



Design and Access Statement

No. 2 Proposed Dwellings

Land Adjacent, 93 Winterslow Drive, Havant, PO9 5DZ

Mr G Comley

September 2019

Critchley Architecture And Design Ltd,
The Old Brewery,
15E South Street,
Havant,
PO9 1BU

0.0 Contents

- 1.0 Generally
- 2.0 Physical Context
- 3.0 Social and Economic Context
- 4.0 Involvement of Local Interests
- 5.0 Amount
- 6.0 Layout
- 7.0 Design Principles
- 8.0 Scale
- 9.0 Landscaping
- 10.0 Appearance
- 11.0 Access
- 12.0 Flood Risk
- 13.0 Sustainability

1.0 Generally

- 1.1 This Design Report forms part of a Full Planning Application to Havant Borough Council for No.2 proposed dwellings at the Land Adjacent to 93 Winterslow Drive, Havant, PO9 5DZ.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with **Critchley Architecture And Design Ltd.**
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

19032 -	101	Location and Block Plan
	102	Existing Site Plan
	110	Proposed Site Plan
	410	Proposed Ground Floor Plan
	411	Proposed First Floor Plan
	412	Proposed Loft Plan
	413	Proposed Roof Plan
	510	Proposed Elevations
	511	Existing and Proposed Streetscene
	512	Proposed Store Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Section 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 117:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Havant Borough Draft Local Plan 2036, DR1: Delivery of Regeneration

"Delivery

a. The Council will plan positively and collaboratively to achieve high quality, sustainable development in Havant Borough;

b. The Council has a clear 'open for business' approach and supports sustainable growth in homes, jobs and services in principle. Planning applications that accord with the policies in the

Development Plan will be approved without delay, unless material considerations indicate otherwise;

c. The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are approved, particularly where they address the development needs of the Borough. The Council supports innovative design and development solutions in principle which will help to meet the Borough's development needs;

d. The Council expects applicants to be similarly proactive towards development proposals in Havant Borough. This will involve working collaboratively with the Council, infrastructure providers, regulators and communities to achieve high quality development. Such collaborative working should begin at an early stage, well before the submission of a planning application;

Coordination of development

e. Development proposals will only be permitted where they do not undermine the future development potential of adjacent sites;

Innovation and the acceleration of housing delivery

f. The principal of using modern methods of construction, which accelerate the delivery of new homes, will be supported in principle;

g. The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging areas of housing need through innovative products;"

