



LAND WEST OF WOODCROFT LANE WATERLOOVILLE

Design + Access Statement:
RESERVED MATTERS



BOYLE+SUMMERS
ARCHITECTURE AND MASTERPLANNING

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Document Check

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A. Introduction

Purpose

This Design and Access Statement (Statement) has been prepared in support of a Reserved Matters (RM) application for the development of Land to the West of Woodcroft Lane in Waterloooville.

This Statement explains the design principles and concepts that have been applied to the development, in line with the Outline Approval, including conditions attached to the permission.

It forms part of a larger suite of technical reports and drawings that support the RM application.

Outline Application APP/15/01235

Outline planning consent was given in August 2016 for:

“43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved.”

This RM application deals with the outstanding details of the Outline Application proposal: layout, scale, appearance and landscaping.

Overview of the site

Covering a total of 1.41 hectares the site is located to the north western edge of Waterloooville and comprises land to the south and west of Woodcroft Primary School, made up of grassed areas alongside areas of hedgerow and planted woodland.

Woodcroft School forms the northern boundary to the site with new playing fields and the Woodcroft Farm strategic housing site immediately beyond. The eastern boundary is formed by Woodcroft Lane and private car parks and gardens for apartments in Renown Gardens. The southern boundary of the site is formed by Eagle Avenue, with the Wecock Estate beyond. To the west is a new access road to Woodcroft Farm, and beyond that lies the Wecock Recreation Ground.

The application site previously formed part of the Meadowlands Infant and Junior Schools that was declared surplus to Hampshire County Council's requirements as part of the establishment of Woodcroft Primary School. The County Council's objective in making the Outline Application was to use the proceeds from the sale of the surplus land for residential use to fund the establishment of the new Primary School.

The Woodcroft Farm development (APP/13/0804) is set to transform this part of Waterloooville with a housing development comprising 288 new homes, retention of the existing farmhouse, a new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping.

Statement structure

This Statement is structured as follows:

- Section A: introduces the purpose of this Statement
- Section B: sets the proposals in the context of the Outline Application & summarises the site & conditions for development
- Section C: explains the design proposals
- Section D: describes the access arrangements
- Section E: draws all of the above together.



B. Context

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Site context

The site gently slopes away from the Primary School boundary to the east, south and south-east. The most significant level change within the site (around 4m) is in the south-eastern corner leading down to Eagle Avenue. The site is broadly level through the centre of the site from east to west although Woodcroft Lane itself climbs from south to north past the site frontage. The western boundary of the site will overlook the new access road being built. This road will be partly in cutting but the established pedestrian routes west to east to serve the school will be preserved by a road crossing.

The area comprising the site, the Primary School and the new road is framed by large native trees such as oak, ash and hornbeam. More recent groups include goat willow, oak, hazel, birch, holly, hornbeam, field maple and ash. A tree survey has categorised these ranging from A to C generally. There are not considered to be any issues relating to ecology, noise, ground conditions or flood risk which affect the layout of development on the site.

The surrounding area was developed largely through the sixties and seventies. The Wecock Farm Estate, east and south of the site and built by Portsmouth City Council along Radburn principles, is the single largest development. The area is almost entirely residential in use terms including a mix of flats, houses and bungalows. Buildings overlooking the site to the east are 3 storey whilst most of those on Woodcroft Lane are chalet bungalows. The Wecock Estate is largely formed of terraced houses and maisonettes but most other housing in surrounding streets is detached or semi-detached.

There are no dominant architectural styles in the locality but rather a mix of brick, render, tile hung and concrete clad buildings, almost always under a pitched tile roof. The exception is the Primary School which has a flat roof on both its 1 and 2 storey elements.

Within two minutes walk of the site on Milton Road is a parade of shops providing basic essentials. Buses run along Eagle Avenue linking to Waterlooville town centre, train stations and Portsmouth.

The Primary School stands on a distinct terrace which projects just above the site the subject of this application. Two storeys of classrooms overlook the site with playspace, breakout areas and netball courts either side. Access to the school site for vehicles is north along Woodcroft Lane whilst there are two pedestrian entrances on the site boundary.

