

Residential Development

**42 Lombardy Rise
Waterlooville
Hampshire**

Planning Application Design & Access Statement

August 2018

Our ref: 17-219

For Boulevard Property Holdings Ltd



A R C H I T E C T S



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ARCHITECTS

01 | INTRODUCTION

EXECUTIVE SUMMARY

MH Architects Ltd have been commissioned by Boulevard Property Holdings Ltd to prepare and submit a Planning Application for a scheme at 42 Lombardy Rise, Waterlooville, PO7 8EB, Hampshire.

Following a feasibility study process a new 2 storey, 2 bed dwelling to the north of existing dwelling at 42 Lombardy Rise forms the basis of the planning application.

The application site is approximately 0.012 hectares in size and is currently used as a garden for no.42 Lombardy Rise. The site can be accessed by pedestrians and vehicles off Lombardy Rise and additional pedestrian accesses to the rear of the application site.

The scheme proposes the development of :

- 1no. 2 bed 3 person dwelling
- Associated landscaping and external works

The design team at MHA has carefully considered the scheme with regards to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed.

Additional studies have been commissioned to accompany this application including:

- Parking Survey
- Topographical Survey
- Measured Building survey

The proposal is for a residential scheme which creates green space, as a private garden to the rear and front of the proposed property. The dwelling and associated external works will be suitably designed to relate to the site setting.

The progression, evolution and final design of the scheme is based on a careful analysis and thorough knowledge of the application site and surrounding context. This involved continual liaison with the client, and a variety of consultants.



01 | North aerial view of the site (courtesy of Google Earth)



02 | South aerial view of the site (courtesy of Google Earth)

KEY PROJECT INFORMATION

KEY PROJECT INFORMATION

Applicant: Boulevard Property Holdings Ltd

Architect: MH Architects

Site Address: 42 Lombardy Rise,
Waterlooville, Hampshire
PO7 8EB

Site Area: 0.012 ha.

PROJECT TEAM

Applicant: Boulevard Property Holdings Ltd

Architect: MH Architects

Highways Consultant: RGP Transport Planning and
Infrastructure Design Consultants

Topographical Survey: 3d Services (South East) Ltd
J.Brotherton / Partners
Encompass survey Ltd

02 | CONTEXT

This statement has been prepared by MH Architects on behalf of Boulevard Properties Ltd, in support of a Detailed Planning Application for land at 42 Lombardy Rise, Waterlooville Hampshire.

The scheme seeks to create an additional dwelling to the land which fit in well with the existing context and location. It is the purpose of this statement to demonstrate how this has been achieved.

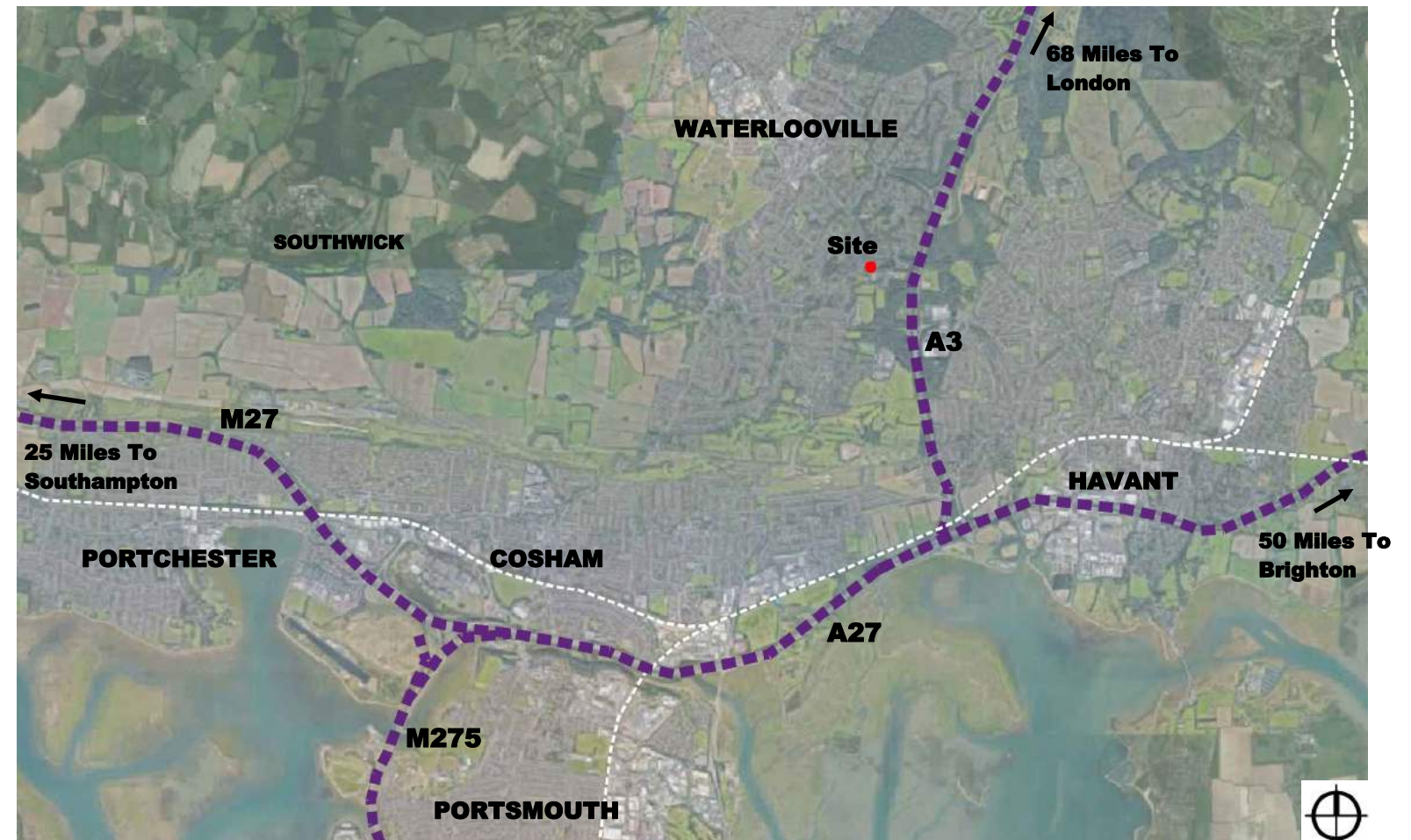
The local area is characterised by a mix of housing, shops and schools. It is in close proximity, to the A3, a dual carriageway which runs north/south connecting Waterlooville with main cities in the area. (as shown in image 03 and 04).

Supermarkets and shops are found along Stakes Hill Road and within very close proximity, as are medical centres, surgeries, schools as Oaklands Catholic School, or St Peter's Catholic Primary School. (as shown in image 06).

Havant train station is found 3,2 miles to the South-East and there are regular buses along Stakes Hill Road linking the site to local shopping and entertainments centres, hospitals and to the wider context. The site is clearly therefore well connected to amenities and transport within and out of the city.

The site is bordered to the east, south and west by residential development. To the north there are a number of mature trees on site. These provide a planting buffer from Frendstaple Road a main road at the northern of the land. The site therefore has a residential context. The mature valued trees will be safeguarded and retained as part of the proposal.

