

An aerial photograph showing a residential area with a row of houses, a large green field, and a wooded area. A road runs through the center, and a small building with a circular driveway is visible. The text 'Padnell Grange Cowplain' is overlaid on the left side.

Padnell Grange Cowplain

DESIGN & ACCESS STATEMENT | FEBRUARY 2019

Contents

01	Introduction	
	About This Document	3
02	The Site	
	Site Location	4
	Site Context	6
	Local Character	8
	Opportunities & Constraints	10
03	Design Response	
	Design Evolution	12
	Proposed Layout	12
	Strategy Plans	14
04	Architectural Detail	
	Character.....	18
05	Security & Sustainability	
	Secured by Design	20
	Security	20
06	Conclusion	
	Summary	22

An aerial photograph of a residential area. In the center, there is a large green field with a road curving around it. To the left, there are several houses and a road. To the right, there is a large green field with a road. The background is filled with trees and more houses.

01 Introduction

ABOUT THIS DOCUMENT

This Design and Access Statement has been prepared on behalf of Bellway Homes Ltd Wessex to provide supporting information for the proposed development of the site known as "Padnell Grange, Cowplain".

The full planning application proposals are for the construction of 86 new homes.

The proposed scheme will also provide informal open space, sustainable drainage attenuation features and affordable housing.

02 The Site

SITE LOCATION

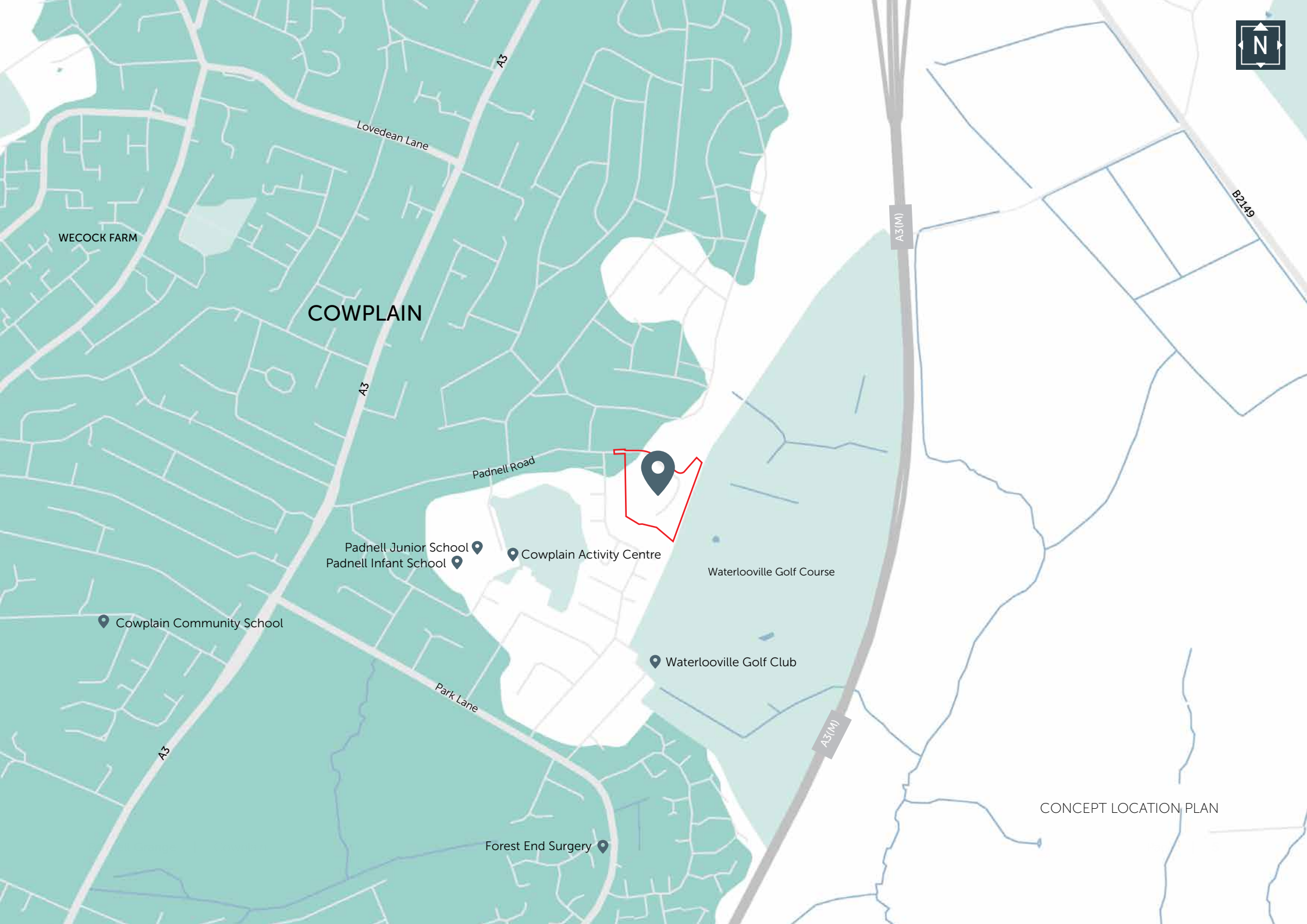
The application site is currently a single dwelling, commercial offices with associated outbuildings some of which are in use by the Foundation and others that are vacant. The site is situated on the eastern edge of Cowplain.