WOODCROFT FARM
DEVELOPMENT
[APP/13/00804]

WOODCROFT SCHOOL
SPORTS PITCH
[APP/15/00538]

WOODCROFT
PRIMARY SCHOOL

WOODCROFT GARDENS

WOODCROFT LANE

RENOWN GARDENS

EAGLE AVENUE

Site in local context



Views in and around the site



1
Existing school gate and properties on Woodcroft Lane at the site frontage



4
Centre of the site looking north at the existing school elevation



7
Apartment blocks at Renown Gardens adjacent to the eastern boundary



2
Existing school building (southern elevation) looking west



5
Centre of the site looking north west



8
Mature trees and vegetation lining the north western boundary



3
Boundary vegetation to Woodcroft Lane



6
Existing trees within the site



9
Northern part of the site looking north east across part of the playground area



At the western end of the site looking back (east) towards the school building



Western end of the site and initial works for access to the strategic Woodcroft Farm site



Northern part of the site looking north east

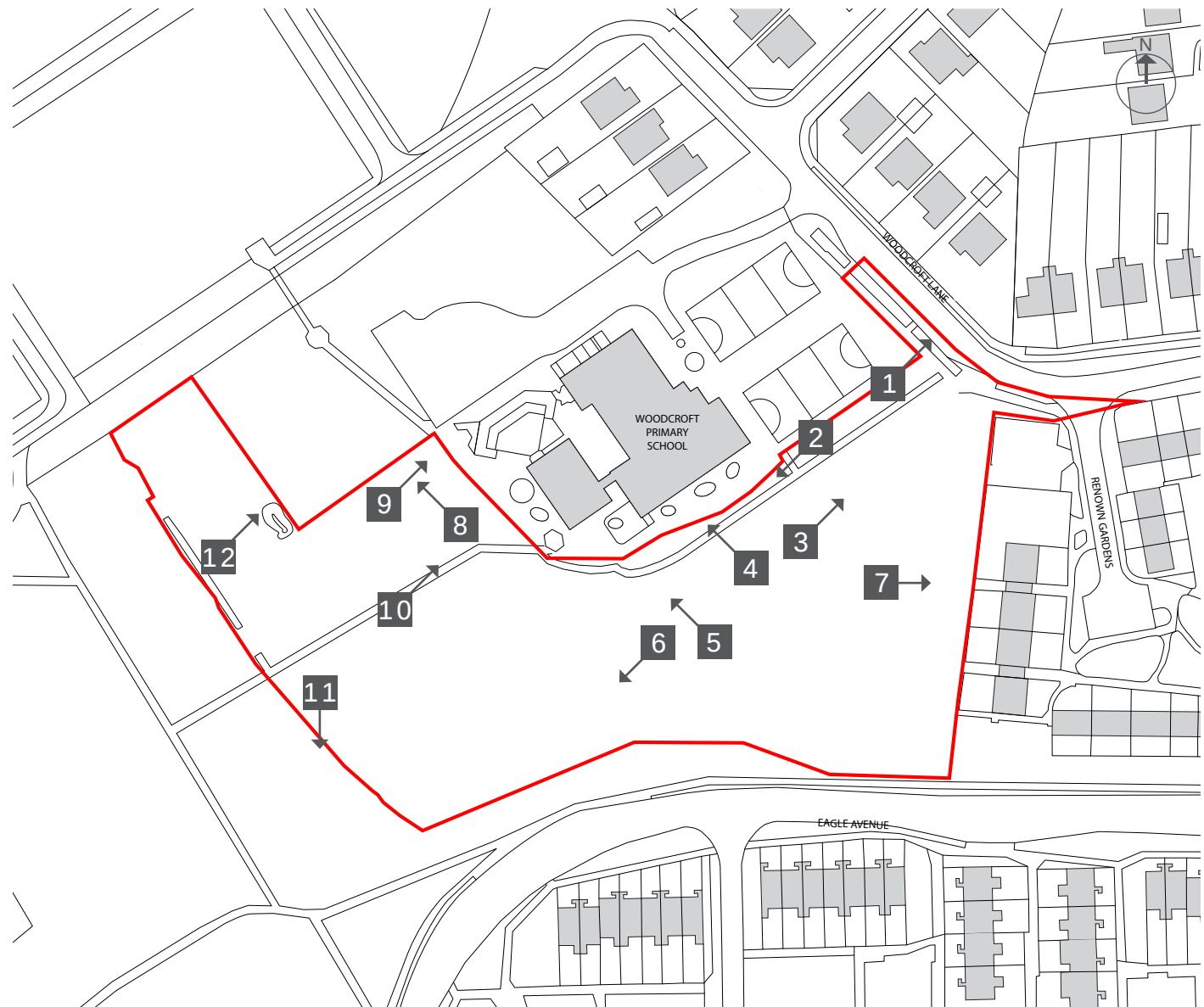


Image viewpoints

Outline Application principles

The Borough Council granted Outline Planning Permission in 2016 (APP/15/01235) for residential development for 43 new homes with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved.

The following plans were approved as part of the Outline Application together with 14 planning conditions:

- General Arrangement Proposed Highway Access; Dwg ref: 502728/SK1, Rev D
- General Arrangement Proposed Emergency Access; Dwg ref: 502728/SK3, Rev A

These were also supported by:

- Illustrative Site Plan; Dwg No.100; Ref Y0422, Rev A

The Illustrative Site Plan is shown opposite.

