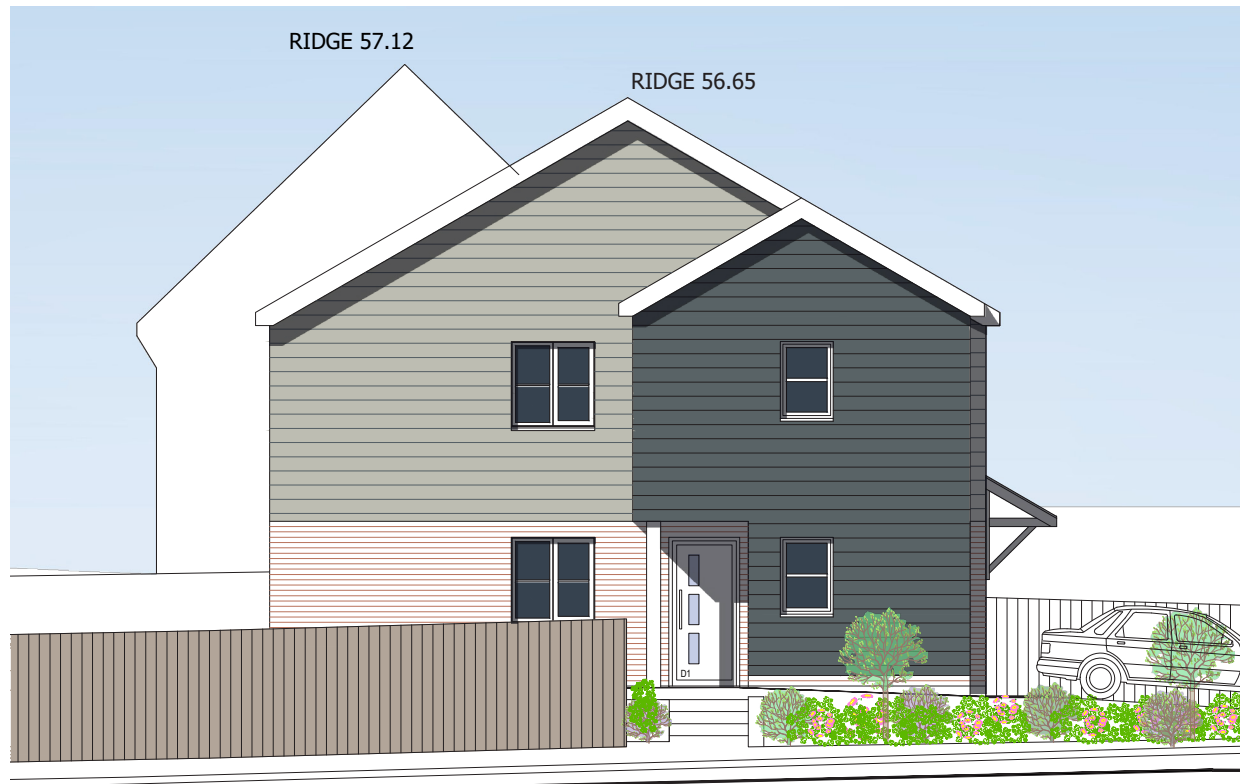


Design and Access Statement

Land adj to 31 Forest End, Waterloooville PO7 7AB

in support of full Planning Application for two new houses.



Revision 0

1. Introduction

Lundi Architects was instructed by Peter Ernest Homes Ltd to produce proposals for redeveloping the site adjacent to 31 Forest End, Waterlooville.

The Proposed scheme consists of two, semi-detached, 3 bedroom homes on the corner plot with associated parking and private gardens.

This Design and Access Statement is in support of a Full Planning Application.

2. The Surroundings

The site is located within a small, well established enclave to the south west of Waterlooville centre.

Forest End is the main road within this area and wraps around all 3 sides of the site. It is a sustainable location, being less than 500m walk from main shops and key facilities.

A more recent development of Berewood lies just to the north west of this area and junction to A3(M) is ca 1km distance away.

The general Topography of the area is relatively flat, but the site itself has a gentle slope due to being on the corner.



Site Context

Extract from Google Earth showing the site location.