SITE LOCATION



03 | Waterlooville in context (courtesy of Google Earth)



04 | Site at Waterlooville in context



05 | Location plan in context (courtesy of Google Earth)

SURROUNDING CONTEXT

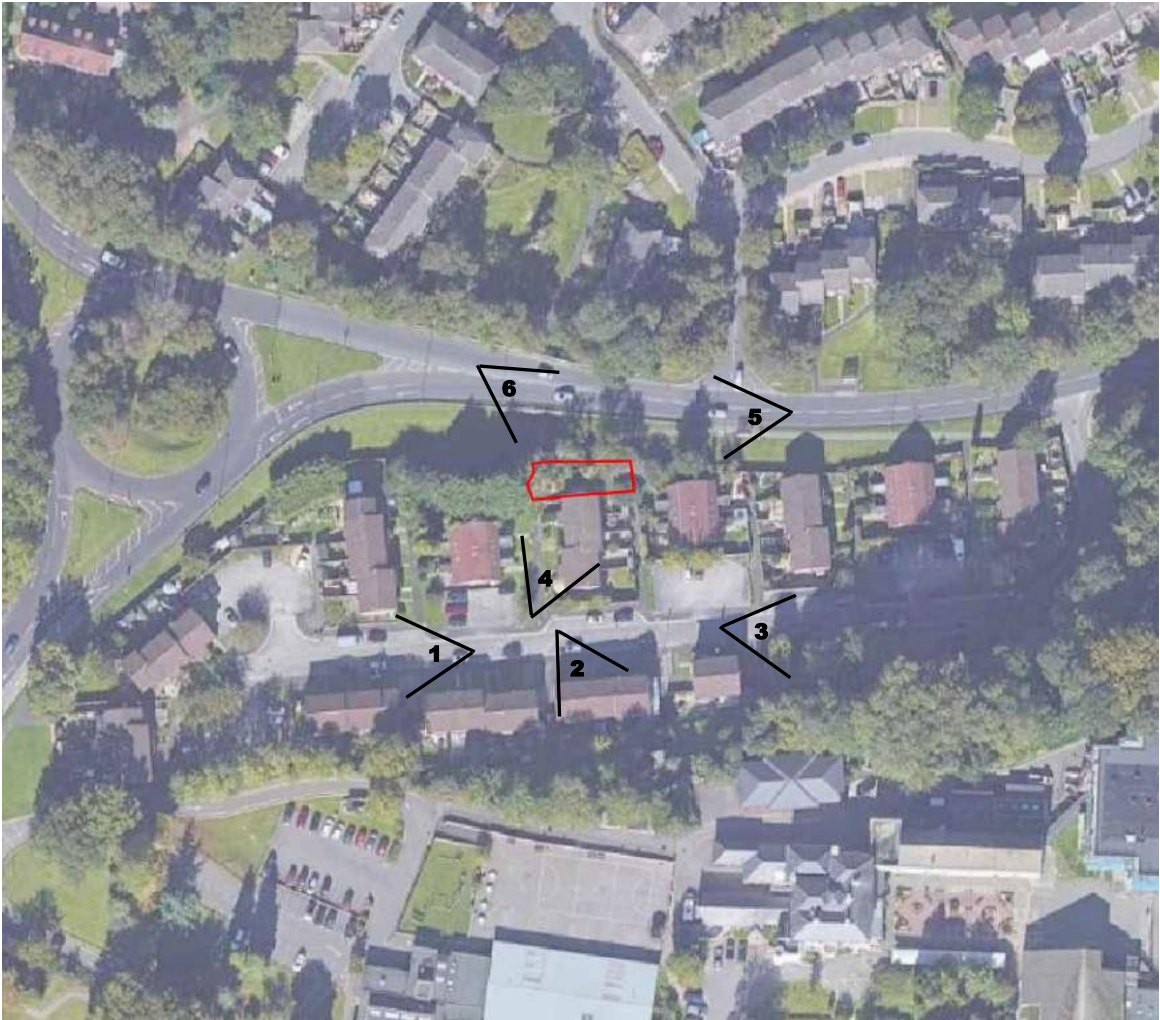


06| Site Surrounding context in relation to amenities (image courtesy of Google Earth)

SURROUNDING CONTEXT



07| Photographs no.1 to 6 of site's surrounding



03 | SITE ASSESSMENT

Flood Zone Study

The site is not within a flood zone which has been identified as being at risk of flooding as demonstrated by the EA flood map. The Map is attached in **Appendix 1**.

Radon Zone Study

The site has low levels of radon. There is not risk of any radioactive elements around the site proximities. As shown on radon study map attached in **Appendix 2**.

After studying the site and the surrounding we create a study with all the opportunities and constrains of the site. As we can see on the next page in image no.11.



09 | Location Plan showing views in relation to site



1



2



3



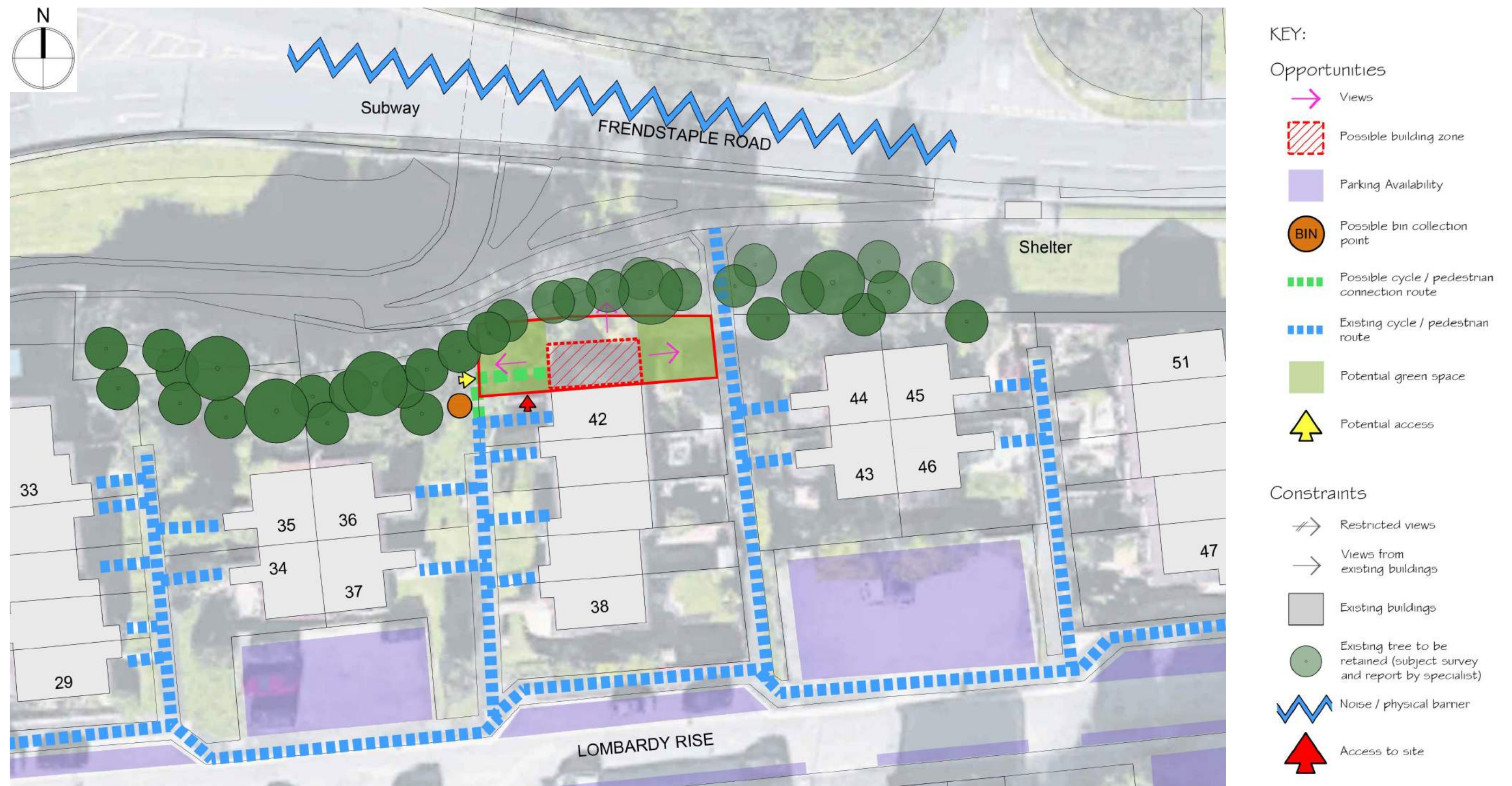
4



5

10 | Photographs 1 of existing site Photographs 2-4 from site's rear garden

SITE ASSESSMENT



UTILITIES

Utilities searches have been undertaken, including Southern Gas Network (SGN) , British Telecommunications (BT), Southern Water sewer, Portsmouth Water , Scottish and Southern Electricity Networks and Virgin Media. The results of the studies are contained in **Appendices no.4 to 10.**

An existing fresh water main crosses the site and may require diversion as part of the scheme.