Whilst the Illustrative Site Plan is for illustrative purposes only, it contains a set of guiding principles for development of the site.

Key features to note are:

Movement network - the layout makes for a pedestrian and on road cycle route across the site. The aim is to retain access for walking to Woodcroft Primary School and provide a new public route through the site with Wecock Recreation Ground to the west.

Car parking and cycle storage should be provided in accordance with the Borough Council's standards. All car parking should be provided off-street in driveways, either in front or behind the building line or front parking courts or car ports.

Rows of parking should be limited with breaks of landscaping/tree planting to soften the visual impact in the street-scene.

Refuse and emergency vehicles must be adequately accommodated, and turning space provided to adoptable standards.

An emergency access is provided in the south-eastern corner of the site. This would also allow public access for pedestrians and cyclists to and from bus stops on Eagle Avenue and the nearby Milton Road shops.

The layout allows for the Primary School to present a built frontage to the new access road, improving legibility by making it visible from the main entrances to the site.

Community safety - to make the most of opportunities for natural surveillance all of the houses front onto the public parts of the site, and where practical, turn corners.

Rear gardens should be enclosed and an appropriate boundary to the Primary School put in place.

Landscape - the layout seeks to retain and enhance, where practical, existing perimeter planting and maintain habitat buffer zones. A green focal point should be provided within the layout.

Biodiversity - the layout is designed to reduce light spill, particularly along the southern boundary which is used by commuting bats and nesting birds.

Noise - provision of a suitable close-boarded fence will protect residents by noise from the school.

Flood risk & drainage - design levels should ensure that severe storm event flooding is routed away from the buildings and access point. Surface water run-off can be discharged to the public sewer network.

Housing mix - a balanced mix of 1-4 bedroom, narrow-fronted and wide fronted properties will create interest and variety within the site.

Affordable housing - 30% of new homes should be affordable.

Scale - the majority of new properties will be 2 storey. Properties along the western boundary can be 2.5 storeys in height (approx. 9.4-10.3m to ridge) in order to present a strong built definition to the access road to Woodcroft Farm.

Appearance - a consistent approach to building and landscape design, using a simple palette of good quality materials that complements local building styles, colours, patterns, and textures will give the development a good sense of place.

Illustrative Masterplan Key components

1. Proposed access
2. Replacement lay-by from Woodcroft Lane
3. Secure boundary to Woodcroft School
4. Removable bollards control entrance to emergency access
5. Emergency access
6. Staggered cycle access barriers for safety. Removable for emergency vehicles
7. Secured gated access to school
8. Central green space (0.08ha)
9. Bin collection points
10. Ground floor balconies overlook adjacent open space
11. Short-stay cycle parking loops for 26-31
12. Existing footpath link to school retained in advance of Woodcroft Farm access road

3: Indicative location of future pedestrian cycle (to be provided Woodcroft Farm)

4: Indicative alignment of future access road to Woodcroft Farm

Outline Application supporting Illustrative Masterplan extract (Y0422 Rev A, Hampshire County Council)

Site challenges and opportunities

The main challenges for development of the site include working with the level changes, particularly at the southern boundary and existing trees and vegetation that form a buffer to Eagle Avenue, and respecting the amenity of neighbours in the apartment buildings at Renown Gardens that back onto the site.

The plan on page 11 shows the site's many opportunities. One of the key opportunities through new housing and landscape treatment is the creation of a genuine street along the side of the Primary School which not only presents a positive setting, but also maintains a pedestrian link from the west, through the site and out onto Woodcroft Lane. Additional pedestrian links will expand the local network making the school more accessible.

There is also the opportunity through the use of traditional perimeter blocks to arrange housing that provides natural surveillance to all routes, helping to activate them at the same time as creating a sense of place and clear distinction between the public and private areas of the scheme. There is scope to create a greenspace at the centre of the site, with new tree and shrub planting used to create a new well-defined public space that will act as a focal point and attractive natural feature.

Emergency vehicle access in the south eastern corner of the site will also serve as a new pedestrian link to Eagle Avenue that connects the Primary School.

A strong housing frontage along the western boundary, which combines two and slightly taller two-and-a-half storey properties will help enclose the access road to Woodcroft Farm and increase the safety and security of pedestrian links.

There is the opportunity to relocate the existing layby in Woodcroft Lane within the site to ensure better highway safety, particularly for pedestrians.



