

DESIGN & ACCESS STATEMENT

**FOR THE CONSTRUCTION OF
4No. 2-BEDROOM FLATS
WITH PARKING
ON LAND OFF**

**ELIZABETH ROAD
WATERLOOVILLE
PO7 7LS**

Client
East Pallant Developments

Job No. 20004

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FOR THE CONSTRUCTION OF
4No. 2-BEDROOM FLATS 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 2019 with a response dated 8th September 2017– GEN/17/00995

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 4 new 2-bedroom flats with off road parking for 8 no. vehicles.

The new flats will have a kitchen, living area, main bedroom with en-suite, bedroom 2 & bathroom, with first floor flats benefiting from an outside balcony area. The ground floor flats are 71.5 m² per dwelling and first floor flats are 75.4 m² in line with the Nationally Described Space Standards - Technical Housing Standards (3 person 2-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 flats fronting onto Elizabeth Road with car parking to the south west side. There are no overlooking issues with adjacent dwellings or impact from loss of sunlight / daylight. The ground floor flats have individual entrances on the side elevations with the first floor flats accessed from separate entrance doors to the front elevation.

Cycle storage for 2 cycles will be provided for each flat in either external secure cycle sheds or under stair cupboard. Allowance has been made for the siting of recycling and refuse bins.

The building is designed with facing brick to the external walls with cladding panels set under a flat 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 4 new 2-bedroom flats with off road parking for 8 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 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 flats does not adversely affect the amenities of neighbouring properties and provides the opportunity to provide much needed 4 new 2-bedroom flats in Waterloooville.

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 door, 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 elevation to avoid direct overlooking to neighbouring property. The bathroom windows will be fitted with obscure glazing.

Sustainability

The site is located within walking distance of the main Waterloooville town centre and therein benefits from the facilities and services that are available. Notably, Waterloooville offers facilities including chemists, banks, supermarkets, health centre, restaurants, and public houses. There are dentists and surgeries locate 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 Waterloooville town centre. Mainline rail service is available from Havant & Cosham stations



View of site looking south from Stakes Hill Road



View of site looking south from Orsmond Road



View from inside the site looking towards Orsmond Close



View 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.

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