RELEVANT PLANNING POLICIES

The local policies relevant to the scheme are contained within the adopted Havant Borough Core Strategy and the Havant Borough Local Plan (Allocations). There are also some supplementary planning documents that are relevant to this proposal.

Sections of the National Planning Policy Framework (NPPF) 2012 and the National Planning Policy Guidance (NPPG) should also be considered in respect of the application.

Havant Borough Local Plan (Allocations) - July 2014

- Policy AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

Havant Borough Core Strategy - March 2011

- Policy CS9 Housing
- Policy CS14 Efficient use of Resources
- Policy CS16 High Quality Design
- Policy CS17 Concentration and Distribution of development within the urban areas
- Policy DM13 Car and Cycle Parking on Residential Developments

Policy CS9 sets out criteria that ensures developments contribute to the housing land supply and mix. If proposals accord with any of these criteria planning permission will be granted.

Policy CS14 ensures that developments provide adequate space for waste management infrastructure as well as being built as sustainably.

Policy CS16 states that planning permission will be granted for development that is designed to a high standard. It sets out criteria that developments must accord with. These include designing development so that it respects local context as well as creating a positive relationship between buildings, streets and spaces.

Policy CS17 ensures that land in the borough is being used in an effective way. This policy states that development should be concentrated in the five urban areas of the borough. It also states that the Council prioritises development on previously developed land, including redundant, derelict or underused land within the urban area.

Policy DM13 states that car parking and cycle standards should accord with the standards set out in the parking and cycle provision supplementary planning document.

RELEVANT PLANNING POLICIES

Material Considerations:

The following material considerations are considered to be relevant to this case:

- The National Planning Policy Framework (March 2012);
- The National Planning Policy Guidance (March 2014);

National Planning Policy Framework, March 2012 (NPPF)

The NPPF sets out the Government’s planning policies for England and how these should be applied.

Paragraph 6 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 14 establishes the presumption in favour of sustainable development. Proposals that accord with the development plan are to be approved without delay.

Paragraph 47 states that LPA’s should significantly boost their supply of housing.

Paragraph 50 of the NPPF states that it is important to deliver a wide choice of high quality, well designed, homes. The 1st bullet point of paragraph 50 goes on to state that local authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Paragraph 56 of the NPPF states that the Government attaches great importance to good design. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 of the NPPF states that decisions should aim to ensure that developments respond to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. They should be visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 of the NPPF states that the Local Planning Authority should not attempt to impose architectural styles or particular tastes or stifle innovation or originality to conform to certain development forms or styles.

Paragraph 109 outlines that Planning decisions should seek to protect and enhance valued landscapes, minimise impacts on bio-diversity (plants and animals) and incorporate new opportunities for biodiversity, having regard to mitigation and compensation measures. This proposal effectively uses previously developed land as encouraged at paragraph 111 of the NPPF.

Paragraph 111 of the NPPF states that planning decisions should encourage the effective use of land by re-using land that has been previously developed.

The National Planning Policy Guidance, March 2014 (NPPG)

The National Planning Policy Guidance (NPPG) was published in March 2014. It seeks to condense previous Government guidance, make it more accessible and more useful to everyone using the planning system. It Provides guidance on how the NPPF should be interpreted.

The proposal adheres to all the material considerations that are set out above.

The proposed residential development in this location is acceptable in principle in accordance with both NPPF, NPPG and AL2 of the adopted local plan (Allocations).

04 | DESIGN PROPOSAL

DESIGN PRECEDENTS

The area around the site is characterised by a mix of contemporary architecture. The design team have paid careful and extensive attention to this aspect of the design in order to present a scheme which embodies the local context.

Looking at the immediate locality, there are a variety of styles and combinations of material, much of which can be and would have been sourced locally to the area. These include;

- Multi red/brown bricks
- Plain brick and brown concrete tiles roofing
- Single glazed brown framed windows
- Render finishes
- Vertical tile hanging

Window and door openings are wholly residential in scale, in that they define a purpose—to provide adequate levels of light and access to a property.

The photographs and images on this page highlight some examples identified as relevant and influential to the design success of the scheme.

It is evident that this specific area of WaterlooVille is formed of a variety of contemporary building types and forms, and that this architectural variety helps with the economic progression of the town.



12 | Local precedent imagery Photos 1 to 6

LAYOUT & PARKING

The proposed site layout has been influenced by the position of the established surrounding property to preserve the character of the site and its contribution within the street scene. The proposal follows the existing linear pattern of development, informed by running as a continuation of 42 Lombardy Rise.

The proposed development would involve the erection of a new 2 storey 2 bed house to the north of an existing dwelling at 42 Lombardy Rise.

The new dwelling will provide green space to the front. The layout also adds to minimise overlooking of neighbouring gardens and properties.

The accompanying plans and layouts demonstrate compliance with space standards, parking requirements, and refuse collection.

Space Standards

The layouts, which demonstrate 1no 2 bedroom dwelling, achieve the minimum area required under Nationally Described Space Standards, in that the 2 bedroom 3 person dwelling is a minimum of 70sqm.

Parking

It is proposed that car parking associated with the development would take place on the local road network. Car parking standards for development within Havant set out in the Havant Borough Council's (HBC) document; "Parking – Supplementary Planning Document". The standards require 2 spaces for 2-bedroom units.

In order to assess the existing on-street parking demand in the vicinity of the site, a parking report, which accompanies this submission summarises the finding of the parking survey and concludes that there is a sufficient capacity to accommodate the new dwelling. The result of the appendix are attached in **Appendix 3**.

Refuse collection

The current arrangement is to be retained whereby refuse is brought to the edge of the highway on collection day. This complies with current standards regarding distance for bin collection.



SCHEDULE OF ACCOMMODATION

The proposed dwelling has a gross internal area of 71.07 sqm.

The proposed development would involve the erection of a single 2 bed house with no onsite car parking spaces. It is proposed that car parking associated with the proposed development would take place on the local road network.