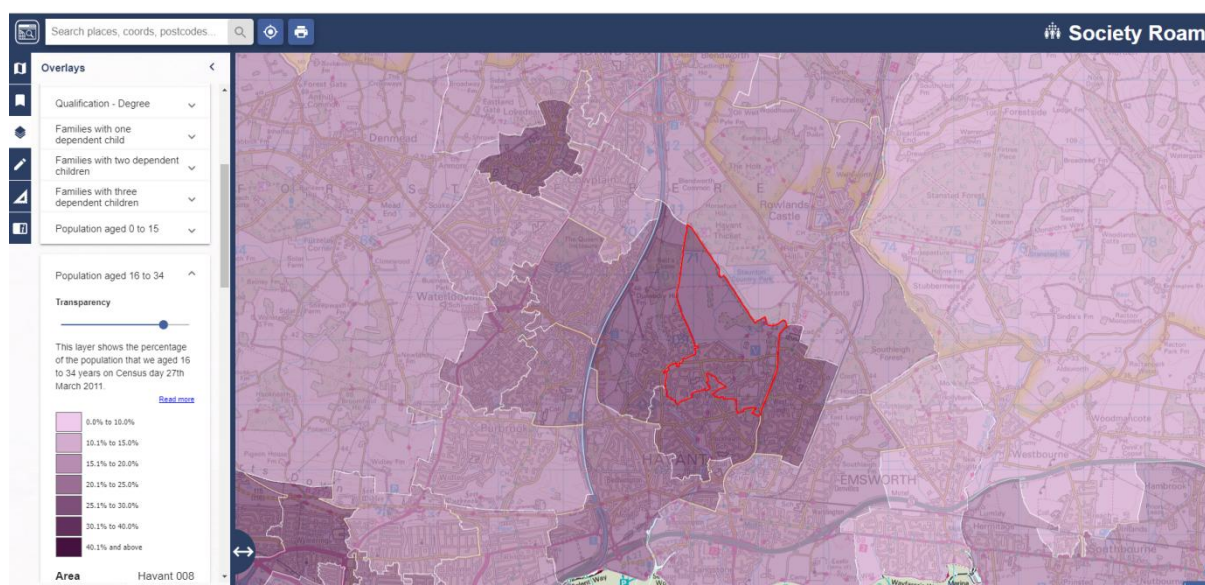
2.0 Physical Context

- 2.1 Winterslow Drive is on the northern boundary of Leigh Park. The subject site is to the north of Winterslow Drive, to the west of No.93 Winterslow Drive.
- 2.2 The subject site is adjacent to the boundary of Havant Thicket, specifically, Gammons Hill and Thicket Lawn.
- 2.3 The site is generally flat and level.

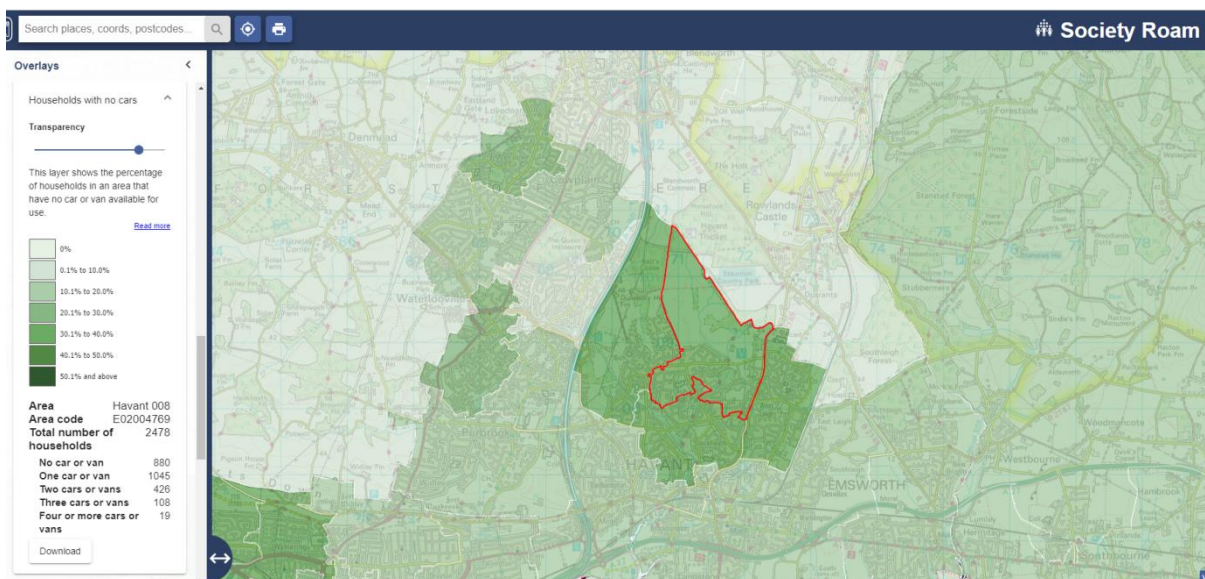
- 2.4 There is a dried up storm drain which runs north east – south west, adjacent to the subject site.
- 2.5 The general character of Winterslow Drive is residential, as well as the wider surrounding area on Middle Park Way to the south.
- 2.6 Leigh Park is approximately 1.5 miles north of the town of Havant.
- 2.7 There are trees and boundary hedge planting to the west of the site.
- 2.8 The site is not at an area at risk of flooding.
- 2.9 The site is not within a conservation area.
- 2.10 The subject site is Brownfield, as previously used as residential garden.

