



DESIGN & ACCESS STATEMENT		FOR PLANNING	JOB NO. 5264
CLIENT	:	Southern Co-operative	
PROJECT	:	Housing Development at 222-224 Dunsbury Way & Adjoining Land	
LOCATION	:	222-224, Dunsbury Way & Adjoining Land, PO9 5BQ	
DATE	:	19 th October 2018	

Introduction

The following design & access statement has been prepared by PWP Architects Ltd and provides a written synopsis of the proposal for an outline planning application 222-224 Dunsbury Way and adjoining land in Havant. The site comprises of the former Dairy Crest Depot, the Southern Co-operative funeralcare shop and a connecting bungalow, all of which is under the ownership of the Southern Co-operative. The application is being made to provide a housing development on an otherwise underutilised site and seeks to provide a mix of circa 78 one and two bedroom apartments that will serve the local community and the wider area of Hampshire.

A pre-application consultation was held with Mr Lewis Oliver of Havant Borough Council in 2017 and the proposal has been developed to respond to the findings of the pre-application.

Use & Amount

As highlighted within the introduction the site comprises of the former Dairy Crest Depot, the Southern Co-operative funeralcare shop and a connecting bungalow, all of which is under the ownership of the Southern Co-operative. However, only the funeralcare and bungalow are the only elements of the site that are currently in use.

The combined sites create a 0.5 hectare site, however, only 0.025 hectares of the site is currently usable building space, which equates to 5% of the site currently being used. This highlights that the site is hugely underutilised given its location and the proposed development seeks to provide a positive solution to this problem.

The proposal is for the construction of residential development of circa 78 apartments over five levels comprising of a mix of 1 & 2 bedroom apartments. It is proposed that the entire site will be utilised, however, only 30% of the site will be utilised for the construction of the residential units and the remaining 70% of the site will be utilised for parking and landscaping. The proposed development site has been restricted to the existing concrete base that is present on the site ensuring protection to the trees located to the south of the site can be maintained.

The building itself is seeking to provide much needed additional housing stock for the local area in a sustainable location for its residents.

Layout & Access

The layout of the proposed development has been carefully designed to provide an identifiable street presence to both Dunsbury Way and Fulflood Road. The design layout of the building has been developed in an L-shaped form which seeks to utilise the site efficiently to provide the optimum number of apartments required whilst ensuring that there is sufficient parking for the proposal to be viable. The layout is similar in layout to the development located on the corner Bramdean Drive and Dunsbury Way.

As you can see from the proposed layout the design has been located 12 metres back from the public highway of Dunsbury Way to ensure the existing building line of the properties to the south is maintained and the open streetscape can be retained. Through designing the layout of the building it was important to preserve the trees located along the southern boundary and furthermore mitigate disruption to the tree root zones of these trees. Therefore, the building was developed to run along the boundaries of Dunsbury Way and Fulflood Road whilst maintaining a suitable distance between the pavement and building for aspects of security. To the south ample distance between the public footpath that runs on the other side of the watercourse and the proposed building has been maintained. Furthermore, the trees along this boundary provide significant coverage to and from the proposal.

The current vehicular access to the site (the funeralcare shop & bungalow) is directly off Dunsbury Way which means vehicles have to exit and enter a busy highway. Traffic calming measures in the past have been put in place but as part of the design proposal we are seeking to relocate the access the site through utilising part of an existing entrance from the quieter Fulflood Road. In previous years the Dairy Crest site had access from Fulflood Road and this access point will be slightly relocated to become the main vehicular site entrance for the proposed development. This should allow for traffic flow along Dunsbury Way to be undisturbed as part of the development and also provide safer passage for vehicle users to and from the site.

The proposed car park will provide 78 parking spaces and a transport assessment has been submitted with the application. The main access to the building will be from the car park side of the building and will be located centrally between the two wings that front Fulflood Road & Dunsbury Way. An alternative access from Dunsbury Way will be provided and both access areas and will be secured through the use of keys or keypads. Providing parking to the rear of the site encourages the notion of defensible space through the natural levels of surveillance that will be provided from residents.