The site has existing residential development on two sides to the south and west, existing hedgerows and trees form the eastern boundary with Waterloooville Golf club adjacent and to the north is the Padnell Cutts woodland.

It is of square shape approximately 188m wide and 190m long (at its widest points) with an area of approximately 2.827ha.



SITE LOCATION PLAN



COWPLAIN

WECOCK FARM

Lovedean Lane

A3

A3

Padnell Road

Padnell Junior School
Padnell Infant School

Cowplain Activity Centre

Waterlooville Golf Course

Cowplain Community School

Park Lane

Waterlooville Golf Club

Forest End Surgery

A3(M)

A3(M)

B2149

CONCEPT LOCATION PLAN

02 The Site

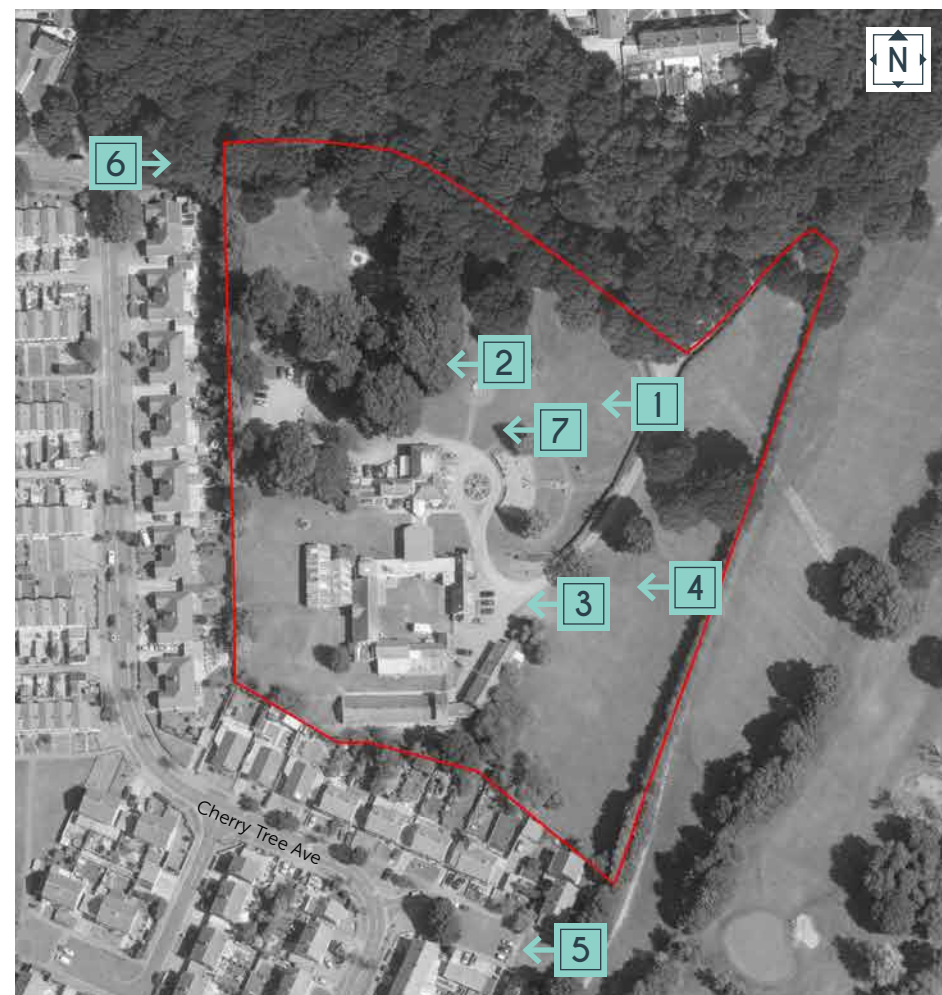
SITE CONTEXT

The proposal site is located on the eastern edge of Cowplain, it lies approximately 1.8 miles north-east of Waterlooville town centre and 8 miles North of Portsmouth, the nearest major town. The site has a gentle gradient throughout and slopes from 64.0m in the north-west to 58.0m in the south-east.

The A3(M), a main distributor road heading north towards London and south towards Portsmouth, lies approximately 1.6 miles to the north-east. Access to these settlements and the further road network is provided by A3 which is 0.5 miles to the west of the site.

There are a number of local facilities nearby. Padnell Infant and Junior schools are located 400m to the south-west as are Cowplain Day Nursery and the Cowplain Activity Centre with its associated sports pitches and tennis courts as well as the Cowplain Bowls Club. Approximately 750m south-west of the proposal site there are a number of facilities available on London Road including shops, a supermarket, cafés, sit-down and take-away restaurants, a pharmacy and GP surgery. Cowplain Community School which provides local secondary education is a further 500m to the south-west.