3.0 Social and Economic Context

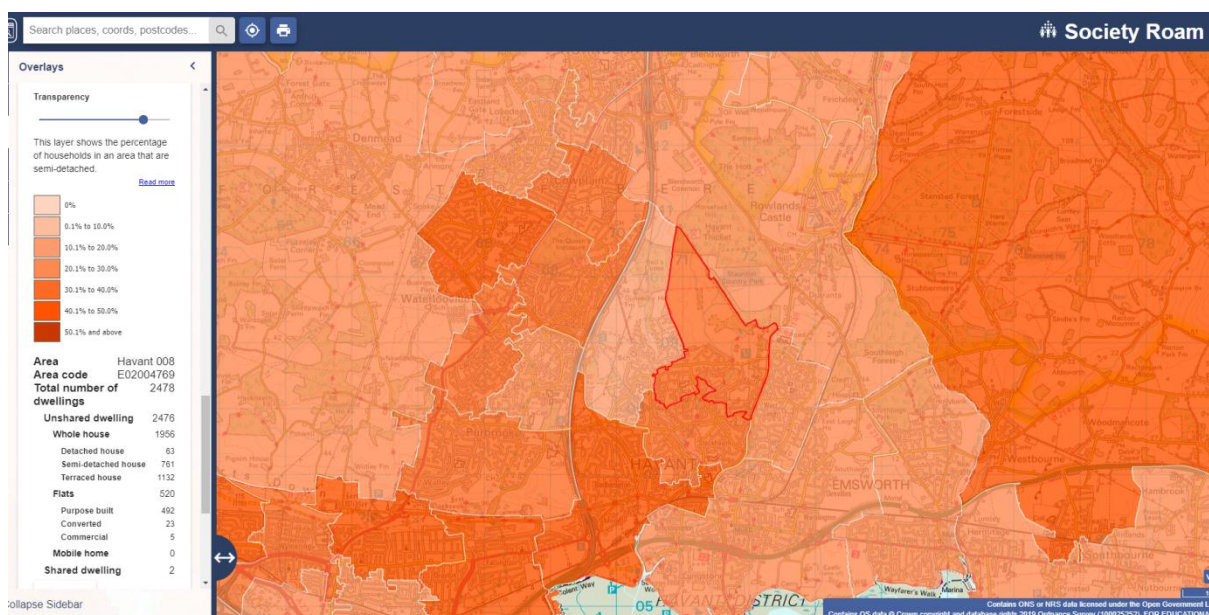
- 3.1 Leigh Park started life as an overspill community of Portsmouth in the mid 1940s, when a shortage of housing after WWII triggered a program of building works on the Leigh Park Estate. Shops, schools, and churches to serve the new houses were opened in the 1950s.
- 3.2 According to the Havant Borough Local Plan 2036, Leigh Park is amongst the 10% most deprived areas in the country. Community facilities in this area are therefore of above average importance.
- 3.3 The demographic maps of the subject site show the following:



