

Castle Avenue

Havant

DESIGN & ACCESS STATEMENT

Persimmon Homes Ltd

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Introduction

This Design and Access Statement (DAS) has been prepared by Persimmon Homes Ltd as a supporting document for the proposed residential development on land to the east of Castle Avenue, Havant with access from St George's Avenue.

Paragraph 29 of the National Planning Policy Guidance (NPPG) identifies a DAS as a 'concise report accompanying certain applications for planning permission. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision making by enabling authorities and third parties to better understand the analysis that has underpinned the design of the development proposal.'

The purpose of this document

The DAS forms one part of suite of documents submitted in support of the proposals and should be read in conjunction with the accompanying documents. The NPPG provides further guidance on what a DAS should constitute.

In Paragraph 31 of the NPPG, it is identified that a Design and Access Statement should:

- Explain the design principles and concepts that have been applied to the proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development has taken the context into account;
- Explain the approach to access; and
- Explain how relevant policies have been taken into account.

This document has been formulated to enable readers to understand each section in isolation and in some circumstances repetition may be required.

Planning application summary

The proposal is for the erection of 69 dwellings comprising 2, 3 and 4 bedroom properties with the associated access, parking, landscaping and public open space. It aims to create a sustainable community with a mix of house types and tenures commensurate with local need. Technical assessments have been commissioned and demonstrate that the site is deliverable, sustainable and will greatly assist in contributing

to the housing land requirements of the area in the current local plan period.

Technical assessments

Technical assessments have been undertaken to enable Persimmon to consider the physical environmental and technical suitability when drawing the detailed layout design and this has been prepared in collaboration with the following:

- Chapman Lily Planning Ltd: Infrastructure Delivery Statement;
- Sound Advice Acoustics Ltd: Environmental Noise Impact Assessment;
- ECOSA: Ecological Assessment;
- Wessex Archaeology: Historic Environment Desk-Based Assessment;
- Civil Engineering Practice: Flood Risk Assessment;
- Enzygo: Geo-Environmental Report;
- Barrell: Arboricultural Assessment & Method Statement
- Mode Transport Planning: Transport Assessment
- Persimmon Homes Ltd: Planning Statement

The outcomes demonstrate that the site contains no significant technical or environmental constraints and which has helped inform the proposed scheme and conclusions put forward in this document.

DOCUMENT STRUCTURE

Part 01 - Introduction

A summary of the purpose of the DAS, the development proposal and the document structure.

Part 02 - The Site

Provides information on the geographical location of the site within the regional and local context.

Part 03 - Assessment & Evaluation

An analysis of the site and surrounding context including an understanding of the constraints and opportunities.

Part 04 - Design

Provides a demonstration of design evolution from initial concept to final submission including analysis of amount, layout, scale, open space, access and movement.

Part 05 - Conclusion

Provides an overview of the merits of the development.

