



DESIGN & ACCESS STATEMENT

14th November 2018

Development Site:

**Land behind 55 New Road, Havant PO9 1DD
with access via James Road**

Proposal:

PROPOSED NEW DWELLING



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1.0 INTRODUCTION

1.1 This is a full application for the residential development of improvement works to sub-divide the existing property 55 New Road, Havant PO9 1DD, in favour of a single detached dwelling on James Road.

1.2 Informal planning advice has been given by Rachel Ballam at Havant LPA.

1.3 This statement should be read in conjunction with the proposal drawings/documents:

1.3.1 - E001 - Existing Block & Local Plan

1.3.2 - E002 - Existing Topographical Survey

1.3.3 - E003 - Existing Location Images

1.3.4 - E004 - Existing Street Scene

1.3.5 - P001 - Proposed Block & Local Plan

1.3.6 - P002 - Proposed Site, Roof & Parking Plan

1.3.7 - P003 - Proposed Front & Rear Elevations

1.3.8 - P004 - Proposed Side Elevations

1.3.9 - P005 - Proposed CGI Perspectives

1.3.10 - P006 - Proposed vs Existing Street Scenes

1.3.11 - P007 - Proposed Perspective from New Road

1.3.12 - P008 - Proposed Ground & First Floor Plans

1.3.13 - P009 - Proposed Cross Sections

1.3.14 - P010 - Proposed Vehicle Cross Over Detail

2.0 THE SITE AND ITS SURROUNDINGS

2.1 The plot measures 206.44m² and is located at Land behind 55 New Road, Havant PO9 1DD with access via James Road 2.2.

2.2 The local of New Road and James Road, has a good mix of dwelling houses.

2.3 The proposed site is within the Settlement Boundary.

2.4 This proposal will retain the use of the site as domestic, to include a garden which provide space and a private amenity area, off road parking and storage.

2.5 The plot(s) are within easy, safe and short walking & cycling distance of a wide range of facilities and services including shops, schooling and Chapels as well as the public houses. The proposal site is also ideally located for the full range of services found in Havant, Bedhampton and the greater Portsmouth area. It is well connected by public transport.

3.0 LAYOUT AND AMOUNT

3.1 The size, density, massing, form and orientation of the proposed development has been conceived to accommodate specific planning advice received by the LPA case officer and to ensure no neighbouring amenities are affected by the proposal.

3.2 The proposal is two detached, sustainable dwellings with parking and amenity space.

3.3 The proposal would enhance the street elevation when viewed from the road.

3.4 The design submitted shows a single family home (2 bedroom, kitchen/diner, lounge, wc, bathroom and providing flexibility and adaptability for the occupants changing needs as required.

3.5 A rear 1.8 x 2.4 garden shed offers secure storage for cycles and also for garden equipment.

3.6 Parking for min 2 vehicle is available for the dwelling house.

4.0 DESIGN

4.1 This design proposal takes into consideration the guidance and advice received from Havant Borough Council through collaborative discussions. As suggested, we have submitted plans for a single dwelling, to complement and enhance the wider street scene and reflect the location and development in the area.

4.2 The dwelling house is designed deliberately simple and architecturally uncluttered, taking reference from structures in the area.

4.3 A restricted palette of natural materials has been selected to make a positive contribution to the architectural standards locally and to blend with the landscape.

4.4 The external walls will be clay brick stock see locally with a masonry brick detailing. The roof will be laid with grey natural slate or concrete effect tiles. Windows, doors and joinery will be painted in a heritage cream or equivalent. All materials have been chosen for their sustainability credentials, ability to weather into the surrounding landscape and to reflect the palette of materials found locally.

4.5 The proposed buildings will be constructed on site utilising local suppliers and sub trades.

4.6 The proposed houses has been designed to be 'of it's time' rather than a pastiche reproduction, with appropriate contemporary detailing, inspired by the local vernacular - to reflect and elevate good design standards and reinforce local distinctiveness.

4.7 The scale, density, mass, height, use, proportions and detailing are considered to echo the surrounding structures and to complement the location.

