

Design and Access Statement

**Proposed 3 Bedroomed Dwelling
172 The Dale
Widley
Waterlooville
PO7 5JE**

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LOCATION

This area of greater Waterlooville conurbation is Widley. The first of a series of growing settlements spreading northwards from Portsmouth which now form a continuous sub urban development for several miles originally relating to the old A3 London Road location.

Widley adjoins and slightly bridges this main road. Historically it was constrained to the west by a political boundary and the Southwick Estate. 1000 years ago it would have been the edge of the Forest of Bere, a royal hunting forest established by William the Conqueror.

Geologically much of it is located on the dip slope of Portsdown Hill, the steeper scarp slope facing towards the city itself. Overlaying the chalk of this individual downland on the dip slope are layers of clay tapering off as you gain height.

In the late 1960s when the A3 was being widened close by The George public house at the southern tip of Widley, overlooking Portsmouth Harbour, evidences of settlements dating back to the Iron Age were found together with a Saxon burial. The artefacts discovered are now to be found in Portsmouth City museum. The archaeologist in charge was Professor (now) Sir Barry Cunliffe who attended the Northern Grammar School Portsmouth.

PERSONS

Widley's most famous resident was probably Sir Francis William Austin, Admiral of the Fleet and the brother of the writer Jane Austen. He retired to Portsdown Lodge Widley and many of the Austin family were associated with the house, though sadly not Jane herself who was by this time deceased. Later it became Boundary Oak School and in the 1960s was demolished and became a housing estate.

DEVELOPMENT OF THE AREA

In the interwar period of the 20c much of the essential residential development of Widley took place. It would have been at that time that the road The Dale as well as The Brow nearby would have been originally developed.

Post World War II from the 1950s onwards further residential infill of mainly private residential development took place and this would have included the two other adjoining roads to the site which are The Thicket and Widley Gardens.

During the original development the style and the size of houses followed the common rule book The grandest houses would have been mainly on the London Road itself. Then other smaller dwellings, still of a good standard, were located close to the main road

Further away from this main thoroughfare on cheaper land, smaller bungalows were built rather than two storey dwellings. However post 1960 with greater demand for land and increasing land costs and scarcity, new developments tended to revert to 2 story dwellings as they are less space hungry.

TRANSPORT AND ACCESS

In those interwar years and probably until the early 1960s much commuting was done by public transport and in the case of the Waterlooville and Widley area by bus or earlier by the Portsmouth and Horndean light railway. Car ownership really taking off not until the 1960s.

Food shopping would have been carried out much closer to the dwellings and small courts of shops such as are still found in Widley provided more basic items such as greengrocery, general grocery products and additional facilities such as chemists or off-licences. Today the shop uses have diversified as shopping habits changed.

In the early part of the 21st-century much moving to and from work or leisure is by car and main shopping is either carried out at the larger supermarkets or indeed now by the means of online

delivery. This has resulted in an evening out of a hierarchy of more favourable and less favourable dwelling locations as access to motor cars tends to make all locations in an area virtually the same.

This application provides for two on-site parking spaces plus secure on-site cycle parking.

The parking provision is in line with Table 4a of the Havant BC Parking SPD July 2016 (Partially updated September 2019)

THE SITE DESCRIPTION

The application site itself and its adjoining dwelling compose a triangle of land with a private vehicular access onto The Dale with a separate pedestrian access onto Widley Gardens. The existing dwelling would appear to date from the 1920s or the early 1930s.

Recent planning records show permission for a roof extension probably for the dormer is facing east on the main roof and also an extension to the side of the property which is probably the rooms on the south elevation by the garage.

The building would originally have had some rooms in the roof, the detailing of the stair access to the first floor attests to this and the roof permission probably only refers to the simple flat roof rear dormer which would have improved the first floor accommodation considerably.

The site is essentially a triangle and the existing dwelling sits across two sides of the triangle with the third side also having the vehicle access to Park Avenue. It is adjoining this long west side that an application is being made to place an additional dwelling on this land.

SITE AREAS

The new house planning application area is 823.0 M2. Of that the garden and building footprint area of the proposed new dwelling is 356.95 M2. After the proposed subdivision of garden the existing dwelling number 172 both garden and building the footprint area is 988.93 m². At present the garden and footprint area of number 172 is 1345.88 M2. At present the whole area of ownership that is the house and garden of number 172 including the access track is 1812.70 M2

THE EXISTING DWELLING

Because of the unusual site dwelling is much wider than any other in the surrounding roads. It has a generous roof reaching down to the top of the ground floor at a pitch angle of 40° and is laid in plain tiles with two bedroom window dormers. All the external walls are finished in a rough cast render painted white and more recently most of the windows have been upgraded to double glazing in white UPVC.

The original design of the house and detailing owes much to the Arts and Crafts movement of the Edwardian period prior to WW1 combined with the more stripped down Modern Movement design sensibilities of the 1920s and 1930s.

Surrounding the dwelling is a mature garden with an attractive Cedar of Lebanon tree to the West elevation. Alongside the access way to the eastern side is a natural planting of bushes and smaller plants and at the south west corner junction with the Dale is a mature oak tree that has a tree preservation order on it.

This application is for a new dwelling with three bedrooms occupying part of the garden area of the existing house. Together with the proposed building envelope there are two car parking spaces, provision for secure cycle storage and bin and recycling storage.

The rear garden is a minimum of 10 metres in length mainly 12 metres wide with a narrower part of some 6.5 metres in width. The car parking area is additional to these figures. Surrounding the proposed house are sampler depths of land between 2.2 and 4 metres in width.