Existing boundary to Primary School

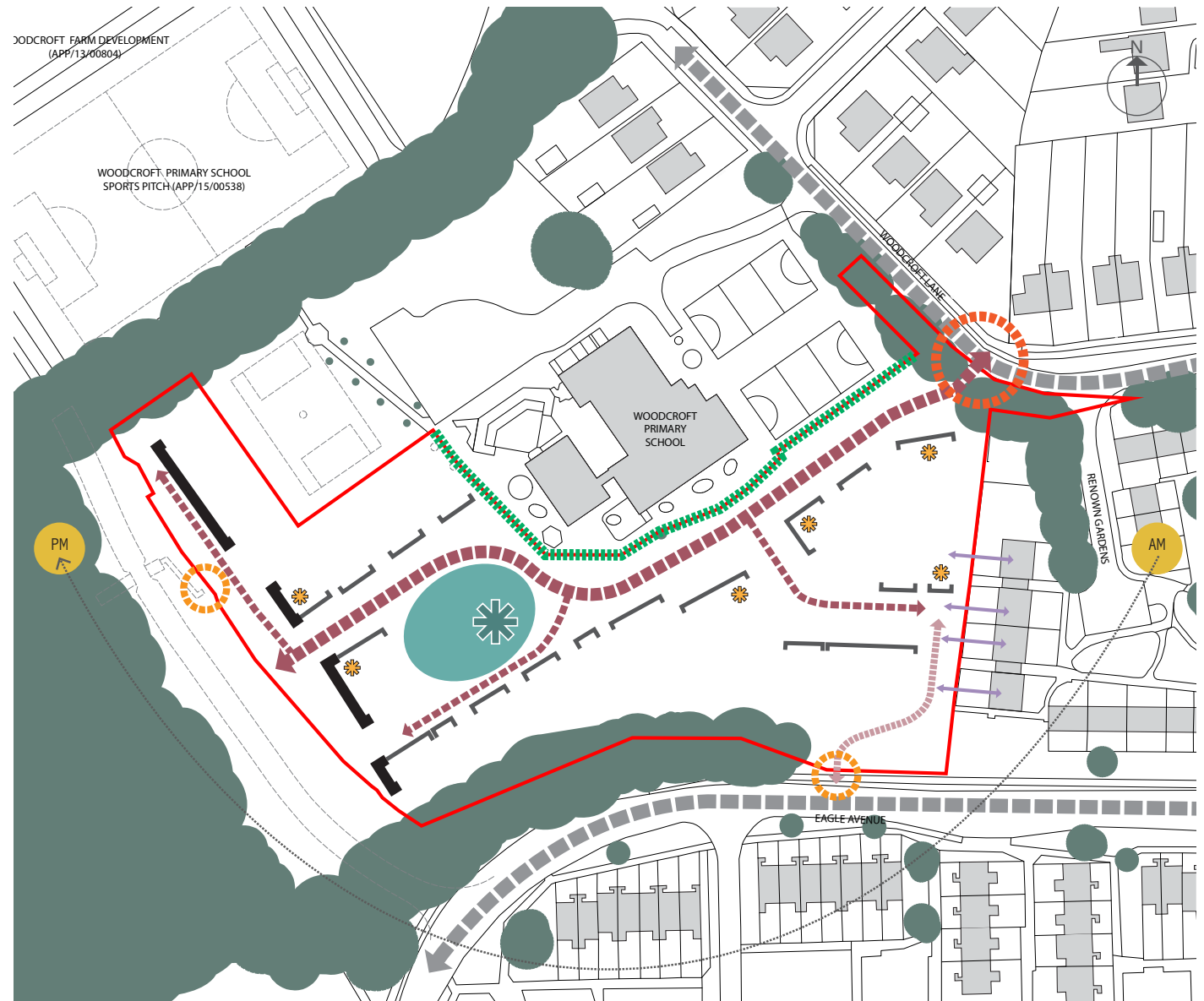


Adjacent apartment block at Renown Gardens



Existing footpath within the site

- | | | | |
|--|--------------------------------------|---|---|
|  | Application site |  | Focal point greenspace |
|  | Principal access street |  | Building frontage |
|  | Quieter shared surface street / lane |  | Strong built form frontage to Woodcroft access road |
|  | Main site entrance |  | Outline of Woodcroft Scheme |
|  | Pedestrian access points |  | Key corner / feature plot |
|  | Emergency access to Eagle Avenue |  | Consider amenity between existing + new residents |
|  | Important boundary to Primary School |  | Sun path |
|  | Existing + retained trees | | |



Site challenges and opportunities

C. Design response

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Design & layout

The Site Layout Plan is presented opposite (page 13). It has been informed by a thorough understanding of the site as set out in the original Outline Planning Application and Section B of this Statement.

The site layout follows the principles established in the Outline Application.