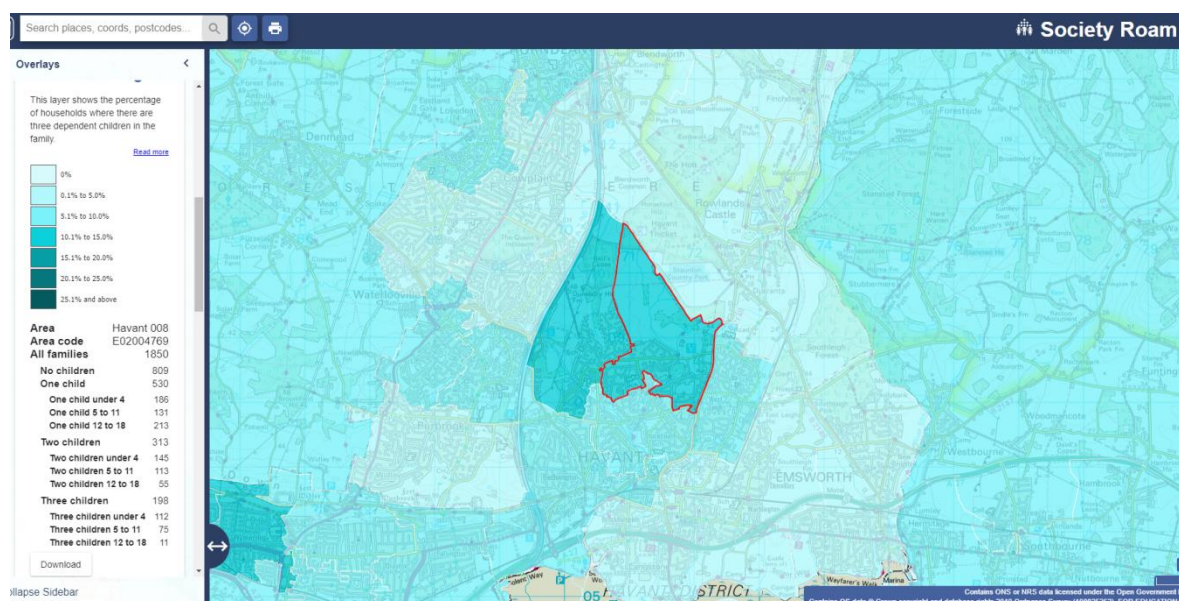
The subject area of Leigh Park has a higher than average population of people ages 16 – 34, which means the bias of housing required is towards smaller 2-3 bedroom dwellings.



The subject area of Leigh Park data shows the majority of houses have no car, or one car. There are very few houses in the subject area that has two, three or four cars per household.



The subject area of Leigh Park data shows that the majority of houses are either terraced or semi-detached housing.



- 3.3 Winterslow Road is approximately half a mile to the north of the Leigh Park District Centre, which contains a mix of leisure and retail units and is earmarked as an area for redevelopment in the Havant Borough Local Plan 2036. There are around 27,500 people living in the Leigh Park area.
- 3.4 There are several bus stops to the south of Winterslow Drive which provide regular connections to Havant, Portsmouth, The Hard, Rowlands Castle, Emsworth, Southbourne, Clanfield, Horndean, Oaklands and Portsmouth College.
- 3.5 The proposals are drawn up in line with the emerging Havant Borough, Table 6, to provide windfall housing on Brownfield land for the 'need requirement'.

4.0 Involvement of Local Interests

- 4.1 Planning (09/70495/005) was refused and dismissed at appeal in 2009 for *'the erection of a 1No. 3 Bed and 1 No.1 Bed semi detached dwelling with associated car parking and landscaping utilising existing access onto Winterslow Drive'*.

This was refused because *'the car parking would dominate the frontage of the properties and such as the development would result in a cramped and contrived layout which would have an adverse effect on the amenities of the area and the living conditions of the occupants/owners of the existing and proposed dwellings'*.

- 4.2 Planning (APP/19/00635) was refused on 16th August 2019 for the following reasons:

1) *The proposed development would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area conflicting with the established pattern of development, and visual and spatial characteristics and setting of the street scene of Winterslow Drive. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2019.*

The design has been amended in response to the design precedent set within the local area, as well as the established street pattern.

2) *In the absence of a suitable agreement to secure appropriate mitigation measures, the development would be likely to have a significant effect on the Solent Special Protection Areas due to the increase in recreation as a result of the development, and so is contrary to Policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM24 of the Havant Borough Local Plan (Allocations) 2014, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.*

The applicant is prepared to agree to make the necessary contribution.

