

CONCLUSION

Our proposal is to create a new development that integrates within the surrounding environment. Ultimately the proposal will realise a development that meets 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.



DESIGN CODE COMPLIANCE STATEMENT

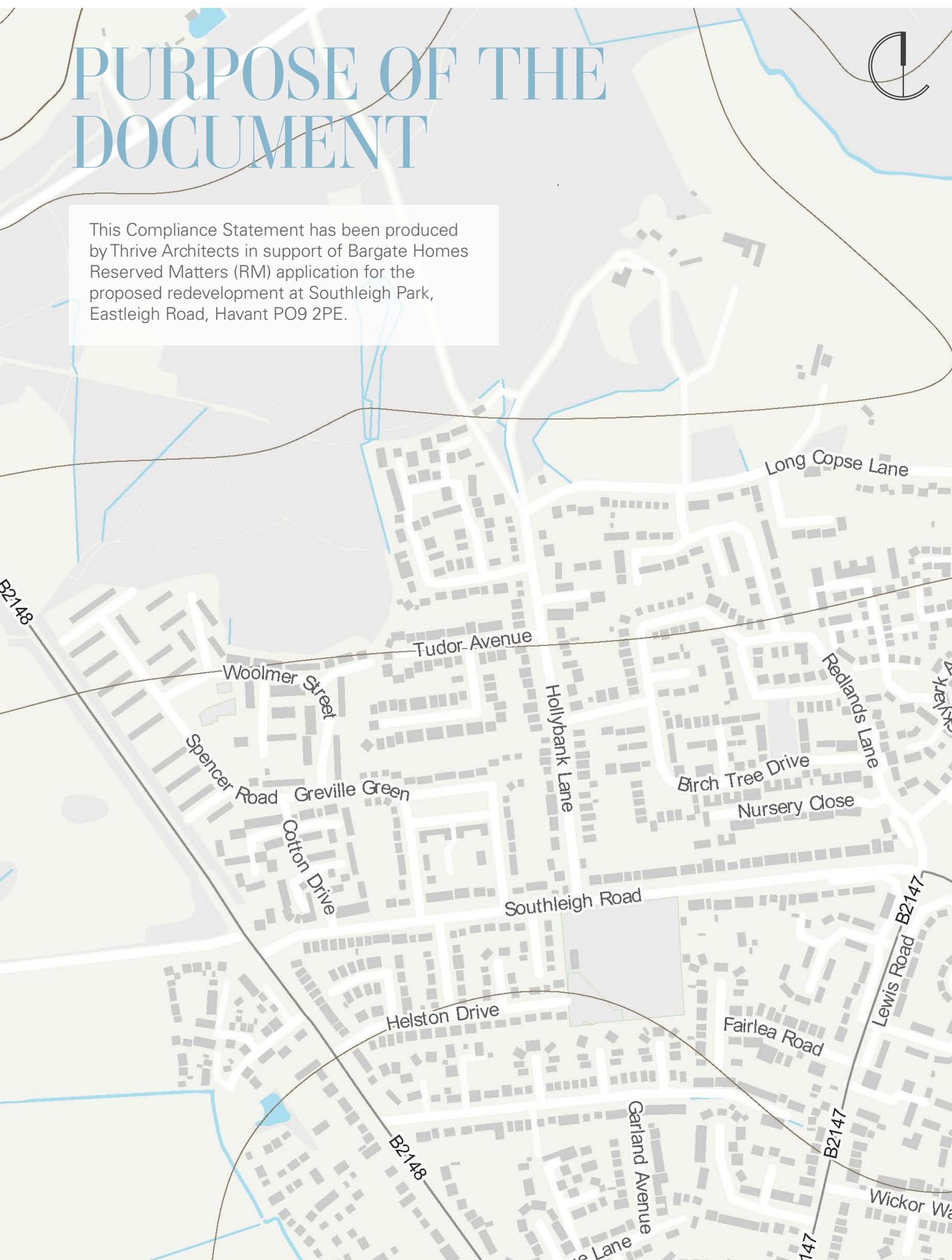
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PURPOSE OF THE DOCUMENT

This Compliance Statement has been produced by Thrive Architects in support of Bargate Homes Reserved Matters (RM) application for the proposed redevelopment at Southleigh Park, Eastleigh Road, Havant PO9 2PE.



THE DESIGN CODE

ABOUT THE DESIGN CODE

The Design Code builds on the information set out in the DAS and accompanying Parameters Plans. The Code provides more detailed guidance on how exactly the Character Areas will be delivered. There is a separate code for each character area.

This section of the document will follow and respond to the format of the Design Code to indicate how the RM proposals appropriately reflect the guidance within the code. Where there is a departure from the code requirements, this will be explained, and justification given.



THE DESIGN CODE

BUILD FORM STRATEGY

The outline approved layout and tree protection plan, combined with the retained existing buildings and approved development access points set defined development areas.

COMPLIANCE WITH BUILD FORM STRATEGY

Streets and blocks follow the build form strategy. All streets and spaces are overlooked by frontages. Key frontages onto key spaces and important corners are defined by building form, materials, or height.

KEY

-  Existing Buildings
-  Potential Areas for Built Form



Built form strategy plan

STREET HIERARCHY

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

COMPLIANCE WITH STREET HIERARCHY

The internal streets transition from the access points into Secondary and Tertiary Street types. Variation is introduced with elements of shared surface streets and private drives serving a limited number of plots at the perimeter of the development.

KEY

- Primary Route
- Secondary Route



Street hierarchy plan

THE DESIGN CODE

STREET HIERARCHY

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

COMPLIANCE WITH STREET HIERARCHY

The Internal, Secondary, Shared Surface and Tertiary Street types provide walking routes that connect into a network of pedestrian only paths. The network of paths provides the ability to connect east to west and north to south enabling strong permeability and allowing the whole site to be enjoyed by the residents.

KEY

-  Existing Buildings
-  Potential Areas for Built Form



Shared surface and pedestrian routes plan

PARKING

The street network has been designed to promote a pedestrian and cycle friendly environment, while accommodating the principal highway functions of each route. All routes will be well connected, safe and robustly designed.

KEY

 Parking Space



Parking plan

THE DESIGN CODE

RELATIONSHIP TO EXISTING BUILDINGS

The key assets within the development shape the local environment and setting, establishing a sense of place for those particular parts of the site. Ensuring that the proposed new build element is not only respectful and appropriate but also enhances the settings of these buildings will determine the success of the scheme

COMPLIANCE WITH RELATIONSHIP TO EXISTING BUILDINGS

The prominence of Southleigh Park is maintained by the positioning of the adjacent new development which will also frame the formal lawn. A courtyard space has been introduced between the existing Coach House and Stables. New development has been designed to complement the setting of these buildings and echo the utilitarian nature of these buildings.



Section A - A

Plot 33
beyond

Plot 34
beyond

Plot 38



Section B - B

Plot 28

Plot 29



Section C - C

Plot 6

Plot 7

Plot 8