The residential development of 43 new homes offers a variety and mix of different dwelling types. A new street is created between Woodcroft Primary School and the new dwellings, to increase natural surveillance and public safety and security. A local greenspace for play and relaxation is incorporated centrally, as a distinctive, landscaped focal point for the scheme. Properties along the western boundary front onto the newly formed Woodcroft Farm access road. An emergency access is created in the south eastern corner of the site providing additional pedestrian and cyclist links to Eagle Avenue and the wider area.

Site layout key principle elements

1. Site access and main gateway to development with Woodcroft Lane
2. Replacement lay-by from Woodcroft Lane
3. Shared surface street
4. Emergency access linking the site to Eagle Avenue and providing a new link for pedestrians and cyclists
5. Central greenspace focal point with new tree and shrub planting, natural play and pedestrian friendly crossing point to the Primary School
6. Apartment building overlooks the central greenspace and Woodcroft Farm access road to the west
7. Footpath link to Primary School school retained with Woodcroft Farm access road
8. Woodcroft Farm access road
9. School access (gates)



Artist's impression of the central greenspace at the heart of the scheme



Use and amount

The layout shows a total of 43 new homes, all of which will be for affordable purposes. The layout comprises a range of housing forms, narrow and wide fronted in plan, that are in keeping with the local area.

The housing mix is as follows:

AFFORDABLE (100 %)	
1 bed flat	4
2 bed flat	2
2 bed house	13
3 bed house	17
4 bed house	7
Total	43

A total of 93 car parking spaces are shown. These include 6 layby spaces located towards the entrance to the site associated with the Primary School.

A central greenspace of 716m2 is located towards the centre of the site, serving as a focal point to the development and to create a locally distinctive place.



Accommodation schedule

- Application site
- 2 bed house
- 4 bed house
- 1 bed /2 bed apartment building
- 3 bed house

Scale

The layout proposes a mix of detached, semi-detached and terraced properties which reflect housing blocks that are typical across the wider local area.

As with the Outline Planning Application and Illustrative Layout, the scheme is predominantly two storeys. There are a limited number of 2.5 storey properties located in the north western and south western parts of the site. These particular properties seek to develop a strong built frontage as part of the entrance setting to the adjacent Woodcroft Farm scheme, as well as responding to level changes between the site and Woodcroft Farm access road.

The 2.5 storey properties have a 9.4m ridge height.



2.5 storey housing elevation



Building heights

- Application site
- 2.5 storey
- 2 storey



Artist's impression from the footpath
by the Primary School looking west
across the local greenspace

Appearance

As well as the overall height, massing and orientation of houses within the site, the architectural details will contribute significantly to developing a sense of place.

A range of house types provided within the scheme ensure housing choice, variety and visual interest. These include traditional narrow and wide fronted larger detached, semi-detached and terraced groups. A two storey apartment building overlooks the focal greenspace, local access road and Woodcroft Farm access road to the west.

Balconies, well integrated into the design of the building provide outdoor space for the residents of apartments. They also enliven the street scene enhancing passive surveillance of the public realm and provide an attractive architectural detail.

A restrained palette of materials will ensure visual consistency that is enhanced by material colour variation, textures, details and orientation. Properties are brick with variation in details, cladding and window treatments adding interest to the street scene. Dual aspect forms are used on key corner locations.



House types

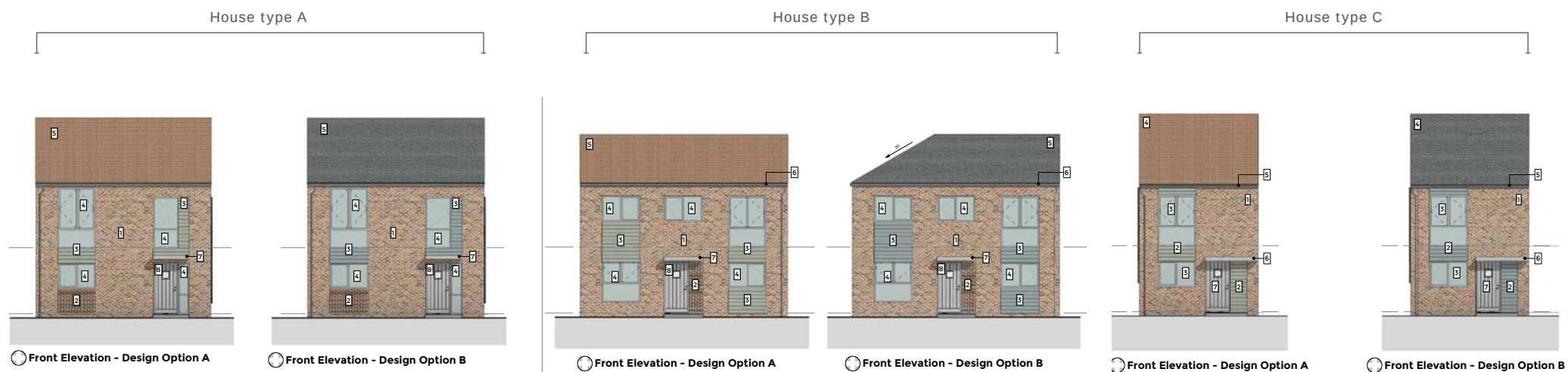
 Application site	 B - 3 bed: 96m ²	 D - 3 bed: 94m ²	 Flats - 1 bed: 58m ² 2 bed: 77m ²
 A - 4 bed: 112m ²	 C - 2 bed: 80m ²	 E - 3 bed: 102m ²	