Google Earth Photo

No 31 and 32 Forest End is immediately to the right of the plot. Facing brick finish



Google Earth Photo

No 29 and 30 Forest End. Same pattern of semi detached properties, with the more common white painted render.



Google Earth Photo

Properties facing the site with characteristic gable walls and porch details



Google Earth Photo

Corner site shown in context surrounded by 2 storey high, semi detached properties

3 Proposed Development

Site

The corner plot is ca 400 sqm. The site is relatively flat, but in a tired state with a dilapidated garage unit that previously belonged to no 31 Forest End.

This will be removed and the site tidied up.

Layout

The proposed development will create two number 3 bedroom houses. The right hand unit is ca 93 sqm and the unit closer to the corner is 105 sqm

The layout follows a pattern of development on most of the neighbouring sites. Parking located at the front leading to entrance on the side.

OS Plan

Drawing clearly shows the figure ground pattern in the area. Proposed development on the corner plot would be reasonable.





Aerial view

Google earth extract clearly shows the under developed nature of the corner plot. The new scheme will complement the existing houses and be an attractive addition.

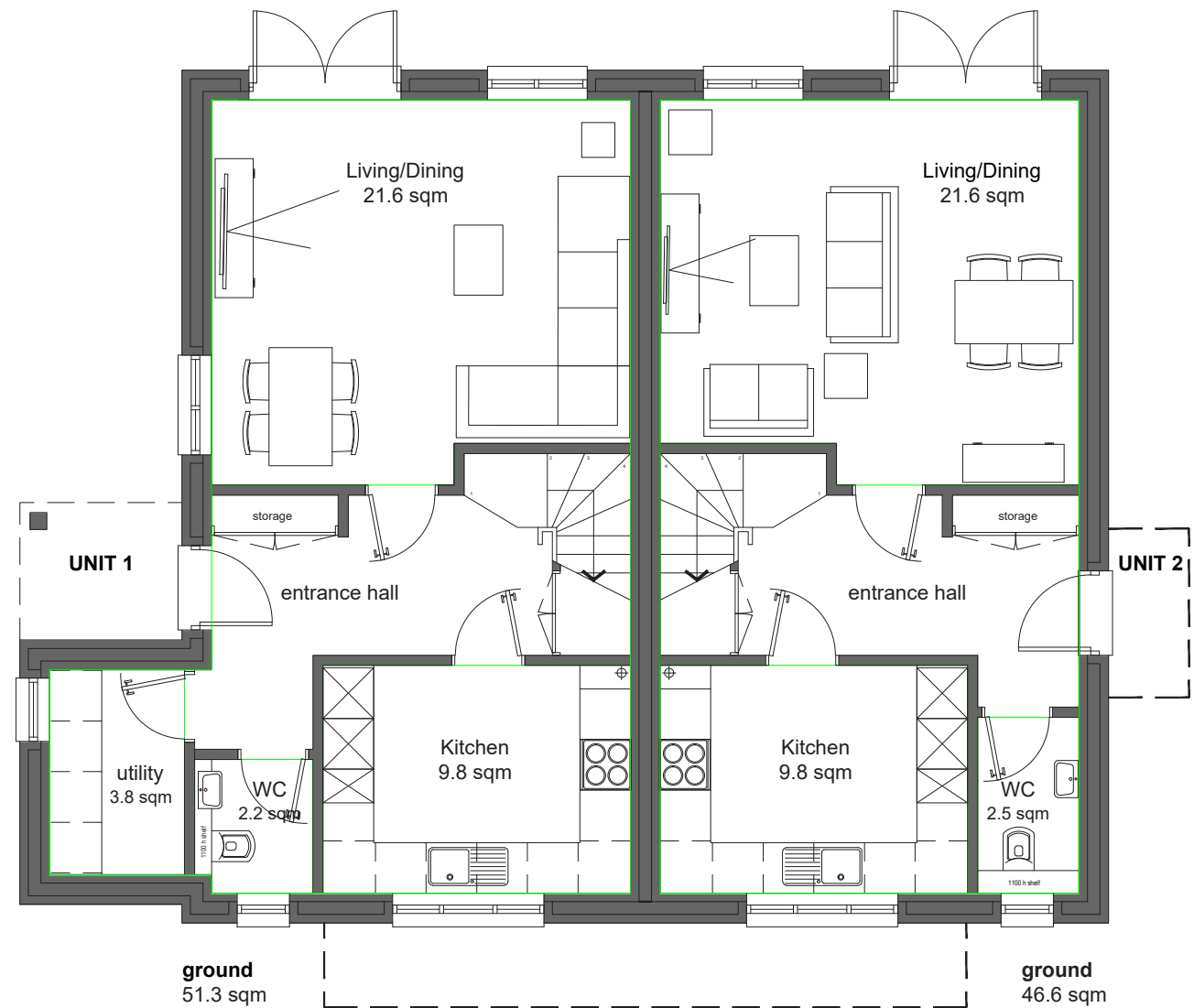
Accommodation

Unit 1 - 105.7 sqm

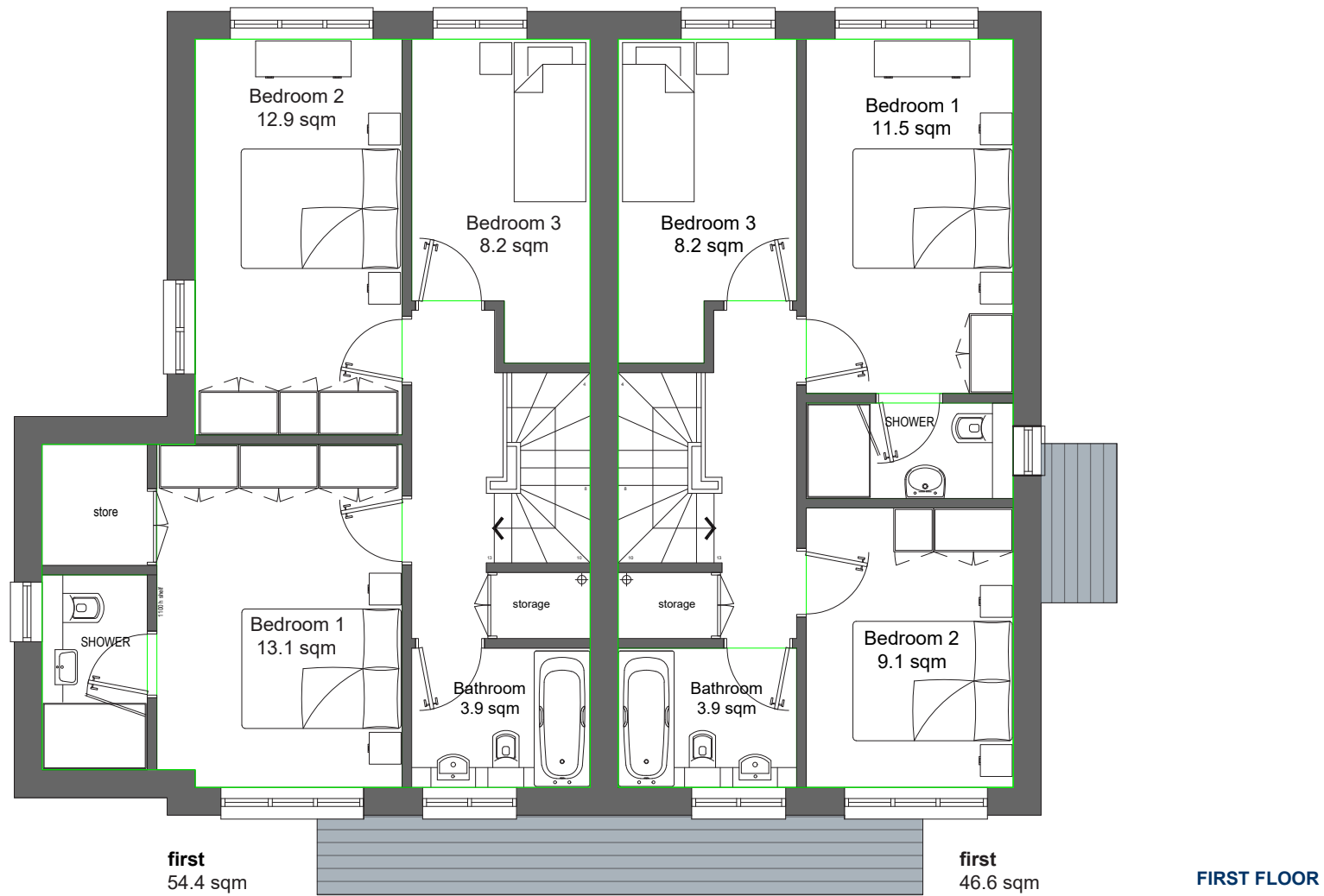
Unit 2 - 93.2 sqm

Side entrance into entrance hall and WC. Traditional layout of Living, kitchen and dining on the ground floor.