3) *The proposal, in the absence of an assessment of nutrient discharge and without completion of the appropriate binding arrangements in relation to off setting any increase, is likely to have a significant effect on internationally designated ecological sites (Special Protection Areas, Special Area of Conservation and potential SPA designations). The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.*

The applicant is prepared to agree to make the necessary contribution.

4) *The proposal would constitute an undesirable over-intensive use of the site. The proposed car parking would dominate the frontage of the properties and as such the development would result in a cramped and contrived layout which would have an adverse effect on the amenities of the area and the living conditions of the occupants/owners of the existing and proposed dwellings. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2019.*

Landscaping has been included within the proposed parking scheme to soften the view of the frontage of the properties. Additionally, the layout of the parking has been revised so the positioning of the parked cars is not overly intrusive. The crossover remains as existing. The majority of the street is dominated by on street parking, as there are few dwellings with driveways on Winterslow Drive. Therefore, having parking in front of the proposed dwellings is in keeping with the parking of the local area, albeit on private land.

5.0 Amount

5.1 The subject site area is 460m².

5.2 2No. two-bedroom houses are proposed:

93A – 71m²

93B – 76.5m²

5.3 Four new parking spaces are proposed as part of the development.

5.4 The gardens are proposed to be approximately 12.1m in length.

5.5 ***Havant Borough Draft Local Plan 2036, H3: Housing Density and Mix***

“a. In order to deliver sustainable, mixed and balanced communities, all sites providing three or more (gross) new residential dwellings are expected to secure a net density of at least 35 dwellings per hectare across the Borough, and at least 75 dwellings per hectare in Havant and Waterlooville town centres (as defined by Policies KS1 and KS2).

b. In addition, development proposals of 10 or more new homes (gross) are expected to provide a range of dwelling types and/or sizes to meet the identified local housing need. 35% of the overall housing mix (both market and affordable) should be two bedroom homes.”

6.0 Layout

6.1 Access to the site will be via the existing crossover.

6.2 The proposed dwellings will have private gardens to the north, with pedestrian access to the side of each dwelling.

6.3 Bin and Bike storage is proposed within the private gardens. See drawing 19032_110 and 410.

6.4 The proposed dwellings are 2 storey dwellings with a loft area for additional space. The dwellings are ‘attached’ with a pathway leading between 93 and 93B, as preceded along Winterslow Drive. The houses have been set back in line with the recommendations from the county Highways department as part of APP/19/00625:

You may consider it worthwhile to relocate the proposed dwellings to enable parking for each to be provided along with convenient turning space. This could be achieved with a minimum front garden depth of 11m.

6.5 There is soft lighting proposed, in line with the recommendations for the Ecologist, the lighting is as follows:

Considerations for bat friendly lighting:

- Eliminating light on bat sensitive areas

- Switching off at appropriate times
- Dimming at appropriate times
- Shielding to reduce light trespass and pollution
- 0% upward light

Dimmed LED, downward facing lighting is proposed within the porch canopy, to allow a small amount of light around the entrance to the houses.



Brand	Eglo
Height	150mm
Depth	95mm
Format	Downlight
Technology	LED

Dimmed LED, downward facing bollard lighting is proposed at the entrance to the driveway, and adjacent to the parking spaces, to allow a small amount of light whilst vehicles/pedestrians access the site and whilst the vehicles are parking.



Brand	Wayfair
Height	450mm
Depth	90mm
Format	Bollard Downlight
Technology	LED

7.0 Design Principles

- 7.1 The design of the proposed works should make a positive contribution to the community and visually enhance the character of the area.
- 7.2 The overall design should provide an environment appropriate for amenable residential use within Leigh Park.
- 7.3 The aim is to create buildings that have a positive future. The site is currently a partially wasting asset, without benefit to the applicants or the community. The proposals will bring the site back into beneficial and active use.

