

PLANNING, DESIGN AND ACCESS STATEMENT for RESERVED MATTERS APPLICATION on behalf of DREW SMITH LTD

Land at the former Colt Industrial Estate
Martin Road / New Lane
Havant

November 2019

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
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PLANNING, DESIGN AND ACCESS STATEMENT

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PLANNING, DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION



MH Architects Ltd have been commissioned by Drew Smith Ltd to prepare and submit a Reserved Matters Application for a residential scheme on Martin Road and New Lane, Havant.

The current approval is referenced APP/18/00244 and is for outline approval of up to 100 new dwellings providing a mixture of houses and flats. Permission was granted on 30 January 2019.

Items to be dealt with under reserved matters are all matters, including access, layout, appearance, parking and landscaping, and are the subject of this application.

This Planning, Design and Access Statement deals with these items.

Separate Discharge of Conditions applications will be submitted alongside the Reserved Matters Application to deal with the detailed aspects of the approval.



The plan opposite shows the layout as proposed at pre application stage.



Figure: Site Plan as Submitted

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2.0 HAVANT BC PRE APPLICATION CONSULTATION



Figure: 3D modelling of concept as Submitted

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3.0 DESIGN PRECEDENTS



A number of contemporary and traditional design schemes were studied as part of the design development process.

These schemes have been praised for their success in producing quality spaces, their sense of place and the level of quality within their architectural detailing.

All of the schemes represent a typology that is consistent with the familiar idea of the house as a family home. A place that successfully combines its hard built form with its softer landscaped surroundings.

The images show that successful architecture comes through an understanding of proportion at both the small and large scale, materials that are chosen to reflect the typology and their context and detailing that is simple and robust without being bland and unforgettable.



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4.0 LAYOUT & PARKING



The submitted site layout plan is a result of ongoing detail design development of the consented outline approval site plan.

Dwelling numbers are 95, with 2 x 1 bedroom flats, 30 x 2 bedroom flats, 21 x 2 bedroom houses, 37 x 3 bedroom houses and 5 x 4 bedroom houses.

A minimum of 35% affordable provided on site in a range of unit sizes.

Access to the site, for both vehicles and pedestrians, remains as approved off Martin Road. A combined pedestrian and cycle way is proposed running from Martin Road to New Lane. Pedestrian access to and from the site is proposed along Bartons Road at the northern and southern ends.

Parking provision is policy compliant and is provided in a mixture of both allocated and unallocated parking with visitors spread throughout the site.



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5.0 AMOUNT

The amount of development proposed is below the consented outline approval. It is set lower due to a preference for houses over flats. The proposals retain the principle of flats to the western boundary fronting Bartons Road whilst family houses are favoured to the rest of the site.

The dwelling plans have been developed as a result of detailed analysis of the site and in particular its levels, orientation, key focal points and setting and neighbouring boundaries.

This has resulted in a series of dwelling typologies that are consistent in their approach to language, proportions and materials. Variation in fenestration and material application has been determined by the location of the dwellings on the site.

Accommodation schedule—

- 2 x 1 bedroom flats
- 30 x 2 bedroom flats
- 21 x 2 bedroom houses
- 37 x 3 bedroom houses
- 5 x 4 bedroom houses

95 new dwellings in total.



6.0 SCALE & APPEARANCE

In accordance with the consented outline approval, the appearance of the proposed dwellings have been designed to create a scheme which is considered to be appropriate to its setting, coherent in its architectural approach and diverse enough in its fenestration and material choice to provide variation and the sense of ownership.

It is considered that the architectural language responds positively to the setting of the site, the immediate neighbours and both close and distant views.

The proposals represent family homes designed of their time. They will provide internal and external living environments that are conducive of modern family living. Car parking has been carefully considered in relation to dwelling type and dwelling location.



Character area to site entry



Character area to main road junction



Character area to mews street and watercourse



Character area within the site

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6.0 SCALE & APPEARANCE



Typical internal street scenes

6.0 SCALE & APPEARANCE

The dwelling types range in scale from 2 storey to 4 storey, dependent upon the site location and topography.

3 and 4 storey flatted blocks mark the western and eastern ends of the site and provide focal points for identification of the site. The lower southern end affords the 4 storey block which addresses both Bartons Road and the site, looking on both directions. The higher northern end affords the smaller 3 storey block which again addresses both Bartons Road and the site.