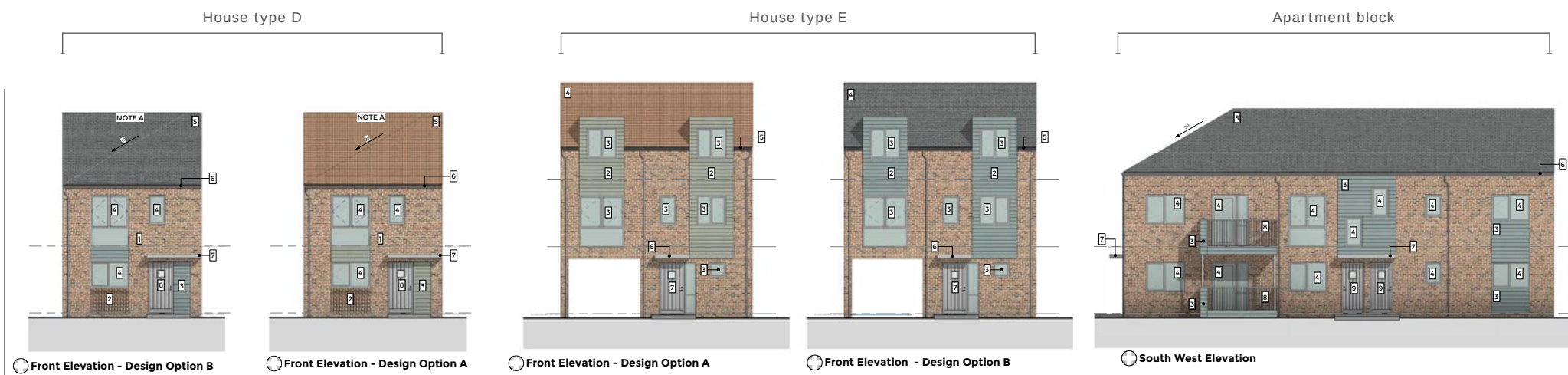
The range of house elevations that make up the street scene are shown over the following pages.

The palette comprises:

1. Facing brick - Red / Brown multi
2. Stepped brick detail - Red / Brown multi
3. Cedar weatherboarding - Grey green / Grey blue
4. Door / window system - UPVC light grey
5. Interlocking roof tiles - Red / Slate effect grey
6. Fascia / gutter - UPVC Light grey
7. Flat door canopy - Light grey

Range of house elevations (front)





Landscape

The prime objective of the design proposal for the public realm is to create an attractive, safe and welcoming residential environment whilst integrating the development within the existing landscape features and surrounding built form as far as is practical.

The majority of existing vegetation within and on the boundaries to the site will be retained. This will keep the maturity of the landscape within the development, whilst also retaining a locally distinctive character. The retention of structural vegetation around the edges of the development, particularly along the Woodcroft Lane frontage and southern boundary to Eagle Avenue will also help to continue the visual enclosure of the development. A number of trees and shrub areas, will be cleared, for example with securing safe access to the development.

Public realm

The Landscape Strategy Plan submitted with this Reserved Matters application shows the landscape framework and features in detail (Deacon Design, Drwg DD275L01 B).

The main features are as follows (referenced to the plan on page 21):

1. Front gardens to reinforce the main street character, softening the visual appearance of built form
2. Street trees will provide interest for residents, visitors and wildlife reinforcing the landscape character of the development
3. Street tree and shrub planting between parking bays will help to integrate parking into the street scene
4. Existing boundary vegetation will be retained and enhanced with infill planting to strengthen habitat corridors and screen development
5. Central local greenspace will act as a focal point, with new trees and shrub planting, a natural play area to encourage recreation and define an important place for interaction (school meeting point)
6. A communal garden area with seating will provide an amenity area for residents of the apartment building
7. Fruit tree planting and shrub planting will help to screen the grounds of the Primary School

Hard landscape

The proposed hard landscape materials palette includes:

- Blacktop to carriageway and public footpaths
- Coloured blacktop and block paving to define shared surfaces and ensure low traffic speeds
- Slab paving to private pathways

Boundary treatments

A range of boundary treatments are proposed that includes front gardens that will help to green the streets within the scheme and provide a clear definition of private and public space. Privacy strips to housing will be provided within the shared surface areas, formal hedging and metal railings to the apartment building and communal garden area and post and rail fence with wire meshing to prevent dogs escaping against the southern woodland belt.

