

04 Layout

Site Layout

The proposed dwellings fronting on to Lower Road are generously spaced apart to allow for glimpsed views into and through the site. A key building faces the entrance into the site, setting the scene and style of the development.

A central communal green within the development creates open space for future residents and also provides an area for surface/ rain water drainage. Due to the close proximity of the railway line to the site, a large green area is proposed with a planted buffer to define the extent of the residential development. This area can also be utilised for surface and rainwater drainage.

Where possible the orientation of the gardens to the dwellings is either south or west facing to take advantage of solar gain.

This development will have a rural feel, a nod towards the location and historical use of the site.



Proposed Site Layout

04 Scale

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The existing vernacular along Lower Road, adjacent to the site is predominantly two storeys or lower so the proposed Development will also be low rise with a mix of single, 1.5 and 2 storey dwellings to respect the scale of the neighbouring properties.

Single storey dwellings are proposed adjacent to the Old Manor Farm development to minimise overlooking, with the addition of a planted buffer.



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04 Appearance

Appearance

The proposed development will embrace a very traditional appearance, taking inspiration from the surrounding vernacular, particularly the older properties located in the Old Bedhampton area and the Old Manor Farm development. Clay and slate tiled roofs, brick chimneys with brick elevations are proposed with some timber boarding to key buildings, garages, car barns and porches.

The window fenestration will have Georgian and cottage style glazing bars to give a traditional appearance.

Opposite are examples of house types with the proposed style of the development, showing details and materials that can be found locally.

- Clay Roof Tiles
- Slate Roof Tiles
- Traditional Brickwork
- Traditional Window Fenestration
- Brick Chimneys
- Timber Boarding
- Black Rainwater Goods
- Exposed Rafter Feet
- Timber Framed Porches
- Dormer Windows



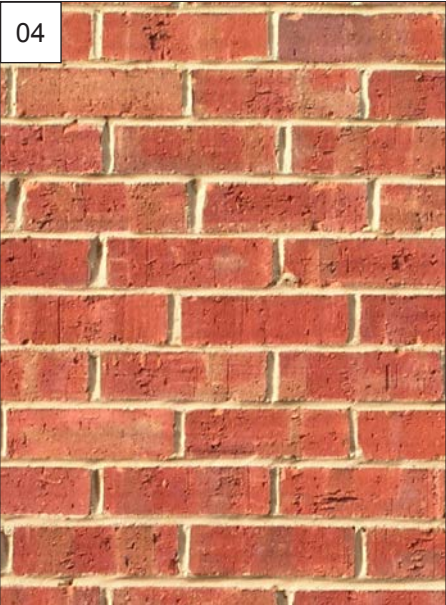
04 Appearance

Street Scenes

The street scene along Lower Road is a very important part of the proposed development as it will be a continuation of the built form from the Old Manor Farm development and also sets the scene for the overall development. Spacing is generous between plots, allowing for glimpsed views into the site and also an opportunity for some meaningful landscaping to the frontages, creating a befitting setting.



04 Design Precedents



The design intent is to interpret the existing architectural styles and details and use these to develop a new modern residential development that will enhance the surrounding and provide a bookend to the Old Bedhampton Conservation Area.

1. Timber Boarding can be found within the Manor Farm Development
2. Example of a new build house built in a traditional style, including a clay roof with bonnet tiles, arched brickwork above windows with Georgian style fenestration and a timber framed porch.
3. Terraced cottages with decorative brick bands, chimneys and a slate roof.
4. Red Brick is commonly found within the local area.
5. Another example of a new build house with cottage style window fenestration , traditional brickwork and balck timber boarding.
- 6/7. A mix of clay and slate tiled roofs are found in abundance within the local area, particularly within the conservation area of old Bedhampton.



04 Amount & Use

Amount & Use

The overall site is approximately 3.8ha, however a substantial area of this will be retained as landscaped open space to provide a buffer from the noise created by the railway line to the southern boundary. Excluding this area results in a developable area of around 2.6ha. A total of 50 dwellings are proposed for the site, using the developable area of 2.6ha will create a development of approximately 20 dwellings per hectare, which is a low density development but will create much needed open market and affordable housing as highlighted in Havant Borough Council’s Local Plan Housing Statement December 2016.