Site Location and Context

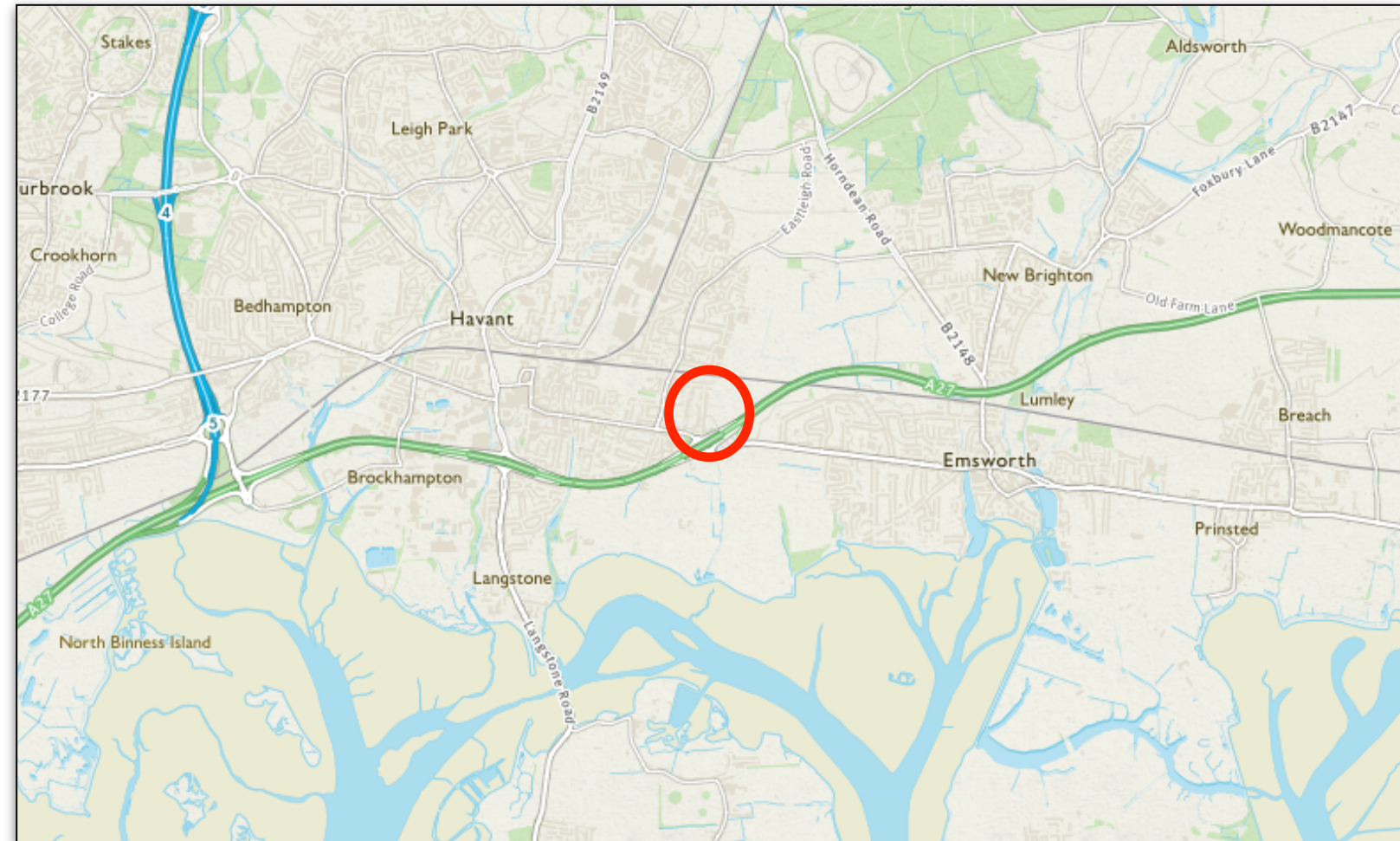
The site

The site is located adjacent to the eastern edge of the Warblington area of Havant. Beyond the southern boundary is the A27. The back gardens of properties that front Castle Avenue form the western boundary, with a low level vegetation boundary forming the eastern edge. The site sits within a gap between Havant and Emsworth, but is functionally part of a small area of countryside which is well contained by the A27 and the railway line.

The site is considered to be sustainably located in terms of services, with Warblington station and Warblington School located a short walk to the north west. There are also bus stops in close proximity to Southleigh Road (west) and Emsworth Road (south west) providing links to Havant Town Centre and beyond. The Town Centre, with range of shops and other facilities is located less than a mile to the west of the site.

The site is positioned directly to the north of a junction with the A27, which ensures it has easy access to Portsmouth to the west and Chichester to the east, as well as the M28 and A3(M) corridors. Major employment areas at Hats Farm Way and New Lane are within a mile of the site.

The location of the site is outlined in red opposite and in more detail on the following page.





Application 'red line' boundary

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Local Vernacular and Character

The aim of this assessment is to identify the vernacular of the immediate context of the site in order to inform the form, potential relationships and materials palette for any new development.

The site character and vernacular will be derived from the built form sited in the vicinity.

Context

The application site is sited at the terminus of St George's Avenue and runs parallel to Castle Avenue. The overriding character of the area is formed of relatively modern two storey housing and bungalows in a linear form. During pre-application discussions with the local authority it has been advised that the proposal need not replicate the development of the vicinity but should still have regard to the verdant character.

The site is not within or adjacent to a Conservation Area or AONB.

Recent development has occurred in the wider area (Most notably at Manor Farm and Copseys Nursery on the opposite side of the railway to the north). This area has many similar characteristics to the environs of the application site and the design response on that site is comparable to that proposed in this instance. Photographs of the site can be found on the following pages.

Building height and form

The dwellings in the vicinity comprise a variety of traditional types with the majority being two storeys in height. All of the properties are simple in form under pitched and hipped roofs.

External finish

Brick is the predominant external material but there are some plots which are in visually dominant areas that have some use of render, and examples of properties with render panels and hanging tile at first floor level.

Roof materials

All the dwellings in the vicinity have a simple and small palette of materials. The use of tiles dominates the roof scape of the surrounding development. Darker colours have generally been used and provide a visual interest through contrast with the main facing material.

Window detail

The majority of properties have windows of white or brown UPVC, commensurate with properties of this age and type.

Boundary treatments

Boundary treatments are prominent throughout the adjacent development, with a variety of walls, fences and hedging present. There is no overriding type or height.

Plot frontages and parking

Plot frontages generally have a consistent depth and are in the main laid to lawn. Parking is consistently on plot provided either to the side or in front of the dwellings.

Plot sizes

Dwelling all have generous rear gardens and in a variety of shapes and sizes.