First floor with 3 bedrooms, family bathroom and additional en-suite. Good storage throughout.



GROUND FLOOR



LAND ADJACENT TO 31 FOREST END, WATERLOOVILLE

Scale

We have taken care to make sure the new dwelling is appropriate in terms of massing and height of the immediate neighbouring properties.

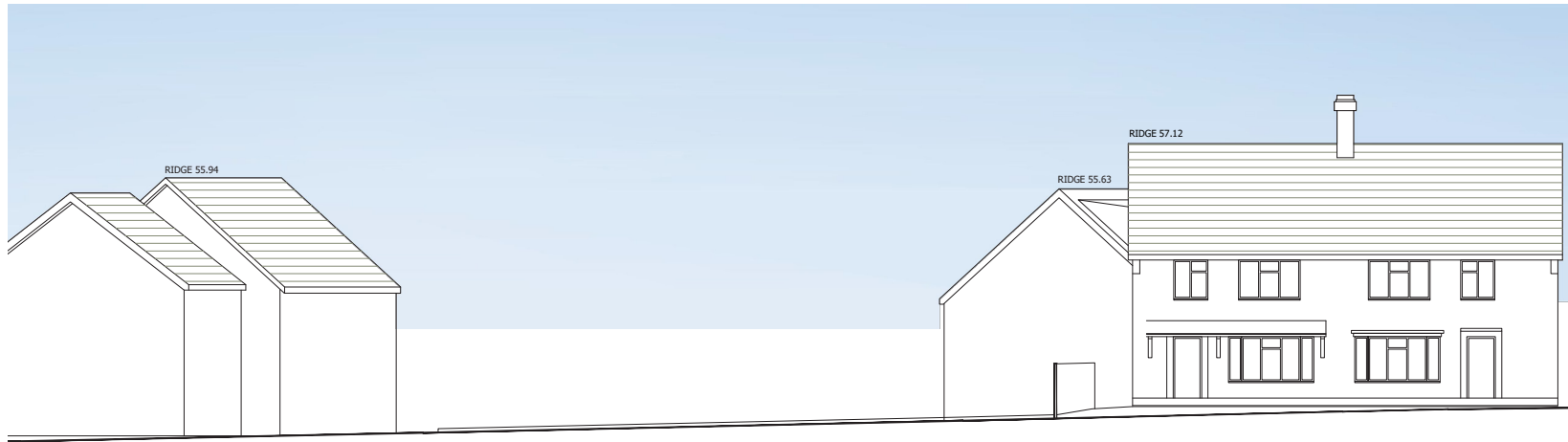
The pattern and character is very complementary to the all the neighbouring units. The new built form is lower than all the neighbouring properties, but not so much lower that it would be out of character.

Aerial view

Google earth extract clearly shows the under developed nature of the corner plot.

The more recent Berewood development in the background





EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION

Appearance

The new chalet has been designed to be traditional, both in form and materials.

External materials will have red, facing brick at low level and contrasting cladding in muted colours at upper level to complement the number of light coloured render on surrounding houses.

Suggested use of low maintenance timber look cladding (Eternit or Hardie plank or similar)
Cobble stone and Evening blue or similar

All doors and windows will be of good quality finished in cream coloured PVCu. Fascias and soffits will be finished in white / cream to match.

The roof form mimics most of the neighbour's roofs. The hipped barn gable and roof will be finished with brown / grey concrete roofing tiles similar to majority of surrounding properties.

We believe this look and style is quite appropriate for this location.