7.4 The design should make best use of the available site and building assets.

7.5 **Havant Borough Draft Local Plan 2036, E6: High Quality Design**

“Planning permission will be granted for development that:

a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;

b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;

c. Demonstrates that it:

i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;

ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;

iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;

vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and

vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

d. In addition, all non-householder development which will create new floorspace is expected to:

i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;

ii. A setting for any new buildings is provided which is in keeping with the surrounding area

iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;

iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;

- v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;*
- vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;*
- vii. Ensure that it does not undermine the development potential of adjacent sites;*
- viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;*
- ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.*
- x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;*
- xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and*
- xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.”*

7.6 Havant Borough Draft Local Plan 2036, E7: High Quality New Homes

“Planning permission will be granted for new homes that meet the following criteria:

- a. Sufficient private and/or communal outdoor amenity space is provided proportionate to the number of bedrooms;*
- b. New homes are designed to meet appropriate internal space standards in order to provide sufficient private and/or communal space for basic daily activities and needs;*
- c. Developments of 10 houses or more (gross) meet enhanced accessibility and adaptability standards on 30% of the proposed dwellings across all tenure types to ensure that new homes are suitable for a wide range of occupants²⁹; and*
- d. Developments of 50 homes or more (gross) meet wheelchair accessibility standards³⁰ on 2% of the total proposed dwellings as part of the affordable housing provision.”*

8.0 Scale

- 8.1** The overall height of the eaves and the ridge is to match the adjoining building, 93 Winterslow Drive.
- 8.2** The proposed houses are designed in line with National Space Standards, Lifetime Homes Criteria and Secured by Design Standards.

9.0 Landscaping

9.1 Planting in rear gardens to be at the discretion of the occupants.

9.2 Communal planting in the parking area to be as follows:

High Level Planting (2.5 m – 4 m high).

60/90cm bare root stock.

- *Cornus alba* 'Spaethii' (Red-barked Dogwood) 25%
- *Elaeagnus × submacrophylla* 'Gilt Edge' (Oleaster) 50%
- *Viburnum opulus* 'Xanthocarpum' (Yellow Fruited Guelder Rose) 25%



Mid level planting (1 m – 1.5 m high).

3 Litre pots.

- *Berberis thunbergii* f. *atropurpurea* 'Rose Glow' (Japanese Barberry) 25%
- *Lavandula angustifolia* (Lavender) 25%
- *Lythrum salicaria* (Purple Loosestrife) 25%
- *Potentilla Fruticosa* 'Chelsea Star' (Shrubby cinquefoil) 25%



Low level planting (0.1 m – 0.5 m high).

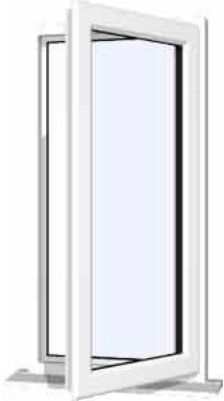
2 Litre pots.

- | | |
|--|-----|
| • <i>Calluna vulgaris</i> 'Firefly' (Heather) | 25% |
| • <i>Nepeta racemosa</i> (Dwarf Catmint) | 25% |
| • <i>Lysimachia nummularia</i> (Herb Twopence) | 50% |



10.0 Appearance

10.1 See the schedule of materials below:

Area	Specification	Precedent Image
Roof	Marley Antique Brown Double Roman Tile	
Walls	Petworth Multi Stock Brick	
Windows	White uPVC	

Doors	Black Composite Front Door	 A black composite front door with four small square glass panels arranged vertically. The door is set in a red brick wall. To the right of the door is a black letterbox and a small house number '54'. A decorative metal doormat is on the ground in front of the door. A flower box with red and black flowers is mounted on the wall to the left of the door.
	White uPVC French Doors	 A pair of white uPVC French doors with large glass panels. The doors are set in a red brick wall. The glass reflects the interior of the house, showing a kitchen area. A small black letterbox is visible on the wall to the left of the doors.
Boundary Treatment	2m Closeboard Fence	 A wooden closeboard fence made of vertical wooden slats, supported by horizontal rails. The fence is set in a grassy area with trees in the background.

