

DESIGN & ACCESS STATEMENT

FOR THE CONSTRUCTION OF 2No. 3-BEDROOM HOUSES WITH PARKING ON LAND OFF

**ELIZABETH ROAD
WATERLOOVILLE
PO7 7LS**

Client
East Pallant Developments

Job No. 20004

**DESIGN & ACCESS STATEMENT
FOR THE CONSTRUCTION OF
2No. 3-BEDROOM HOUSES WITH PARKING ON LAND OFF
ELIZABETH ROAD, WATERLOOVILLE, PO7 7LS**

Site Address Land off Elizabeth Road, Waterloooville

Applicant East Pallant Developments

Site Analysis

The application site is a corner plot situated within the settlement boundary for Waterloooville in an established residential area to the north of Elizabeth Road, Waterloooville. It is currently a vacant piece of land of approx. area of 0.066ha (0.16 acres).

The site is bounded to the north east by Stakes Hill Road, Elizabeth Road to the south east, Orsmond Close to the south west and 118 Stakes Hill Road to the north west.

The site currently exists as a vacant plot of land

The site falls from Orsmond Close towards Stakes Hill Road. The boundaries are currently a mix of timber fencing to the north east boundary with post and wire to the remaining. The site has a silver birch tree which is subject to a TPO and is proposed to be retained.

There are no public rights of way, watercourses or ditches running through the site or other major restrictions.

Planning History

Pre-application advice was sought for this site in August 2017 with a response dated 8th September 2017– GEN/17/00995

Full application for 4no. 2-bed flats refused 5 Nov 2020 – APP/20/00618

Character of the Area

The surrounding development area to the site is residential with mix of detached / semi-detached houses, flats, bungalows.



Proposed site outlined in red

Proposal

The proposal is to construct 2 new 3-bedroom houses with off road parking for 6 no. vehicles.

The new houses will have an entrance hall, wc, study, kitchen, living area, on the ground floor with 2 bedrooms & bathroom on the first floor plus main bedroom with en-suite on the second floor within the roof space. The houses are 134.52 m² per dwelling in line with the Nationally Described Space Standards - Technical Housing Standards (5 person 3-bed dwelling)

Access to the site will be via new vehicular access from Orsmond Close giving easy access for vehicles which are able to turn within the site to exit in a forward gear. Pedestrian access from Elizabeth Road.

The proposed layout sets the new houses fronting onto Orsmond Close with car parking to the south west side. There are no overlooking issues with adjacent dwellings or impact from loss of sunlight / daylight. The dwellings have individual main entrances on the front elevations.

Secure cycle storage for 2 cycles will be provided for each dwelling within the rear gardens in external secure cycle sheds. Allowance has been made for the siting of recycling and refuse bins.

6no. parking bays are provided. Each bay is min. 2.4m x 4.8m in accordance with Havant Borough Council Parking Supplementary Planning Document. Each dwelling has 2 parking spaces with an additional visitor space

The dwellings will have enclosed rear gardens approx. 11.0m long providing amenity space – plot 1 = 70.0 sqm, plot 2 = 56.0 sqm

The houses are designed with facing brick to the external walls with feature brick quoins & banding courses set under a tiled pitched roof. Materials will naturally be subject to final approval, by condition, by the Local Planning Authority.

The site is not in a flood risk area. Storm drainage would be provided on site with a SUDS system. Foul drainage would connect to the existing foul drain running in Elizabeth Road or Orsmond Close.

Design Principals / Solutions

The proposal is for the construction of 2 new 3-bedroom dwellings with off road parking for 6 no. vehicles, designed to be sympathetic to the existing street scene and adjacent properties. The site makes good use of a vacant plot of land that is otherwise left overgrown and un-maintained in Elizabeth Road.

The proposal respects and compliments the local character in its design, scale, siting, and materials, and ensures efficient use of the land. Safe and convenient access to facilities and public transport is available. The siting of the new houses does not adversely affect the amenities of neighbouring properties and provides the opportunity to provide 2 new 3-bedroom family homes in Waterloooville.

The northern boundary with 118 Stakes Hill Road is a 1.8m high close boarded fence that will remain. The existing trees to this boundary are outside of the proposal site and no work or removal is planned by this application – all trees are to be retained. Proposed foundations to this proposal are to be piled, minimizing any possible damage to tree roots.

The proposal will be constructed to current Building Regulation requirements for thermal insulation and air leakage to ensure an energy efficient building.

Level access will be provided across the hard-surfaced footpath leading to the front entrance doors, which will have a level access threshold fitted.

There are no environmental constraints on this site to restrict or impede accessibility.

Internally electrical switch plates and controls will be set at accessible heights in strict accordance with Part M of Building Regulations.

First & second floor windows to bedrooms have been sited to the front & rear elevations to avoid direct overlooking to neighbouring properties. The bathroom windows will be fitted with obscure glazing.

Landscape

The landscape character of the area has been closely looked at with a mixture of boundary treatments including – timber fence, brick walls, hedging, picket fencing. The boundary with Stakes Hill Road and return around Elizabeth Road will be a 1.8m high close boarded timber fence set behind a new hedge fronting onto the highway to soften the visual impact and meet the landscape character of the area. The car parking area will be bounded by a 900mm high timber picket fence set behind new hedge planting. New tree planting is proposed in the rear gardens and within the soft areas of landscape in the parking area

The car park will be constructed to provide a permeable surface of gravel and permeable block paving

Arboricultural

An Arboricultural Impact Assessment Report has been carried out by Gifford Tree Services and included as part of this application.

The TPO tree on site (silver birch) will have tree protection fencing installed around it in accordance with Report & BS 5837:2012 remaining in place during whole construction period.

It is not proposed to carry out any excavations within the root protection zone of the TPO tree. Any work to this area will be done under arboricultural supervision by hand only. No service runs / ducts will be placed within the root protection zone.

Sustainability

The site is located within walking distance of the main Waterlooville town centre and therein benefits from the facilities and services that are available. Notably, Waterlooville offers facilities including chemists, banks, supermarkets, health centre, restaurants, and public houses. There are dentists and surgeries located within walking distance to the site

There are several education facilities within walking distance of the site at Springwood Infant / Junior Schools, Mill Hill Primary School, St Peter's & Crookhorn Secondary Schools. Havant Southdown College provides further education facilities.

Additional facilities at Portsmouth and Havant are accessible by regular bus services that run from Stakes Hill Road and Waterlooville town centre. Mainline rail service is available from Havant & Cosham stations



View 1 of site looking south from Stakes Hill Road



View 2 of site looking south from Orsmond Road



View 3 from inside the site looking towards Orsmond Close



View 4 from inside the site looking towards Stakes Hill Road

Planning obligations

A Community Infrastructure Levy payment would be applicable on commencement of development based on the additional floor space proposed

on the site. Furthermore, a contribution would be required under the Solent Recreation Mitigation Partnership.



View 5 showing typical materials, boundary treatments and landscape character adjacent to site



View 6 showing typical materials, boundary treatments and landscape character adjacent to site



View 7 showing typical materials, boundary treatments and landscape character adjacent to site

Assessment

The application proposals would constitute sustainable development as set out in the NPPF and Core Strategy where there is a presumption to grant planning permission.

Much needed family accommodation would be provided in this established urban area.

Havant Borough Council is required to provide many new dwellings during the plan period and the application proposals would make a noted contribution toward housing targets and should be seen as a windfall site.

Conclusion

It is respectfully requested that planning permission could be granted making perfect use of the vacant plot of land