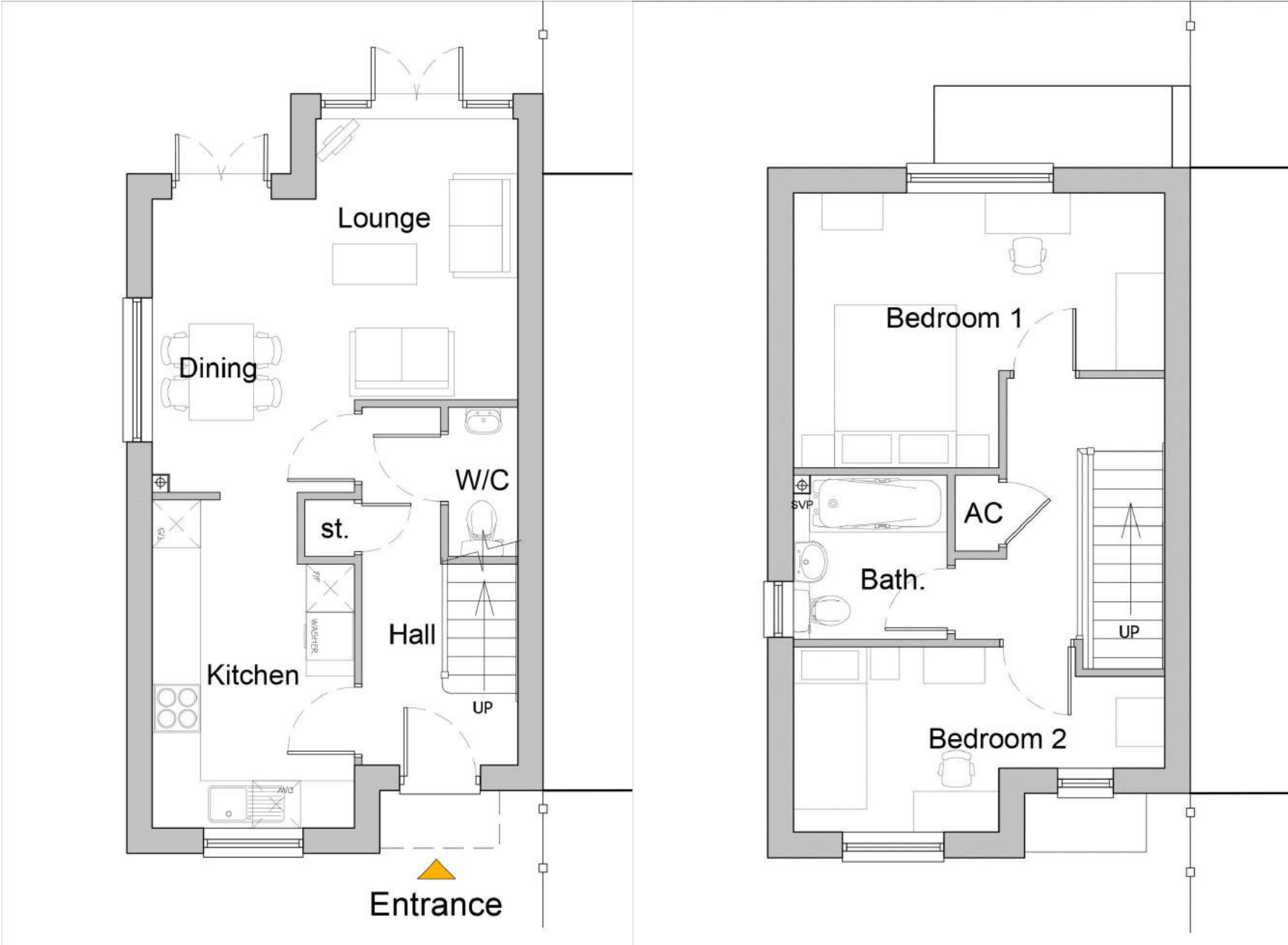
The proposed scheme is to a scale that is in keeping and respectful of the adjacent properties of Lombardy Rise.

The proposed new dwelling will be accessed from Lombardy Rise. The car parking associated with the proposed development would take place on the existing on street parking in order to achieve 2 spaces.

The dwelling is provided with a rear garden. A cycle store and bin store will be also provided for the new dwelling.

The level of accommodation is deemed appropriate for the location and will complement the established residential community.

Accommodation	No	Area
2 bedroom 3 person house	1	71.07sqm



14| Proposed Ground and First Floor Plans

SCALE & APPEARANCE

The scale of the proposed dwelling has been appropriately designed to create a unit which takes into account the constraints on the site views into neighbouring properties.

The form, style size and materiality of the new development is sensitive and in keeping with the neighbouring building.

The new roof will be a continuation of the existing terrace to create a single combined building which benefits the appearance of the entire volume.

The visual appearance on the façade will follow as well the dwelling on plot 42, whereby windows, doors will closely match in height and size. The existing terrace is accessed by a footpath that runs to the west of the houses. The new house will be using the mentioned footpath as an extension of the existing public path.

The existing property located at no.42 is constructed with red brick and concrete tiles. The design team have chosen a palette of materials which replicate the colours and textures of the village and along Lombardy Rise.

These will include white framed casement windows; roof pitch will match with the existing building next to the site. The walls facing will use the similar red face brick with red stock brick to detailing and windows.

The images represented on this page provide an indication of the materials and textures proposed, and how they work well together to give some connection between plots.

Proposed materials include;

- Red brick
- Concrete red roof tiles
- White casement windows
- Black upvc rainwater goods



15| Proposed Front and Rear Elevations



16| Proposed materials

05 | LANDSCAPE STATEMENT

The external landscaping has been designed as easily maintainable and easily accessible for all users.

Hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife.

Private Landscaping

The resident will have access to a private garden. New timber fencing will form the boundaries of the private garden. Residents will have use of hard landscaped terrace near the rear door. The garden will be designed to be easily maintainable. A small front garden with some soft landscaping and planting will provide a natural set back from the walk-ways and provide the residents with privacy.

Public Landscaping

The existing site access has been placed to minimise the amount of hard landscaping required.

Careful consideration has been paid to orientation and siting of the proposed building ensuring a sympathetic imprint on the surrounding and ensuring that new landscape enhances the local context.



06 | APPLICATION SUBMISSION

The proposed new dwelling improves the locality and the context of the area. The proposal accords with national, regional and local planning policies.

The new property will be to a high quality design and will contribute to the area but also benefit from an established and thriving location.

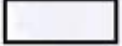
The design team hope that the Local Authority and its members agree with the principles set out in this statement, and look favourably and supportively at the application.