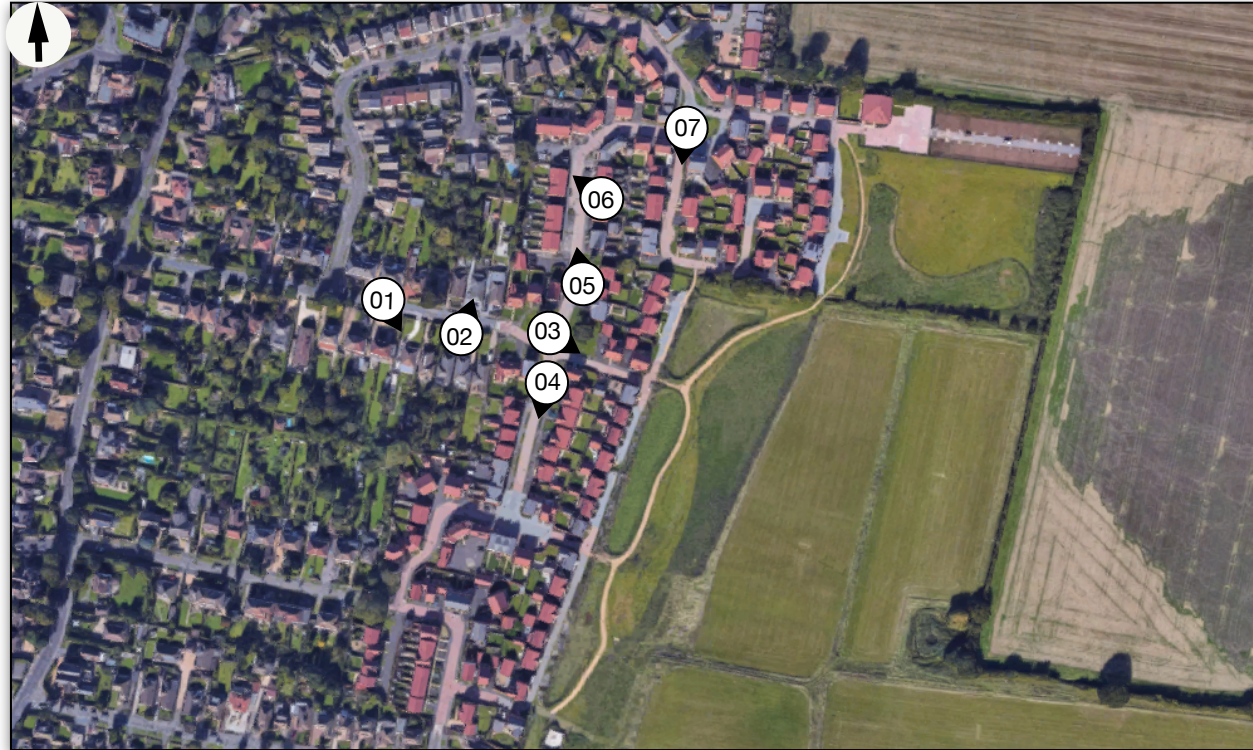
Trees

There are a number of mature trees both within the highway verges and garden areas. There are a number of protected trees within the site, located alongside the western boundary, backing onto Castle Avenue and on the junction of St George's Avenue and Castle Avenue.



02

The Site - Manor Farm and Copseys Nursery to the north of site



Constraints and opportunities

An appraisal of the surrounding land uses and site characteristics have identified a number of constraints and opportunities which will shape the proposed development. These are outlined below and illustrated on the plans on the following pages.

Site constraints

- Proximity to railway and A27
- Protected Trees
- Limited options for site access
- Requirement to provide access through site
- Need to allow for potential future A27 junction
- Pedestrian connections
- Focal points

Site opportunities

- Enhancement and provision of Public Open Space/Play Area
- Provide possible connections to adjoining land and future development
- Contribution to the housing needs of the district though the provision of both open market and affordable housing.

Site Constraints

The constraints plan on page 10 shows the physical issues that need to be taken into account when trying to find a viable layout that would be in accordance with relevant planning policies.

The site is bookended by major transport networks to the north and the south with resulting issues in respect of noise and vibration that need to be addressed both in terms of the site layout but also the design of the buildings and height and type of boundary treatment.

The site is accessed via an existing spur at the end of St George's Ave. The land beyond the site to the west is under different ownership.

The LPA advised in pre-application discussions that the southern section of the site should remain undeveloped at this stage in order for it to be used for a potential new junction from the A27. The land has also been set aside for future development (not by Persimmon Homes) in the event that the highway works are not forthcoming. This leave only one access to and from the site and precludes the provision of a vehicular access or footpath to the existing routes that exist to the south.

Design Objectives

Design Objective - 01

To provide a comprehensive mix of housing relative to local need

Design Objective - 02

To create an outstanding response to the landscape and to mitigate any harmful impacts in this sensitive location

Design Objective - 03

To provide a mix of high quality development to meet local needs

Design Objective - 04

To deliver a sustainable and locally distinctive place whilst taking into account the significant constraints of the site; and

Design Objective - 05

To encourage permeability through the site.