Driveway	10mm Pea Shingle with granite sett borders	
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11.0 Access

- 11.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 11.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 11.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 11.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 11.5 Pedestrian access to the site is available from Winterslow Drive.
- 11.6 A bin area is proposed within 25 metres of Winterslow Drive.
- 11.7 **Havant Borough Draft Local Plan 2036, IN3: Transport and Parking in New Development**

“Development proposals will be permitted, provided that the site is designed so that:

a. The traffic generated by the development, taking into account any proposed avoidance and mitigation measures, would not result in severe cumulative impacts on the transport network or the environment;

b. Safe and suitable access to the site is provided for all people and modes of transport;

c. Provision is made for the parking of cars, motor cycles and cycles in line with Council standards;

d. On and/or off-site measures commensurate with the nature and scale of the scheme are provided, which promote travel by non-motorised modes and by public

transport, including, here appropriate, provision for bus access with suitably located bus stops;

e. Adequate provision is made for varying sizes of vehicles, including refuse and emergency vehicles, to access all parts of the site, park, load, unload and turn safely and conveniently;

f. The streets and public and private parking areas contribute positively to the design of the development and deliver a high quality public realm, including through the use of high quality materials;

g. The site layout encourages lower vehicle speeds, and promotes the safe and convenient movement of pedestrians and cyclists within the site;

h. Pedestrian and cycle routes are provided which conveniently reach all parts of the site, and link with the wider network beyond the site;

i. Any existing public rights of way are safeguarded and new routes provided where appropriate;

j. Sufficient visibility and lighting is provided for the safe and convenient use of the roads, cycle routes, walking routes and parking places;

k. Electric Vehicle charging infrastructure is provided for

i. each new residential unit with private off-street parking;

ii. an appropriate number of spaces in shared parking at residential and commercial development with the remainder providing infrastructure to allow easy installation of charging points in the future;

l. A satisfactory Transport Statement or Transport Assessment is submitted in support of the planning application to evaluate transport impacts, and to demonstrate that proposed transport improvements will meet the needs of the development and mitigate adverse impacts;

m. A Travel Plan is provided in support of a planning application where appropriate in relation to the scale and type of development."

12.0 Flood Risk

- 12.1 The Environment Agency Flood Map indicates that the site lies within Flood Zone 1, and does not therefore require a flood risk assessment.

13.0 Sustainability

13.1 Based on BRE Home Quality Mark Guidelines. These address new policies E8 and E20.

13.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established on site. Potential overlooking issues have been addressed.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The proposals are on a modest scale and the purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land by providing public amenity space in addition to private gardens and parking.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This should be a given within a residential location.

13.3 Movement & Connectivity

Transport Provision

- Ensure good public transport connections are available and accessible.
- Encourage the provision of adequate and safe cycling and pedestrian facilities.
- Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.
- Ensure practical and up to date transport information is available to home owners.

As above, the site is in a residential location, with excellent access to public transport. Provision for the charging of electric vehicles will be made.

Local Amenities

- Basic services such as retail and banking
- Local parks and places of leisure
- Healthcare and education facilities

A variety of local amenities are available within walking distance.

13.4 Performance Outcomes

Air Quality

- Provide adequate ventilation that does not compromise thermal efficiency.

Lighting

- Provide adequate access to natural light and controllable artificial lighting where necessary.
- Suitably locate controls that are accessible and easy to use.

Noise

- Utilise insulation and treatment that creates the right acoustic environment.
- Consider internal sound insulation.
- Design the layout and construction of new houses to minimise the impacts of noise from the local area.

Temperature

- Avoid the risk of overheating whilst ensuring well insulated new homes.
- Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.

13.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*