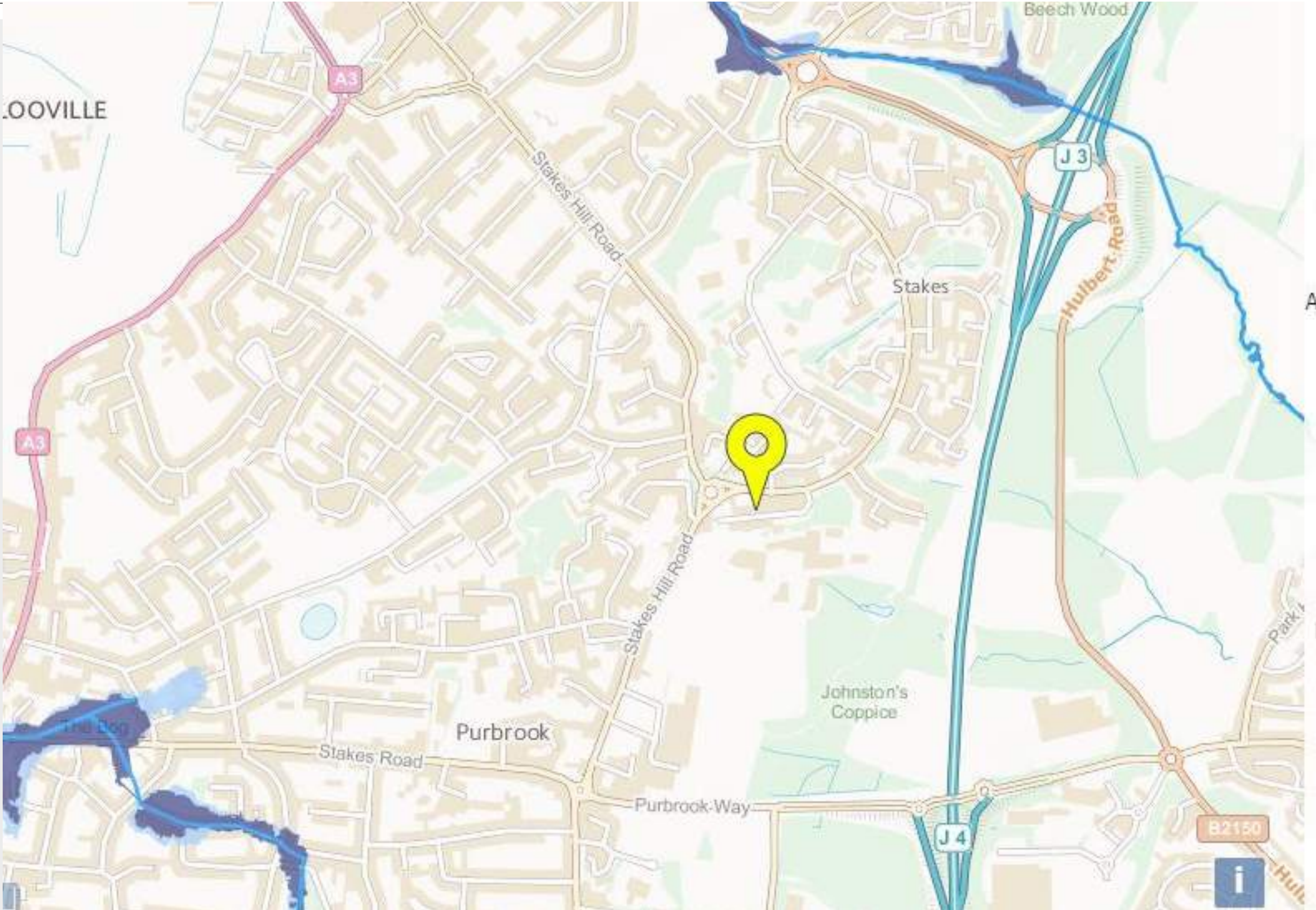
07 | APPENDICES



APPENDIX 1

EA FLOOD MAP

-  Selected location
-  Flood zone 3
-  Areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage

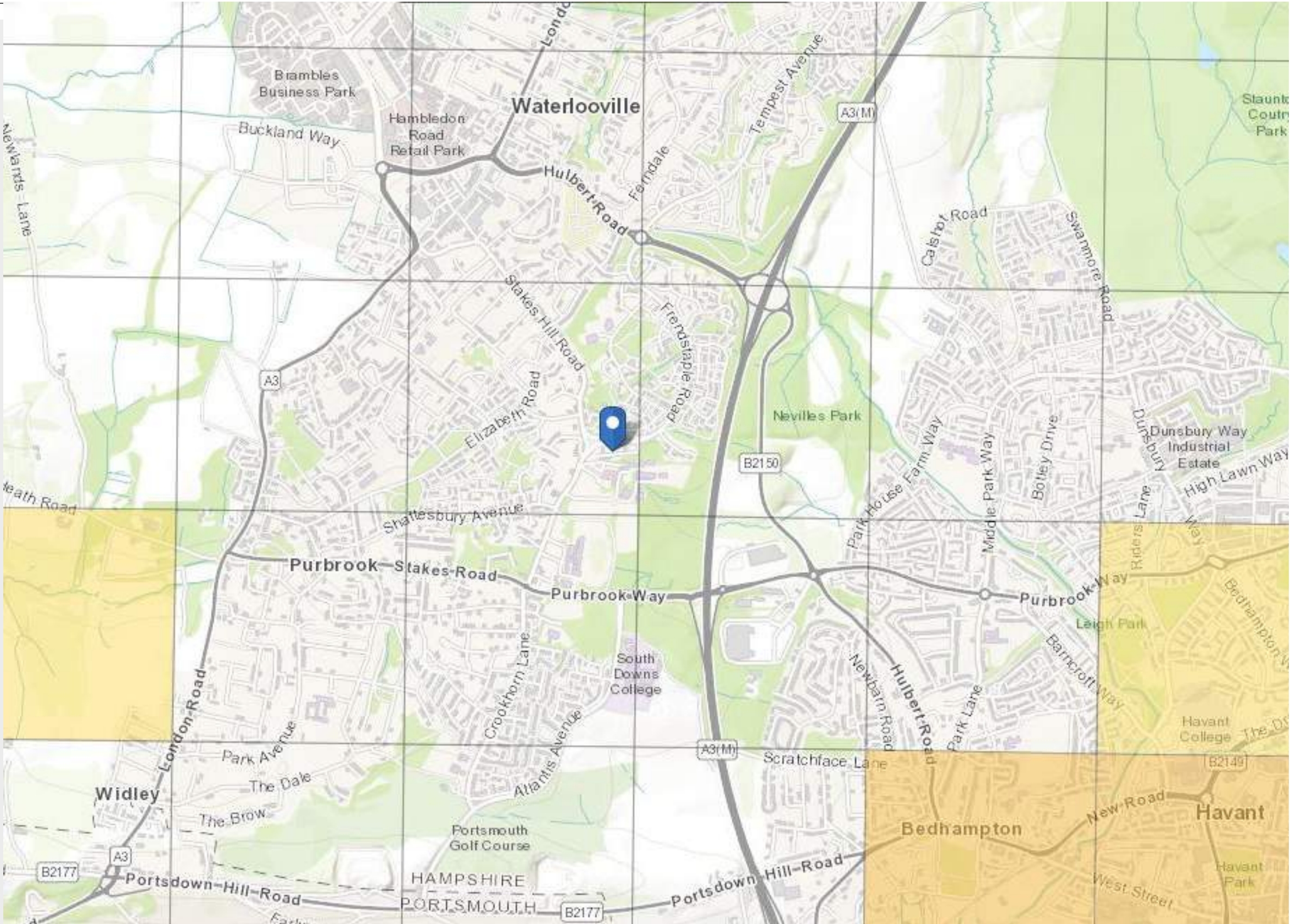


APPENDIX 2

RADON MAP

Maximum radon potential

- Less than 1 %
- 1 - 3 %
- 3 - 5 %
- 5 - 10 %
- 10 - 30 %
- Greater than 30 %



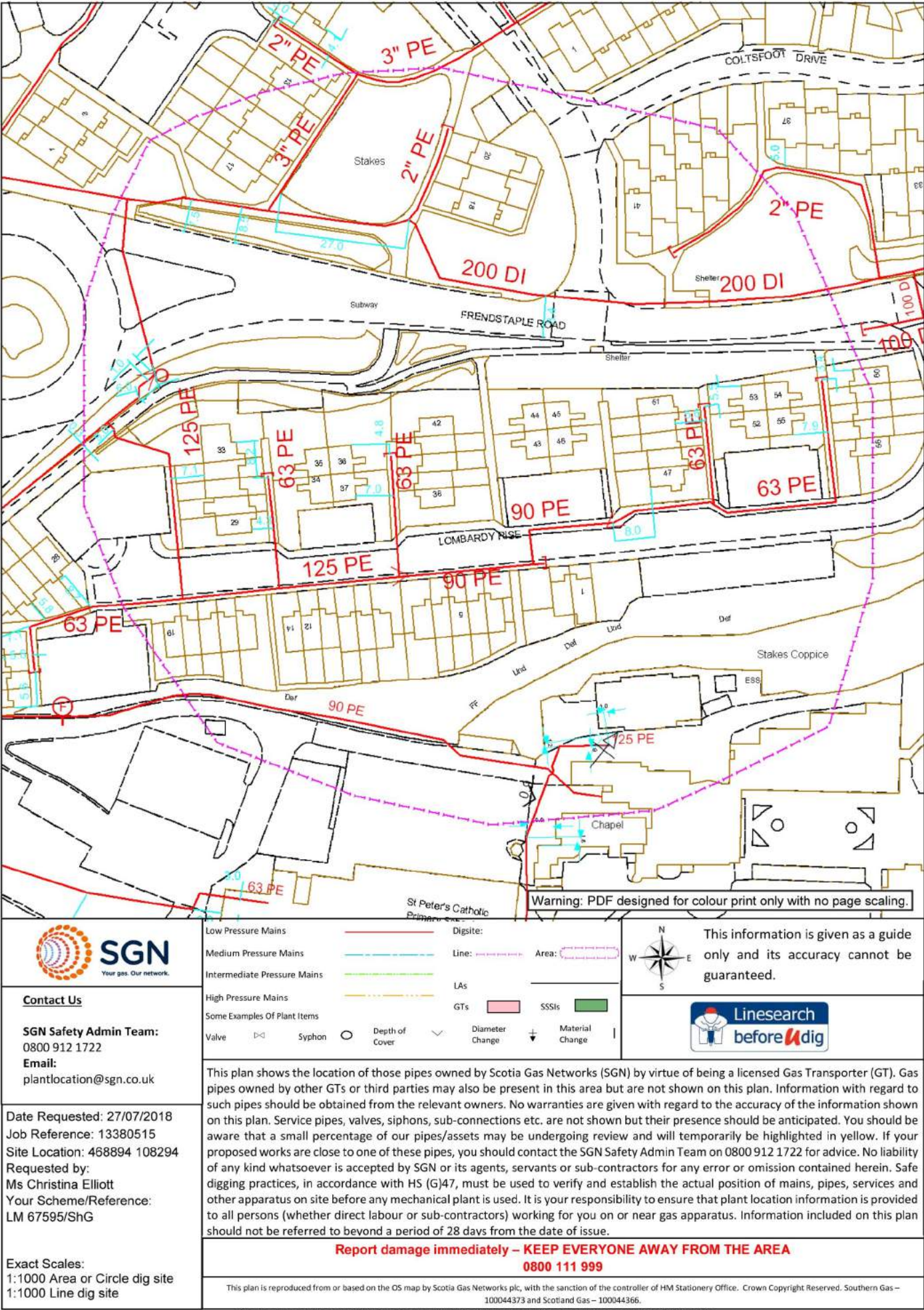
Lombardsy Road, Waterlooville
Wednesday 25 and Thursday 26 April 2018



- Double Yellow (No Parking)
- Available street parking (Unrestricted)
- Dropped Kerb (No Parking)
- Marked Bays
- Residential Parking (Restricted)
- Extra Parking (Unrestricted)
- Site Location

APPENDIX 4

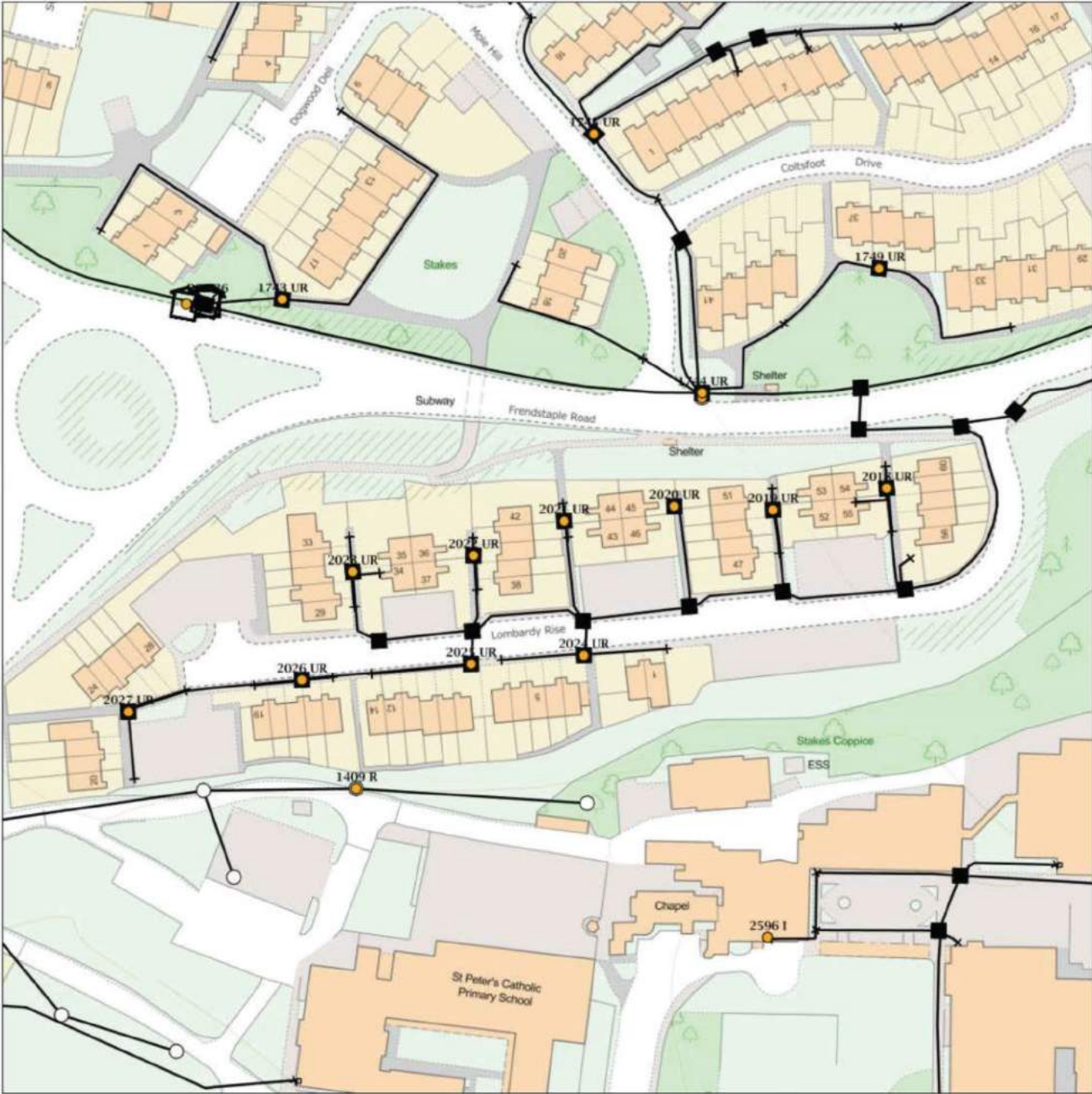
SOUTHERN GAS NETWORK



APPENDIX 5

BRITISH TELECOMMUNICATIONS

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Duct		Manhole	
Building		Planned Manhole	
Kiosk		Cabinet	
Hatchings		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of creation

BT Ref : HH101389Y
Map Reference : (centre) SU6889308291
Easting/Northing : (centre) 468893,108291
Issued : 01/08/2018 13:39:05