The houses are a mix of size and tenure, the proposed mix is as follows:

Private Accommodation

- 1 x 5 Bedroom House
- 9 x 4 Bedroom Houses
- 14 x 3 Bedroom Houses
- 10 x 2 Bedroom Houses
- 1 x 2 Bedroom Bungalow

Total = 35

Affordable Accommodation

- 4 x 3 Bedroom Houses
- 7 x 2 Bedroom Houses
- 4 x 2 Bedroom Bungalows

Total = 15

Overall Total = 50

Car Parking

Parking will be provided in accordance to the Havant Borough Council’s Parking Supplementary Planning Document (SPD) July 2016, see the table 4A below:

TABLE 4A			
C3 Dwelling Houses – Vehicle Parking			
Zone	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
Size of dwelling			
1 Bed Unit	1 space	Max 1 space	Max 1 space
2 Bed Unit	2 spaces	Max 1 space	Max 1 space
3 Bed Unit	2 spaces	Max 1 space	Max 2 spaces
4+ Bed Unit	3 spaces	Max 2 spaces	Max 2 spaces

Parking Standards for Allocated Parking from Havant Borough Council’s SPD

Proposed Car Parking Summary

10 x 5/4 Bed dwellings (Private)	35	allocated spaces
04 x 3 Bed dwellings (Affordable)	8	allocated spaces
14 x 3 Bed dwellings (Private)	37	allocated spaces
	3	shared visitor spaces
11 x 2 Bed dwellings (Affordable)	22	allocated spaces
11 x 2 Bed dwellings (Private)	25	allocated spaces
	6	shared visitor spaces
Total parking	127	allocated spaces
	9	shared visitor spaces
	136	

Cycle Parking

As with car parking provisions, cycle storage/provision for residents as well as visitors will comply with the Parking SPD adopted by Havant Borough Council, see table 4D below:

TABLE 4D		
C3 Dwelling Houses – Cycle Parking/Storage Provision		
Size of Dwelling	Long stay	Short Stay
1 Bed Unit	1 space per unit	In larger developments (schemes of 10 or more dwellings), short-term visitor parking will be expected at 20% of the long-term cycle parking standard.
2 Bed Unit	2 spaces per unit	
3 Bed Unit	2 spaces per unit	
4+ Bed Unit	2 spaces per unit	

Cycle Parking/Storage Standards from Havant Borough Council’s SPD

Proposed Cycle Parking Summary

In accordance with Havant Borough Council’s parking standards the development facilitates the provision of 120 cycle spaces. This is provided on site either inside garages, sheds in back gardens or secure cycle stores.

05 Landscape

Landscape Strategy	Design Principles	Tree planting	Public Open Space	Boundary treatments
• A Landscape Visual Impact Assessment (LVIA) and proposed landscape scheme by Landscape Architects The Terraforma Consultancy Ltd will be submitted as part of this planning application. • The LVIA will provide an appraisal on any visual effects to the surrounding areas of the proposed site and recommended any mitigation that may be necessary to avoid/reduce or prevent any adverse effects to the existing views of the landscape.	• The protection and enhancement of the hedgerow facing Lower Road and retention of views to Manor Farm and the railway bridge • The creation of an appropriate linear woodland to replace the existing coniferous shelterbelt to the east of the site and ensure and protect the setting of the conservation area • The creation of multi-functional open spaces which include areas of species-rich meadow, native trees, a community orchard and children's allotments • Utilisation of SUDs scheme through the use of swales and retention basins, with native planting to create landscape to provide a 'treatment train' to maintain and enhance water quality and increase biodiversity. • New native tree, hedge and shrub planting to reinforce ecological connectivity and value. • Hard and soft landscaping, including the planting of street trees and the employment of varied paving patterns and colours throughout the site to create a strong sense of place.	• Native trees including Field Maple, Alder, Oak and Wild Cherry have been proposed to the site boundaries to provide screening, reflect the local landscape character and provide additional green infrastructure • Oaks and Field Maples have been proposed to the Lower Road frontage and the central 'green' to reflect the local character and provide semi-rural areas for informal recreation • The streetscape is further enhanced by more ornamental trees (including Ornamental Pears, Crab Apples and Bird Cherry) where space is more limited to provide a strong sense of space, provide seasonal interest and more benefits for wildlife • A replacement linear woodland comprising native and naturalised species with a native shrub understorey is proposed to replace the failing coniferous tree belt which lies to the east of the site. The phased removal and replacement of this tree belt has been proposed in line with arboricultural advice and will ensure an appropriate and effective edge to the conservation area for the long term as well as ecological benefits.	• To the south of the site is a large area which will include the attenuation basins, community orchard and children's allotments. This area will provide further opportunities for informal exercise and recreation and is separated from the farm track and railway line by tree planting and post and rail fencing. The existing arable fieldscape will be planted with species-rich grass and there will be marginal planting to the attenuation basins to provide further ecological enhancements. • Areas within the site will also be planted with shrubs and herbaceous species to provide further year round interest for residents and benefits for wildlife	• 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 the planting of different hedge types (mixed native, native, ornamentals) provide further enclosure and screening along with ecological benefits and ensure a consistent streetscape. • Timber knee rails and post and rail fencing defines spaces and prevents informal parking on roadside verges. • Close board fencing to rear gardens ensures security and privacy for residents and ensures a tidy and uniform boundary