Within the centre of Cowplain there are bus stops which offer regular bus services running to the neighbouring towns of Portsmouth, Havant and Winchester. The nearest access to the national rail network is in Havant, 5 miles to the south east, this provides services to Portsmouth, London and the Brighton.



KEY PLAN



02 The Site

LOCAL CHARACTER

Within the local area a variety of buildings can be found constructed in different styles and with varying materials and finishes.

The adjacent photos provide a selection of the units found in the vicinity, with most buildings constructed within the 20th and early 21st centuries.

Most of these units are predominantly 2 storey, of a simple form and scale. Some houses have rooms in the roof, extending to either 1.5 or 2.5 storeys.

Most residences are set back from the road, behind modest gardens.

The majority of buildings are constructed of red or multi-brick with red/brown concrete tiles, there are also some elements of slate grey colour roof tiles. Some key units on the street have tile hanging, render or weatherboarding. Windows and doors are predominantly constructed of timber or white uPVC.





02 The Site

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- ❑ Pedestrian accessibility to local education, community and retail facilities
- ❑ Formalising existing PROW through site with 3.0m wide cycle/pedestrian facility
- ❑ Retention of good TPO trees a feature with in development
- ❑ Creation of pond to assist with surface water run off and create new habitat for Great Crested Newts
- ❑ Internal road layout to ensure low traffic speed
- ❑ Retained trees and pockets of open space provide opportunities for placemaking

CONSTRAINTS

- ❑ Safe guarding informal pedestrian route through site
- ❑ Existing vegetation framing the site boundaries
- ❑ TPOs within the site boundaries.
- ❑ Safeguarding amenity of neighbouring properties to the southern and eastern edges
- ❑ Grave of Mr Borrow which is situated next to the main house
- ❑ Golf Balls entering to extreme south east of the site from the adjacent golf course