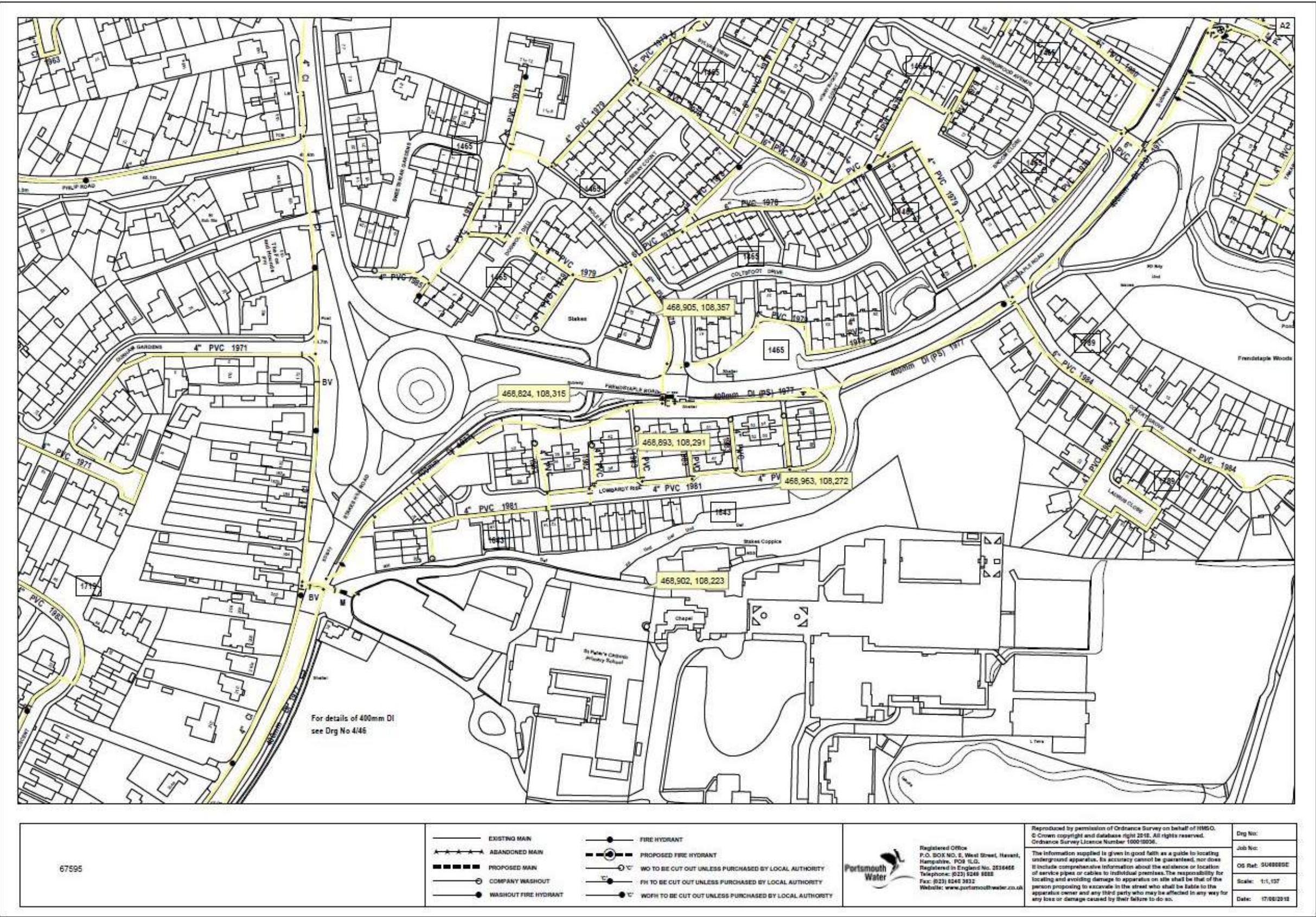
WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