4.8 The proposed dwellings has been orientated with specific consideration the surrounding domestic properties, to ensure there are no overlooking issues which may compromise the residential amenity of others.

4.9 It is considered that the proposal represents high standard of design which may help enhance and elevate design standards locally and demonstrates a layout, use and appearance which respects the setting, neighbouring properties, the wider landscape and also the distinctive historic character of the area.

5.0 SUSTAINABILITY

5.1 Sustainability is fundamental to the ethos of The Planning Service and underpins all of our decisions and strategies. We take a holistic view of the three elements of sustainability outlined in the NPPF -social, economic and ecological - ensuring that all three aspects are considered equally and in balance.

5.2 Some of the main sustainability considerations represented by this application are outlined below:

Social

5.3 This proposal will deliver a modest, but locally appropriate, contribution to Hampshire Housing delivery.

5.4 This proposal can meet a diverse variety of housing 'needs' - not least the needs of 'those wishing to build their own home' (as directed by the NPPF) and is designed to be sensitively integrated within the established community.

5.5 The requirement for all LA's to facilitate and support small scale & custom/self-build opportunities is clearly identified in the NPPF and reinforced through recent Govt, directives on planning guidance, together with emerging initiatives such as 'The Right to Build'. This proposal would meet these objectives in a sensitive and appropriate manner.

5.6 If planning is granted it is intended that the plot will be made available to single person and or family that actively wishes and choses to live in Havant, positively contributing to the community and supporting the services and amenities of the local area such as the school, public house and chapel.

Ecological

5.7 The proposed dwelling will be fabricated locally utilising traditional build methods, combined with high specification engineering and industry leading technological advances/materials.

5.8 The proposed dwelling will be built with the knowledge of The Timber Research and Development Association (TRADA) in its recent publication, has made an assessment of the environmental and life cycle impacts of buildings, with the following conclusions:

5.8.1 The net growth energy of a sustainably managed forest is zero, and only a small amount of energy is used in the felling process.

5.8.2 In terms of transport of the material is relatively lightweight in comparison with other structural materials and can be close stacked for more efficient use of space.

5.9 Timber (hard and softwoods) is a naturally occurring construction resource, capable of replenishment without abusing finite natural resources. Timber has numerous environmental benefits as it grows, providing a food source and habitat for a wide variety of wildlife and interconnected ecosystems, absorbing and converting carbon dioxide, (the principal "greenhouse" gas) to oxygen. Atmospheric carbon is extracted and then stored within timber providing carbon reduction. The energy required to convert the raw material into a structural building component is minimal and substantially.

5.10 The proposed house will have extremely levels of thermal insulation and heat retention - using Kingspan and Celotex supported by an energy efficient heating system. The exceptional thermal retention of the home will assist in minimising the strain on natural resources, with the property requiring minimal heating.

5.11 All dwelling house is designed to have minimal thermal bridging and are virtually airtight.

5.12 Natural, recycled, low toxin, reusable/biodegradable and low embodied energy products are proposed - such as slate tiles, bricks, lime mortars and lime renders, natural organic paints (made locally) and hand-made timber joinery (made locally).

5.15 The Planning Service have an Waste Minimisation Policy.

5.16 Local procurement and reduced delivery miles - the majority of products used will be made and procured locally, therefore reducing the number of deliveries required to travel to site and minimising disruption during the construction phase.

5.17 The property has been designed to maximise potential passive solar gain. Many of the rooms are also single depth to capitalise on the available natural light and warmth.

5.18 Self builders/custom builders are amongst the most ecological and sustainably minded and it is anticipated that the self-builders will opt for further ecologically sustainable systems such as under floor heating, eco boilers, water efficiency products, PV panels and electric car points wherever appropriate or required.

Economic

5.19 This proposal will support an established local company and significant local employer, together with their associated trades and other rural enterprises within Hampshire.

5.20 The proposal will create and support local highly skilled and well-paid employment opportunities and will generate considerable economic revenue within the county.