The layout of the building ensures all areas of the building can be accessed off two main corridors. At ground floor level secure cycle storage has been provided and these have been located on the car park side of the proposal to ensure security is again maximised. The refuse storage area of the building will be located along Fulflood Road at ground floor level and will be accessible from the roadside to ensure that traffic along Dunsbury Way is not disturbed by refuse collections.

The apartments have been positioned to ensure that views from the building can be maximised where possible and that all apartments are easily accessible. As you can see from the site location and block plan the closest residential developments to the site are located to the south and south-west of the site. However, the properties to the south are located over 20 metres from the proposed development and are largely hidden by the buffer of mature trees that run along the watercourse, and the residential development to the south-west is located over 30 metres away

ensuring issues of overlooking are mitigated. These distances fall in alignment with the minimum standards outlined within the Havant Borough Council Borough Design Guide - Supplementary Planning Document December 2011.

Scale

The proposed development comprises of circa 78 apartments over 5 floors. The vast majority of the apartments will be based over the first four levels of the proposal, with 15 apartments at ground level and another 20 apartments at first, second and third floor level. At the fourth floor level it is proposed that there will be only 7 apartments and the structure will step back from elevations fronting Dunsbury Way and Fulflood Road.

Through reducing the number of apartments at fourth floor level and furthermore stepping the building back from the elevations fronting Dunsbury Way and Fulflood Road it significantly reduces the overall impact of the building at this level. Furthermore, it is proposed that the facing material at fourth floor level will be lighter in tone to ensure that it is seen to be subservient to the lower levels.

The scale of the development is consistent with other developments with the local area and provides a significant number of new residential units. However, through reducing the number of apartments at the fourth floor level it ensures that the overall scale of the building is significantly reduced when viewed from both Dunsbury Way & Fulflood Road. Each of the apartments exceed the standards set out within the technical housing standards but have been designed within the site boundaries in an efficient layout to maximise both residential units and parking numbers.

Appearance

The proposed development has been designed with an undulating façade which provides balconies and terraces to the apartments. The façade wraps itself around the building to not only provide private amenity space but moreover break up the overall mass of the building. Due to the design layout of the building it was important to consider the extent of massing along both Dunsbury Way and Fulflood Road to ensure that the visual appearance of the building did not provide an overbearing effect to these street frontages.

Furthermore the stepped nature of the elevations and proposed balconies and terraces provide a depth which is missing from residential developments in the local area. The materials used within the proposed development are traditional building materials but provide a contrast to one another to further break up the mass of the elevation.

Over the first four floors the building retains the same footprint and same materials, however, as highlighted above the fourth floor level is stepped away from the elevations fronting Dunsbury Way and Fulflood Road and uses a different facing material to again break up the overall mass of the building.

Landscaping & Parking

As part of the proposed scheme the overall footprint of the building equates to around 30% of the total site area with the remaining area being retained for landscaping and parking. As highlighted within this document the parking will be located to the rear of the site and will provide 78 car

parking spaces.

The main areas for landscaping will be along the street frontages of Dunsbury Way and Fulflood Road. This has been purposely designed to not only provide a garden aspect in front of the property but also to allow for an area of defensible space in front of the ground floor apartments. To the elevation fronting Dunsbury Way the area of landscaping between the pavement and building is a minimum of 5 metres deep which will provide areas of planting in front of the building and green spaces for the residents to sit and enjoy.

To the elevation fronting Fulflood Road the area of landscaping in front of the building has a minimum depth of 1.7 metres. Therefore, this area will largely be retained for planting in front of the building.

Conclusion

The proposal is to redevelop an underutilised site located within a sustainable location, providing much needed residential units to the local community and the wider area of Hampshire. The design and layout of the proposal have been carefully considered to not only provide suitable and secure access to and from the site and building, but also provide a building that is an attractive addition to the area.

The scale of the proposal has been refined following the pre-application advice provided by Havant Borough Council and the overall mass of the building has been broken up to ensure that the development does not have an overbearing effect upon the street scenes of Dunsbury Way and Fulflood Road or the neighbouring properties.

Overall we believe the scheme will have a positive effect upon the area whilst maintaining the open streetscape of Dunsbury Way.