SOUTHERN WATER

100120

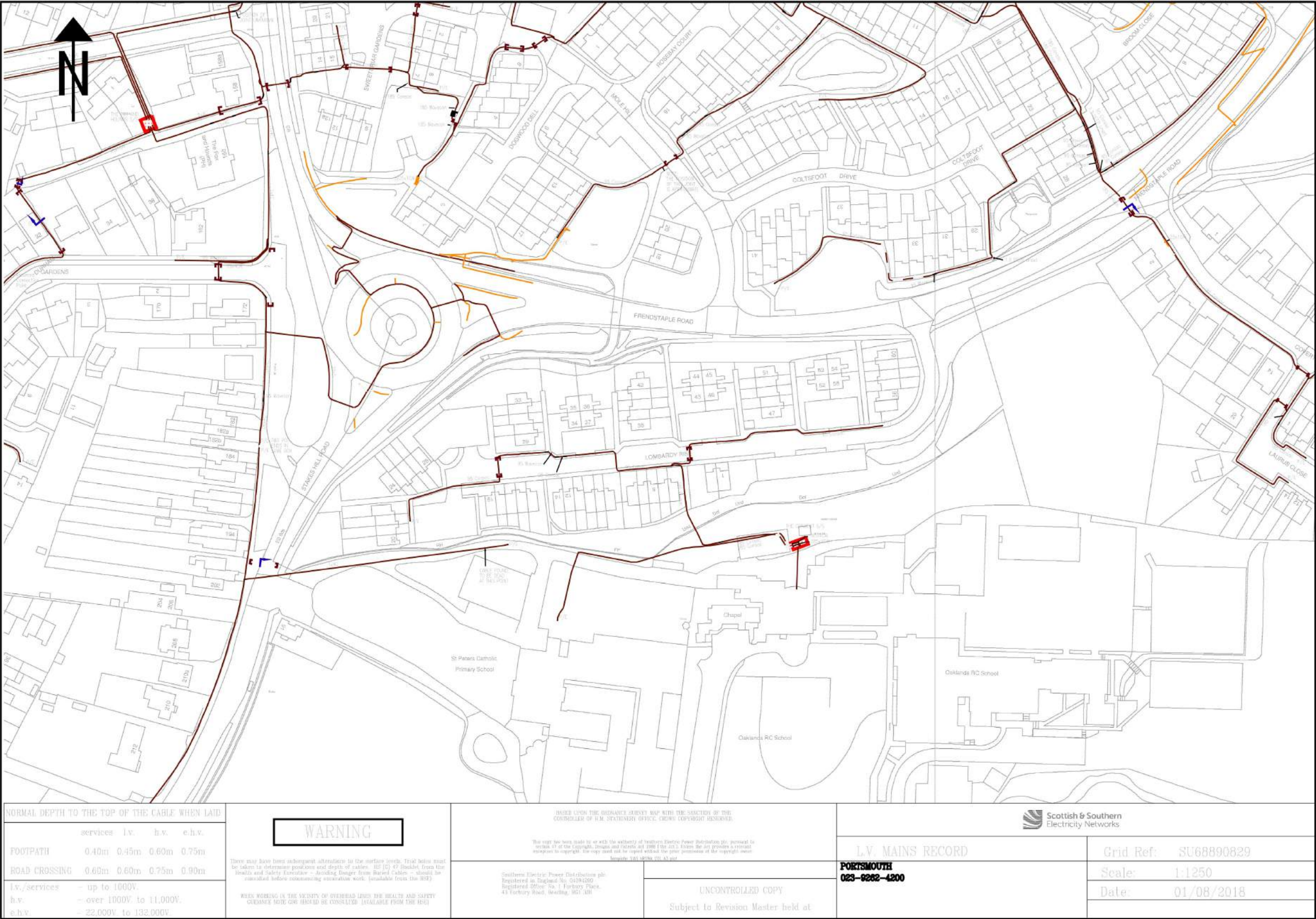
APPENDIX 7

PORTSMOUTH WATER



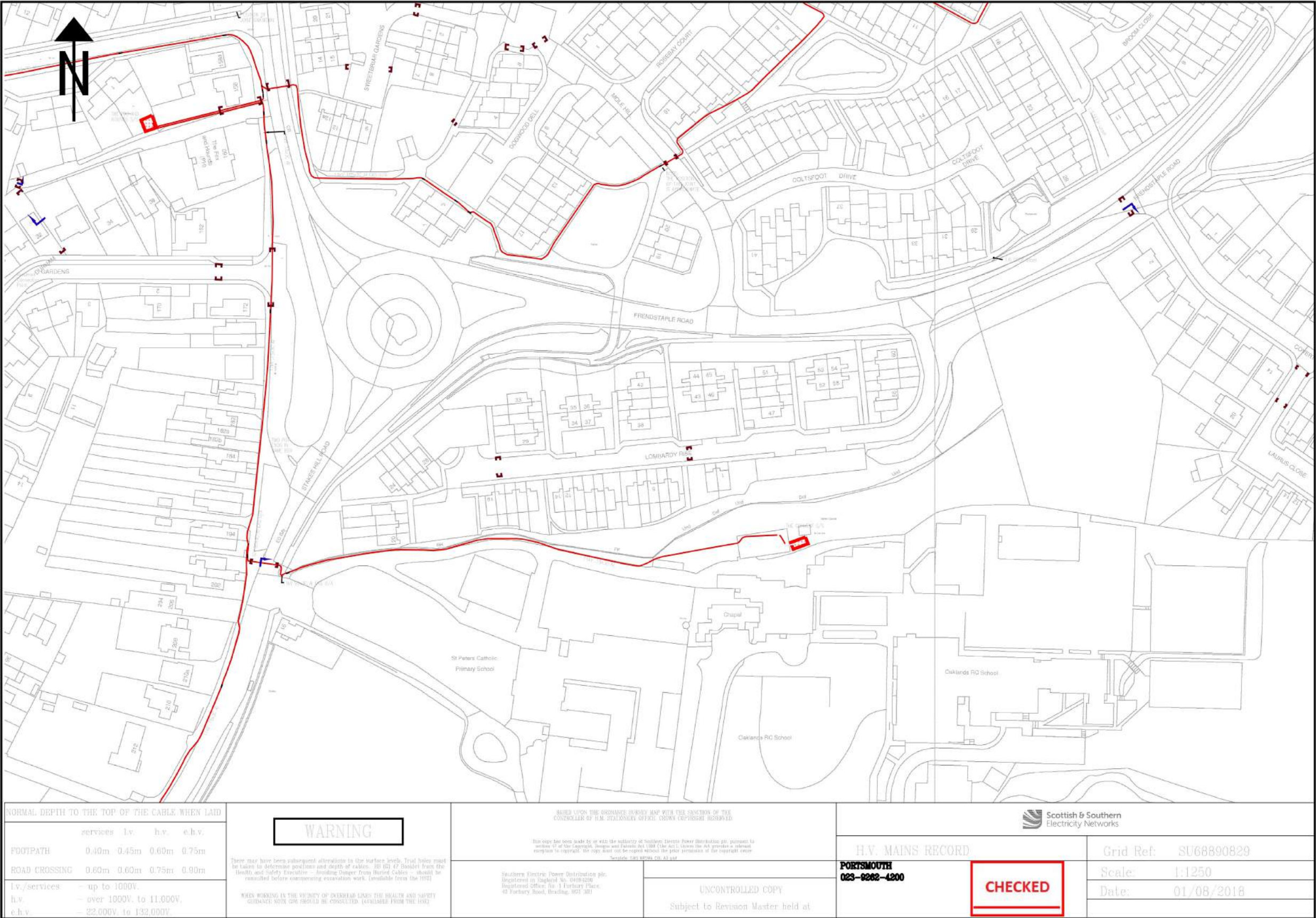
APPENDIX 8

SCOTTISH AND
SOUTHERN ELEC-
TRICITY NETWORK



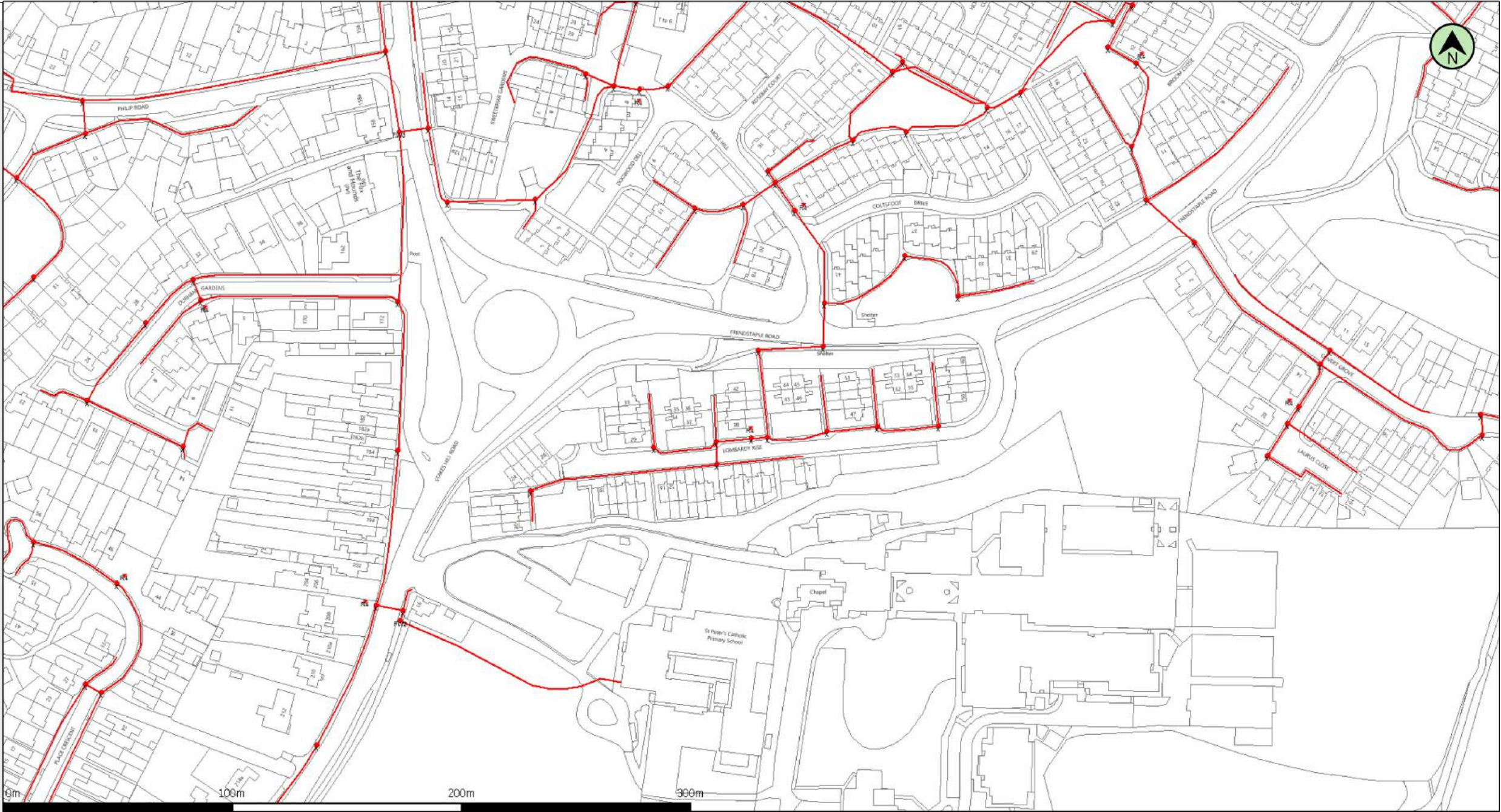
APPENDIX 9

SCOTTISH AND
SOUTHERN ELEC-
TRICITY NETWORK



APPENDIX 10

VIRGIN MEDIA



(c) Crown copyright and database rights 2018 Ordnance Survey 100019209 Date: 03/08/18 Scale: 1:2357 Map Centre: 468892,108290 Data updated: 02/07/18 Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100019209.

Duct, Trench	Chamber	Cabinet

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VM.1112187





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