In general, 1.8m high closeboard timber fencing will be used to the majority of rear gardens with this increased in height to those properties backing onto the Primary School Grounds (2.0m).



Landscape strategy



D. Access

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Access

Site access

Access into the site taken from Woodcroft Lane has already been approved in full through the Outline Planning permission (Dwg ref: 502728/SK1, Rev D). It is formed from an existing dropped kerb on Woodcroft Lane, designed to adoptable standards to achieve visibility splays of 2.4 x 43 metres, in accordance with national guidance (Manual for Streets).

The existing layby on Woodcroft Lane will be removed as necessary on safety grounds. There will be no overall loss of parking in the area.

Access at this location to meet the required safety standards will require the removal of some of the existing trees (on highways County Council land). The loss of trees will be mitigated by the opportunity for new tree planting within the site. The Arboricultural Method Statement submitted with the Outline Application set out an acceptable approach to construction works in order to minimise disturbance to the retained trees and root protection areas at the site's access point.

Pedestrian and cycle routes

All new properties connect to the public footway network via 2m wide footways, footpaths or shared surface areas. This enables safe and convenient access for pedestrians through the site to local facilities.

Access to the Primary School is continued via the two gates.

At the western boundary, level access to the Woodcroft Farm access road ensures continued pedestrian and cycle access from the west to the Primary School and Wecock Recreation Ground.

Emergency access

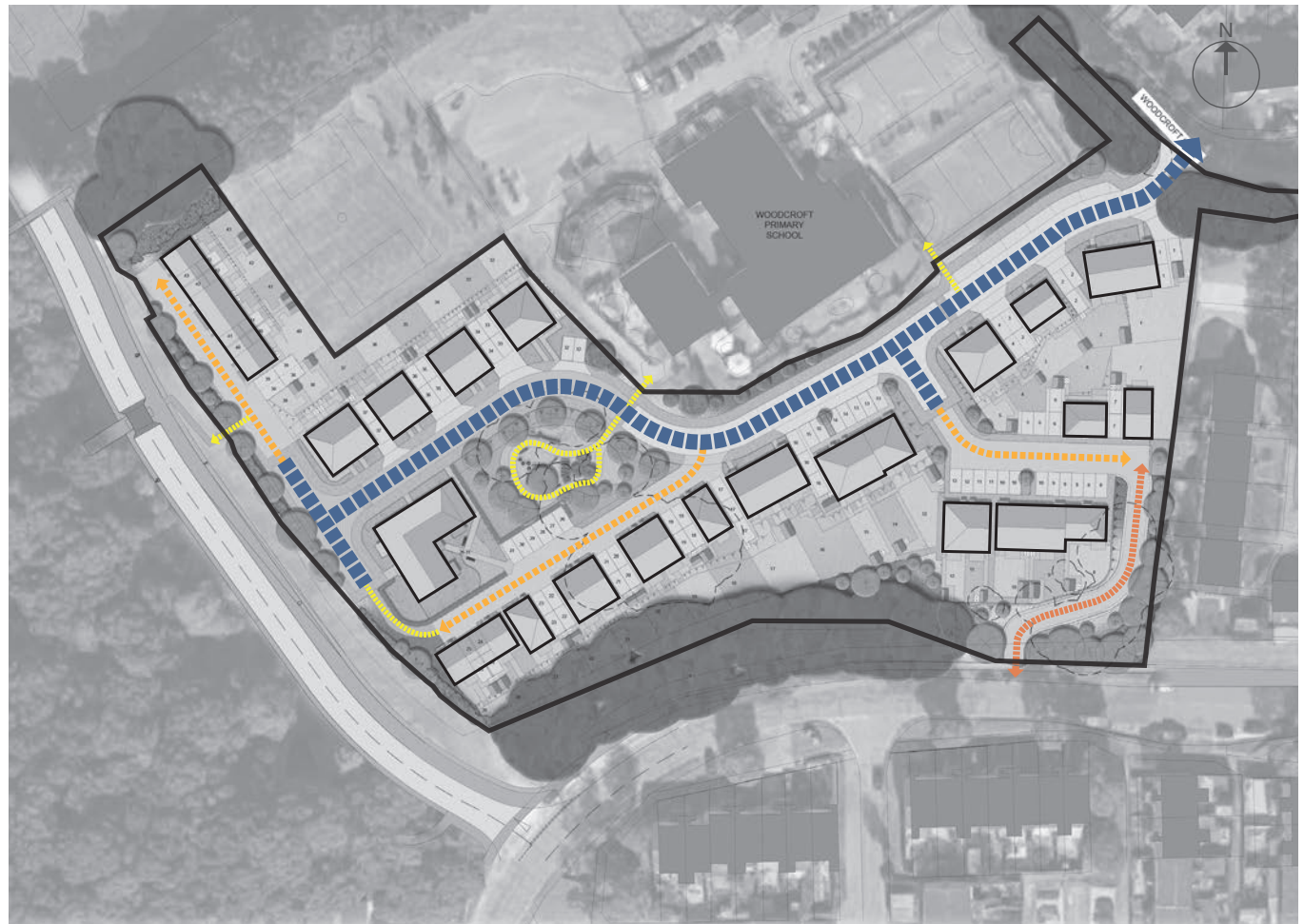
An emergency access is provided from Eagle Avenue to the site. This will also serve as an access for cyclists and pedestrians to and from the Primary School and local shops and bus stops in the wider movement network. It has been designed to accommodate the change in levels at this point (Dwg ref: 502728/SK3, Rev A (general arrangement) and see separate submitted plans for details).