KEY

-  Site boundary
-  Site access
-  The grave
-  Green link
-  Maintenance strip
-  Public Right of Way (PROW)
-  Original Alignment of PROW
-  Reinstatement of PROW
-  Trees to be removed
-  Trees to be retained
-  Local Existing Play area
-  5 minute walking distance
-  Attenuation basin
-  Road
-  Existing buildings on site
-  Existing residential buildings adjoining site with possible views
-  Edges where existing buildings back on to site
-  Surrounding points of interest
-  Distances to local schools



WATERLOOVILLE
GOLF COURSE

Design Response

DESIGN EVOLUTION

The layout has responded to various factors influencing the design process including site constraints, preapplication comments, community engagement, key consultant advice (especially on matters such as tree protection, engineering and ecology) and the developer's briefs. As a result of this process the layout and application details have been revised and now forms part of this full planning application.

PROPOSED LAYOUT

The concept of the development is based on the following principles:

- ❑ The scheme is for 86 new build residential dwellings of which 25 are to be affordable
- ❑ The scheme has been designed in response to the existing site constraints. The layout presents a development with a clear structure with ease of access for pedestrian and cyclist.
- ❑ The structure has been developed as a series of linear edges, a central core and a series of housing clusters within treed glades.
- ❑ Access to the site will be via an existing access onto Padnell Road. The entrance road alignment, width and landscaping arrangements have been considered in relation to the topography of the site and tree retention priorities. The entrance road alignment is designed to encourage low vehicle speeds in keeping with the residential environment without the need for any vertical traffic calming features
- ❑ A design strategy that will integrate with, and complement the local area in terms of scale, massing and layout but also seeks to create an identity for this site which has its own self-contained characteristics
- ❑ The site is 2.83 hectares. The erection of 86 dwellings results in a site density of 30 dwellings per hectare. This would fit comfortably within the range of densities exhibited by adjacent housing. It would also strike a good balance between making effective use of the development allocation while allowing good levels of communal open space and private gardens
- ❑ Retention of the existing hedges and trees within the site and addition of further planting to complement the existing landscaping features
- ❑ Space for a wetland area to provide ecological mitigation and enhancement



03 Design Response

STRATEGY PLANS



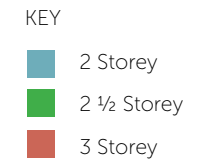
UNIT TYPES

There is a mix of 1 to 4 bed units spread across the site that meets local needs and character. The scale and orientation of the buildings required in certain parts of the site also dictates the type.



STOREY HEIGHTS

The majority of houses within the scheme are 2 storeys in height whilst the apartment block will be 3 storey, garages will be of single storey construction.





MOVEMENT PLAN

A variety of roads and movement routes have been considered within the layout. From the main access point located off the primary street, Padnell Road, a Secondary Street provides the principal route through the scheme. In order to access properties off this street, Shared surfaces and private drives provide direct access to driveways and courtyard parking. These minor streets will be designed to ensure safety for pedestrians, cyclists and drivers.

KEY	
---	Main Route
---	Secondary Route
---	Private Drive
---	Pedestrian Route



PARKING STRATEGY

There are combinations of parking solutions across the site dependent on type and tenure of unit and its location within the layout design. Parking provision varies between 1 to 3 allocated spaces (including garages) per house and 1 to 2 unallocated spaces in communal situations (Flats and small houses). Visitor parking spaces are provided in the communal car parking area. 20% unallocated parking is provided within the existing road system. Parking numbers are in line with Havant County Council standards.

KEY	
■	Garages
■	On Plot
■	Frontage Parking
■	Visitor Parking

03 Design Response

STRATEGY PLANS



AFFORDABLE HOUSING

There are a total of 25 affordable units on the site. The mix includes 1 to 4 bedroom dwellings as per the required local need.