A mixture of 2 and 2.5 storey houses are located within the site. The 2.5 storey houses are located at key points within the site and provide bookends to key terraces, turn corners with active frontages where required and provide enhanced surveillance and public realm spaces. Terraces are kept small with defensible space to their frontages and ample rear gardens providing private amenity space.

Front elevations respond to the public realm, with good natural surveillance of open spaces, and building layouts that promote active frontages and active corner buildings.

Materials have been chosen to be robust and contextual. Two facing brick types have been proposed as a main elevational material lending an air of vernacular familiarity to the scheme. Key buildings and typologies have been picked out with brick detailing and metal cladding, providing diversity to the street scene.



Typical street scenes

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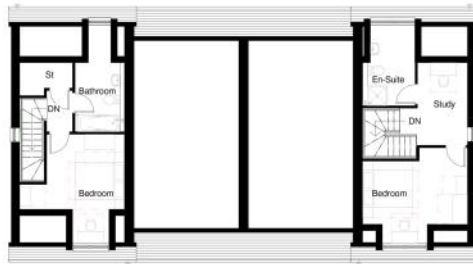
6.0 SCALE & APPEARANCE



Typical 4 storey block of flats

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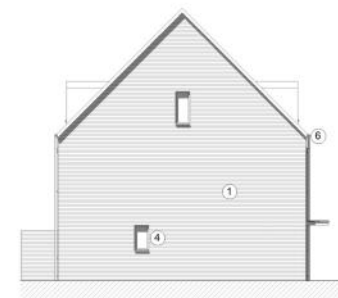
6.0 SCALE & APPEARANCE



Second Floor



First Floor



Typical terrace

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7.0 MATERIALS

The proposed materials are as follows:

- | | |
|----------------|--|
| Walls | Face brick. Colour to be red.
Face brick. Colour to be grey.
Vertical grey cladding. |
| Roofs | Fibre cement slate. Colour to be dark grey. |
| Windows | uPVC. |
| Doors | |
| RWP's | uPVC half-round. Colour to be black. |

The proposed dwellings have been designed to be sympathetic to their surroundings and have been detailed using contextual materials that are familiar, robust and of high quality.

The materials are considered to be familiar to the local vernacular.

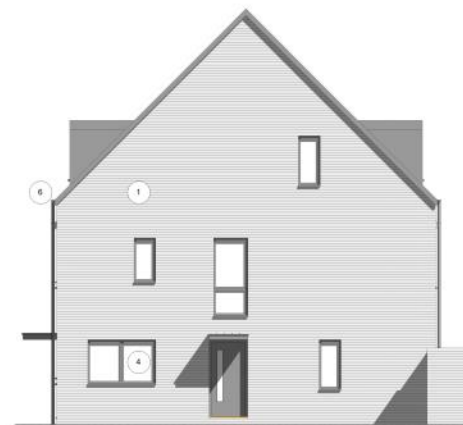


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7.0 MATERIALS



Materials



Materials



PLANNING, DESIGN AND ACCESS STATEMENT

8.0 LANDSCAPE STATEMENT

A detailed soft and hard landscape masterplan proposal accompanies this Reserved Matters Application. They have been prepared by a registered Landscape Architect.

The proposed dwellings have been sited to provide high levels of quality public and private landscaped areas.

The external landscaping has been designed as easily maintainable and easily accessible for all users.

All hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife.



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9.0 TRANSPORT STATEMENT



A detailed transport assessment and proposal accompanies this Reserved Matters Application.

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10.0 APPLICATION SUBMISSION



The proposed scheme, which has been submitted for reserved matters permission has been carefully considered in relation to the surrounding context and the needs of the applicant.

The design team as a whole have worked in conjunction with Havant Borough Council (through pre application consultation) and design consultants to create a new development which responds respectfully and appropriately to its surrounding context.

The architectural language responds positively to the setting of the site, the immediate neighbours and both close and distant views.

The proposals represent family dwelling homes designed of their time. The dwellings will be highly sustainable incorporating high levels of insulation on a fabric first approach with interior spaces that accommodate family activities and serve private external amenity spaces.

It is respectfully requested that Havant Borough Council Planning Authority Officers and Members of the district council look favourably on this proposal and grant approval to the reserved matters.