View looking up Woodcroft Lane towards the site



Site frontage to Woodcroft Lane



Access hierarchy

- | | | |
|--|--|--|
|  Application site |  Shared surface / lower order route |  Emergency access |
|  Main access road + on road cycle route |  Pedestrian routes | |

Parking

Parking is provided in accordance with the Borough Council's standards. On plot hardstanding spaces are located behind the building line to ensure that cars do not dominate the street scene. A limited number of front court parking areas are spread across the scheme together with undercrofts used with the 2.5 storey properties at the western end of the site.

Secure cycle storage is to be provided in suitably sized sheds located in the rear garden of properties. The sheds, in line with the Guinness Partnership Design Guide vary in size depending on the type of property they relate to.



Parking

- Application site
- On plot hardstanding
- On plot undercroft
- Off plot front court
- Scope for replacement School layby spaces

Safety and crime prevention

Designing out crime and designing community safety has been central to the design and layout of the development. The development incorporates Secured by Design Principles. The 7 attributes of Safer Places (ODPM 2004) are as follows:

- Access & movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security
- Structure: places that are structured so that different uses do not cause conflict
- Surveillance: places where all publicly accessible spaces are overlooked
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
- Physical Protection: places that include necessary, well-designed security features
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- Management & maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

The following sets out how the scheme has been designed in order to meet the seven attributes.

Access & movement

The main access route, shared surfaces and open spaces have been designed to ensure that they are overlooked by residential properties, and provide as much natural surveillance as possible, given the setting of the existing landscape features and topography.

Structure

The creation of a new street alongside the Primary School generates a high level of active frontage and a clear definition between public and private space, with frontages designed to make the most of defensible space. The central local green benefits from natural surveillance provided by dwellings. This natural surveillance combined with good levels of pedestrian traffic will reduce the risk of crime.

Surveillance

The discouragement of wrong-doing by the presence of passers-by and eyes on the street and parked cars is ensured with good levels of overlooking of places and spaces within the site.

Ownership

A clear aspect of ownership is ensuring that places have a clear distinction between public, semi-private / communal and private space. The proposed layout includes a variety of places and spaces that have been designed to ensure that there is a clear distinction between public and private areas.

Physical protection

Each dwelling has appropriate boundary treatments. For example, rear gardens are enclosed with a 1.8m close boarded fence. For those properties backing onto the emergency access, rear property boundaries will be topped with an additional 0.2m trellis. Properties backing onto the Primary School grounds will feature a 2.0m high closeboard timber fence.

Activity

The key activity areas within the site will be along the main access route, central greenspace and pedestrian/cycle links onto the Woodcroft Farm access road and to Eagle Avenue via the emergency access route. All of these benefit from properties overlooking them.

Management & maintenance

The main access road and highway verges to it shall be adopted and publicly maintained as part of the adoption process. The shared surface areas and central greenspace will be managed privately.



E. Conclusion

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The proposed development for 43 new homes represents a high quality residential led scheme that will be 100% affordable. A range of housing types are proposed which will encourage a new community, right on the doorstep of Woodcroft Primary School.

The scheme follows the key principles established within the original Outline Planning application, with for example retaining landscape buffers along the boundaries of the site, a central greenspace at the heart of the development and the creation of an attractive and welcoming new street next to the Primary School.

The scale, height and overall detail of the houses has been considered in relation to the local context and newly formed Woodcroft Farm access road to the west.

The development retains and expands the local pedestrian and cycle network helping it integrate into the wider community.