Front Elevation

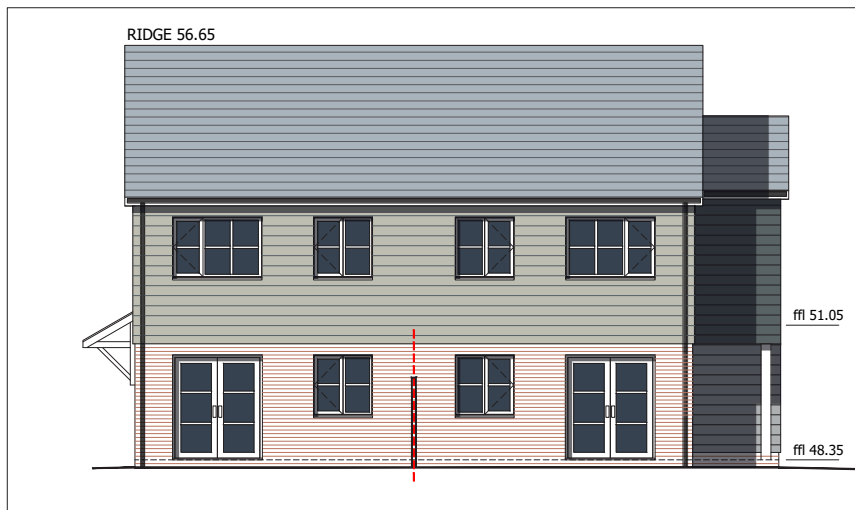
colours and materials complement those used on surrounding houses.



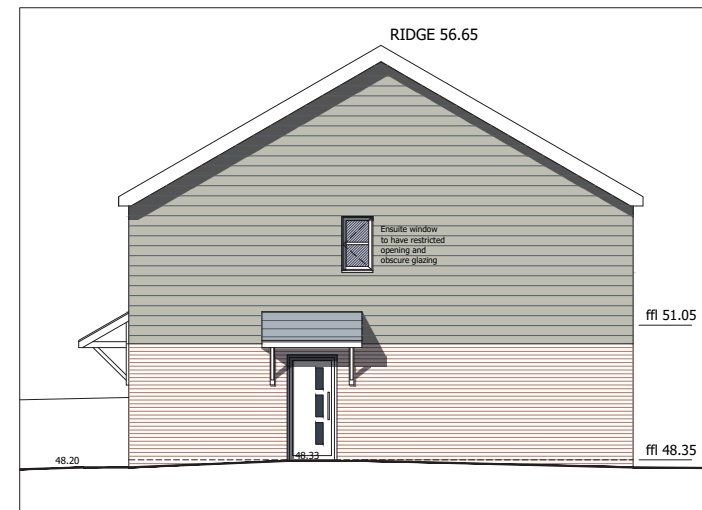
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Parking and Access

Access to each property will be level. Corner plot (Unit 2) will have gentle ramp between the parking and front door and steps on the side

5 parking spaces will be provided in total for these two houses. These will be directly accessed from Forest End, which is a quiet, low speed road.

Refer to Transport Statement by Bright Plan Ltd.

Landscape and Ecology

Appropriate landscaping will play an important part in making this an attractive development.

Proposed landscape areas will be planted with shrubs and perennials. Garden hedge could be planted between the parking areas. The exposed corner to be low level shrubs and general planting in order to aid visibility for pedestrian and road users. All plants to be native species.

Detailed planting proposals will be produced as part of Planning Conditions.



SITE PLAN



We would promote water harvesting e.g. use of water butts. The scheme will enhance the biodiversity by using plants of wildlife benefit. Flowering, berrying and seeding plants will provide a food source for birds, mammals and butterflies.

Bat roosts will be added to both south and east facing elevations.

Each garden will have a timber shed for bike storage and garden use.

Sustainability

The proposed dwellings will be designed and specified to meet the Government's latest standards as now set out in the Building Regulations.

This will include making the new homes more energy efficient and improving the thermal performance, reducing waste and carbon emissions. PV panels may be used on roofs as well.

4 Conclusion

We believe that this development is appropriate and consistent with Planning Policies. The new dwelling will respond to the character of the immediate surroundings.

LAND ADJACENT TO 31 FOREST END, WATERLOOVILLE

LUNDI ARCHITECTS

12A Five Heads Road
Horndean
Hampshire
PO8 9NW

studio@lundi-architects.co.uk
www.lundi-architects.co.uk