes and related increase in local population are as follows:

The construction of 43 new homes will increase the population resulting in local benefits through the demand for goods and services; and

The increase in local population will also help support local facilities, groups and stores helping promote the vitality of Bedhampton.

In addition the development of new homes will provide an increase in Council Tax revenue helping support local Council services.

REQUIRING GOOD DESIGN

The design of the development aims to respond to the specific site constraints and include sustainable and innovative elements, to create a well-designed development, including:

Retention, protection and enhancement of existing landscape features including site hedgerows and trees;

Creation of landscape and biodiversity corridors along key landscape assets, providing opportunities for native planting, rewilding and ecological enhancement;

Creation of public open space with ecological and active landscapes including pathways, and recreational spaces; and

Creation of a network of footpaths and links through the site connecting to the existing network creating links into Warsash and key local amenities.

PROMOTING HEALTHY COMMUNITIES

Creating a high quality development that promotes health and wellbeing for residents and local people is a key aim of the scheme. In this context the site layout plan has been developed incorporating a number of features to enhance the health and wellbeing of the residents, including:

Pedestrian links onto Lower Road enhancing pedestrian access, encouraging walking;

Provision of private external space for all properties.

In addition the design of new homes will consider measures to improve internal living environments to promote health and wellbeing including:

Prioritisation of natural ventilation, contributing to good internal air quality;

Homes which are adaptable for the future; and

Utilisation of materials and services that have low emission rates and pollutants.

MEETING THE CHALLENGE OF CLIMATE CHANGE

One of the main challenges facing new development is the need to mitigate and adapt to a changing climate. Adapting to this changing climate will impact on the design, construction, location, cost and operation of all new buildings in the next few decades. One of the NPPF's core planning principles is to encourage development to consider climate change adaptation and mitigation during the planning process.

Bargate Homes is committed to delivering homes which go beyond the requirements of the Building Regulations and mitigate the effects of climate change. Homes will be designed in accordance with the energy hierarchy to utilise enhanced fabric and energy efficiency measures before making use of low carbon renewable energy. Homes will target a water consumption rate of 110 litres per person per day (l/p/d), in line with the Building Regulations higher water efficiency standard.

In addition, the development will aim to use a range of sustainable materials and design features and will make use of sustainable timber from FSC (or equivalent) sources and materials specified using the BRE Green Guide to construction. The final design and specification of new buildings will be determined during the detailed design of the development.

The proposed development at land west of Old Manor Farm, south of Lower Road, Bedhampton (Phase 2) is in a sustainable location and will provide economic, social and environmental and benefits, as well as providing homes which mitigate and adapt to climate change.

CONCLUSION

Our proposal is to create a new development that integrates within the surrounding environment. Our proposal is to create a new development that integrates with the surrounding environment. Ultimately, the proposed development will meet future housing needs, including affordable housing and family homes, to provide a balanced, sustainable community.

In particular we have addressed the following design objectives;

- A design proposal of the highest quality which makes efficient use of the land and which provides a variety of housing types and tenure;
- A structured, distinctive and attractive urban environment which respects local urban form and vernacular and;
- A scale of development that respects the height of the existing development within the surrounding area which is of an appropriate density.





architects

Building 300, The Grange, Romsey
Road, Michelmersh, Romsey, SO51
0AE

Tel: 01794 367703

Fax: 01794 367276

www.thrivearchitects.co.uk