THE PROPOSED DESIGN

The design of the proposed dwelling takes its motifs from the existing house and this design cues. It has the same 40° pitched roof with the same tile covering with plain rendered elevations in white, partly relieved by an upper element of grey horizontal cedar boarding.

Windows and doors materials and colours would also follow the existing dwelling. The garden boundary to the dwelling would be partly in masonry brickwork and partly in vertically close boarded fencing 2M high as indicated on the garden plan.

To slightly reduce the impact of the dwelling the pitch roof is half hipped at either end and there is an element of skilling within the bedroom spaces of the proposal. However all computations of space on the first floor are based only on walls of 1500 mm in height vertically or more.

Over 75% of the net internal floor space has a height of 2.3 metres. The dwelling complies with national space standards for a three bedroom four person dwelling and there is an additional 2.5 M2 of storage. The accommodation comprises of one double bedroom, two single bedrooms and family bathroom all on the first floor and on the ground floor the living room, WC and a dining kitchen with bifold doors that open onto the rear garden.

I appreciate that Design is, allowing for educated discussion, often a subjective matter. What a professional architect may consider good design does not always chime with a view by members of the public, although it is pleasing when it does.

To this end and to assist in the consideration of these proposals the application includes perspective views from different angles of the proposed building derived directly from the digital building model in all its areas. Thus the proportions shown are a fair representation of sizes, heights, openings and finishes.

The intention here is for a simple well mannered and modest house with pleasing proportions taking note of the older building.

THERMAL PERFORMANCE

The current building regulations regarding Part L thermal insulation were recently upgraded in June 2022 so that the required thermal performance of any new dwelling or indeed even an extension on an existing house allow the building to achieve a good standard of thermal performance. An air tightness test is also compulsory.

So the means of heating of this house can be broadened from the modern tradition of mains gas towards utilising heat derived from either the air or the ground sources. The key to using these pumped systems is arranging that the building fabric has a high level of passive insulation. The east and west slopes of the proposed design could if required support an array of photovoltaic panels if desired.

DISABLED ACCESS

The design would comply with Part M of the building regulations regarding disabled access.

AMENITY

To the north elevation the two single bedroom windows face the gable end of the first dwelling in Whitley Gardens at an average of 15.70 metres.

There is no habitable room window on that elevation that I am aware of. Thereafter again to the north and for a considerable distance there is no window to window relationship with other existing properties.

The first floor bathroom window which face west would be fitted with obscure glass entirely and with no opening under 1.7 m from internal first floor ground level, this is noted on the application plans.

The window over the half landing facing east towards existing dwelling will also be fitted with obscure glass and there would be no openings to this window it being entirely fixed. This is again noted.

At first floor level bedroom one window face southwards towards the properties in The Thicket. The distance between the proposed first floor window and the back wall of the closest property is some 30.83 metres

REPLACEMENT TREE FOR TPO

Before the current owner purchased this property and land, a large diseased tree possibly a horse chestnut was removed entirely. We understand that this tree removed was replaced with a small tree possibly an oak which was intended to be a replacement and to be protected so as to grow to maturity and this then to be governed by its own TPO.

This tree was covered by a maintenance agreement for five years. However when the current owner purchased this property on 29th April 2022 this tree was clearly no longer living. However it remains in its present location. It is the owner's intention to replace this tree and to this end the LPA Landscaping department is being contacted to agree the appropriate nature and species of tree to be replanted.

The existing and proposed location of this new tree both being the same would not be affected by any new development proposals. Indeed in its present location it is closer to 22 Widley gardens than with the existing or proposed dwelling on the application site and ownership.

The Landscaping survey and examination by Arboricultural lists is included with this design and access statement. Please also read with his design and access statement the report by the traffic consultant.

ARBORICULTURAL SURVEY AND LANDSCAPING

The Landscaping survey, examination and proposals by ArbTech Limited are included with this design and access statement.

TRAFFIC AND VEHICULAR ACCESS

A statement by Nick Culhane traffic consultant is included with this application

ECOLOGICAL IMPACT and MITIGATION

A Statement is included

COSTS AND UNDERTAKINGS ASSOCIATED WITH PLANNING APPLICATIONS FOR NEW DWELLINGS WITHIN HAVANT BC BOUNDARY

1. The applicant accepts the liability to pay CIL at the appropriate rate for the nature of the dwelling and its net usable area. A completed form 2 CIL is included with this application

2. Solent Recreation Mitigation Strategy including the support of the local marine and associated ecology.

3. Nutrient Neutral Development, towards assisting to ameliorate the additional production of nitrogenous material being passed into the environment, there being no viable on site safe method of dealing with this matter.

FLOOD RISK ASSESSMENT AND DRAINAGE

At this PostCode unique to this site and using national accessible data via the Gov UK On line facility, the results are as follows...

Rivers and Sea	Very Low Risk
Surface Water	Very Low Risk

There is sufficient garden area at a suitable distance from all surrounding development including the new dwelling to enable surface water run off to be dealt with on site. All hardstanding including the parking areas to be rain and surface water permeable.

PRE APPLICATION ADVICE FROM THE LPA

A pre-application was made to Havant Borough Council and feedback was received in a letter dated the 10th of September 2022. Although the pre-application was for a materially different design in a different location within the site, notice has been taken of all the material planning consideration is set out by the LPA officer.

Either myself as the architect or additional consultants have addressed the matters outlined in the response letter.

This response letter notes that the intensification of the use of a site will be more reflective development to the north than to the south and west.

This intensification is at least partly in response to the evolution of development in this location land has become more scarce, the demand for housing parts greater and as there has been a general increase in density over 100 years since the development of this area commenced.

Again as requested there is an Arboricultural implications appraisal together with the tree protection plan