- KEY
- Affordable Housing
 - Shared Ownership



REFUSE & SERVICING

The refuse and servicing strategy utilises the road and movement network previously defined. Bin collection points are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles.

- KEY
- Main Route
 - Secondary Route
 - Turning Point
 - Collection Points



Architectural Detail

CHARACTER

The proposed houses are designed to ensure a high quality environment that is respectful to the local area. The new development will possess visual cohesion by using materials and design styles which reflect local distinctiveness. The following construction and detailing are correctly employed.

SIMPLE BUILT FORM

Buildings will be designed with a simple form and appropriate detailing that complement the local vernacular.

KEY BUILDINGS

Key buildings using special details and materials will be used in key locations.

ROOFS

Roofs will be grey or brown tiles.

EAVES

White eaves and fascia's will be used with black rainwater goods.

WALLS

A variety of facing material distinctive to the local area. The wall materials include; Red facing brick and tile hanging.

WINDOWS

Windows will be white UPVC casement. Brick arches above the windows will also be used to add interest.

BAY WINDOWS

The use of bay windows in particular will add interest and articulation to building frontages. They will be used at important locations, such as where houses turn corners or to add emphasis to a building that terminates a key view.

DOORS

Doors will be vertical boarded with well detailed porches supported by simple or decorative brackets.



STREET SCENE AA



STREET SCENE BB



STREET SCENE CC



KEY PLAN

Security & Sustainability

SECURED BY DESIGN

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- ❑ Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership. Vehicular and pedestrian entrances are 'policed' by gateway buildings, which overlook these spaces
- ❑ Various pedestrian routes have been created within the design, giving permeability to the site layout, encouraging pedestrian movement around the site and natural 'community surveillance'
- ❑ Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends
- ❑ The scheme provides a clear definition between public and private areas that are secure and well defined
- ❑ Parking is predominantly on plot where there is good surveillance. Where private parking courtyards are used they are limited in size, and are visually broken up and well overlooked

SECURITY

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas through the use of a clear perimeter block structure. The aim will be to ensure that every part of the scheme is easily identified as either being public or private space.

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

- ❑ Defensible Space – All houses have a private garden.
- ❑ Appropriate Permeability - No rat runs.
- ❑ Natural Surveillance – Houses turned to face onto the public realm.
- ❑ Car Parking – On plot garages or dedicated surface spaces are provided.
- ❑ Lighting – Adoptable standard to the roads and wall or bollard lighting to courtyards.

Well designed, attractive, clearly defined and well maintained environments are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.



The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable easy and safe navigation and movement through the site.

There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in private driveways as it is in public open spaces.

It has been identified that the proposed layout will result in well-designed spaces which are well overlooked. Parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked.

Physical protection is concerned with the way in which buildings are secured. Each dwelling will be secured with necessary security features.

The key activity areas within the site, such as main streets and open spaces, have been designed to be overlooked by a number of properties.

A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/communal and private space. The proposed masterplan has been designed to ensure that there is a clear distinction between public and private areas. An inclusive development with careful consideration of public realm design will instil a sense of pride and ownership towards the new neighbourhood.

Public areas within the development will either be adopted by the local authority or a management company will be set up to ensure that they are maintained to a satisfactory level.

06 Conclusion

SUMMARY

- Provision of 86 new homes including 25 affordable homes providing a range of accommodation from 1 to 4 bedrooms reflecting the aspirations of the local need
- High quality energy efficient designed homes
- Sustainable drainage (SuDS) to manage surface water run-off from the site and to minimise risk of flooding
- Easy access to nearby facilities and amenities
- An architectural aesthetic appropriate to the area, drawing influences from the local context
- Appropriate levels of parking for residents and visitors
- A movement route designed with emergency and refuse vehicle access at the fore
- Areas of Public Open Space located in key locations within the scheme and accessible to all
- Best quality and protected trees retained as a feature of the development
- Ecological enhancements accommodated



thrive.

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