5.21 It is envisaged that the required ancillary services/trades such as consultants, electricians, construction workers, retailers, plumbers, landscapers, kitchen makers, engineers, innovators and designers etc will also be locally based and will benefit significantly from the proposal.

5.22 The Planning Service hopes that projects such as this will provide appropriate opportunities - to encourage families to move and work in Hampshire or enable them to stay in Hampshire. It is clear that local development projects such as this will also directly increase revenue spend in the county whilst creating innovative and needs led housing whilst and supporting local jobs (of all types) within Hampshire.

5.23 The proposed development will add to the housing stock, which is still sensitive to the community wishes and surrounding landscape and infrastructure.

6.0 LANDSCAPING

- 6.1 The boundaries to the sides and rear remain unaffected by our application but where needed timber close board fencing will be used.
- 6.2 A drive (topped with permeable cobble brick) is to be formed to the front and side of the new property for a hard-standing parking area and also to the rear and side as patios/paths.
- 6.3 The gardens will primarily be laid to grass and edged with hedging and a screening tree.

6.0 ACCESS

- 7.1 The existing access from 55 New Road is from a rear drive on James Road. This will remain for new dwelling house and a new access and cross over added for 55 New Road at the same location. Both existing and proposed access and cross over point will provide good visibility splays and safe access and egress to and from the site.
- 7.2 All vehicles will be able to enter and exit the site.
- 7.3 Ample parking for min 2 cars to the proposed and existing properties.

8.0 PLANNING HISTORY/PLANNING POLICY

- 8.1 Planning application on May 2018, ref: APP/18/00524.
- 8.2 This proposal acknowledges and incorporates all of the pre planning advice.
- 8.3 The NPPF is understood to be the prevailing decision making document in light of the Housing Policies being considered 'obsolete and out of date' (due to the passage of time since NPPF adoption and the lack of 5 year land supply). The Core Strategy does not carry any material weight at this time, but it is suggested that this proposal would be compliant with the Core Strategy in specifics and in essence.

9.0 FINANCIAL CONTRIBUTIONS

- 9.1 The applicant has submitted CIL (Community Infrastructure Levy) for compliance to determining where a development may be CIL liable. Once the LPA has set and issued the CIL liable for the proposed development, (taking into account indexation) is £147.38 per square metres. The applicant as a self-builder has submitted a CIL exemption claim. The applicant has agreed to offer and settle the CIL liability if the exemption is broken.
 - 9.2 The applicant recognizes, the proposed development is within the Impact on the Solent Protection Area (SPA) The Conservation of Habitats and Species Regulations 2010 [as amended] and the Wildlife and Countryside Act 1981 place duties on the Council to ensure that the proposed development would not have a significant effect on the interest features for the area is designated, or otherwise affect protected species. The Havant policy (CS21) sets out how the Council will ensure that the European designated nature conservation sites will continue to be protected.
- It has been identified that any development in the area which is residential in nature will result in a significant effect on the Special Protection Areas (SPAs) along the Solent coast, due to increased recreational pressure. The application has agreed to offer and settle this payment once due.

10.0 CONCLUSION

10.1 Havant Borough is a Sustainable Settlement identified as suitable for proportional growth. A wide range of facilities and amenities can be found within easy and safe walking distance.

10.2 This site is located within a domestic built environment.

10.3 The proposal is locally responsive, low density and small scale. It represents deliverable Sustainable Development taking into account all aspects of Sustainable Development criteria.

10.4 The proposed new house and improvements will enhance the landscape and surroundings and protects local character through high standards of design and quality of materials.

10.5 This proposal has been produced after detailed, proactive and collaborative consultation with Havant Borough Council.

10.6 The proposal is fully compliant with the essence and specifics of the NPPF (the prevailing decision making document) and additional Govt Planning Guidance, but also with the emerging Core Strategy.

10.7 In conclusion is hoped that this proposal represents sustainable, sensitive and locally distinctive development of a single dwelling in an equally sustainable location. Consequently, and as directed by the NPPF, it is hoped it can be approved without delay.