

DESIGN AND ACCESS STATEMENT

FOR

**PLOT SUB-DIVISION AND PROPOSED NEW DETACHED, TWO STOREY, 4 BED
DWELLING AND SEPARATE GARAGE BLOCK**

ON LAND AT

**REAR OF THE MANOR HOUSE, FRONTING EDWARD GARDENS,
BEDHAMPTON, HAMPSHIRE, PO9 3JJ**

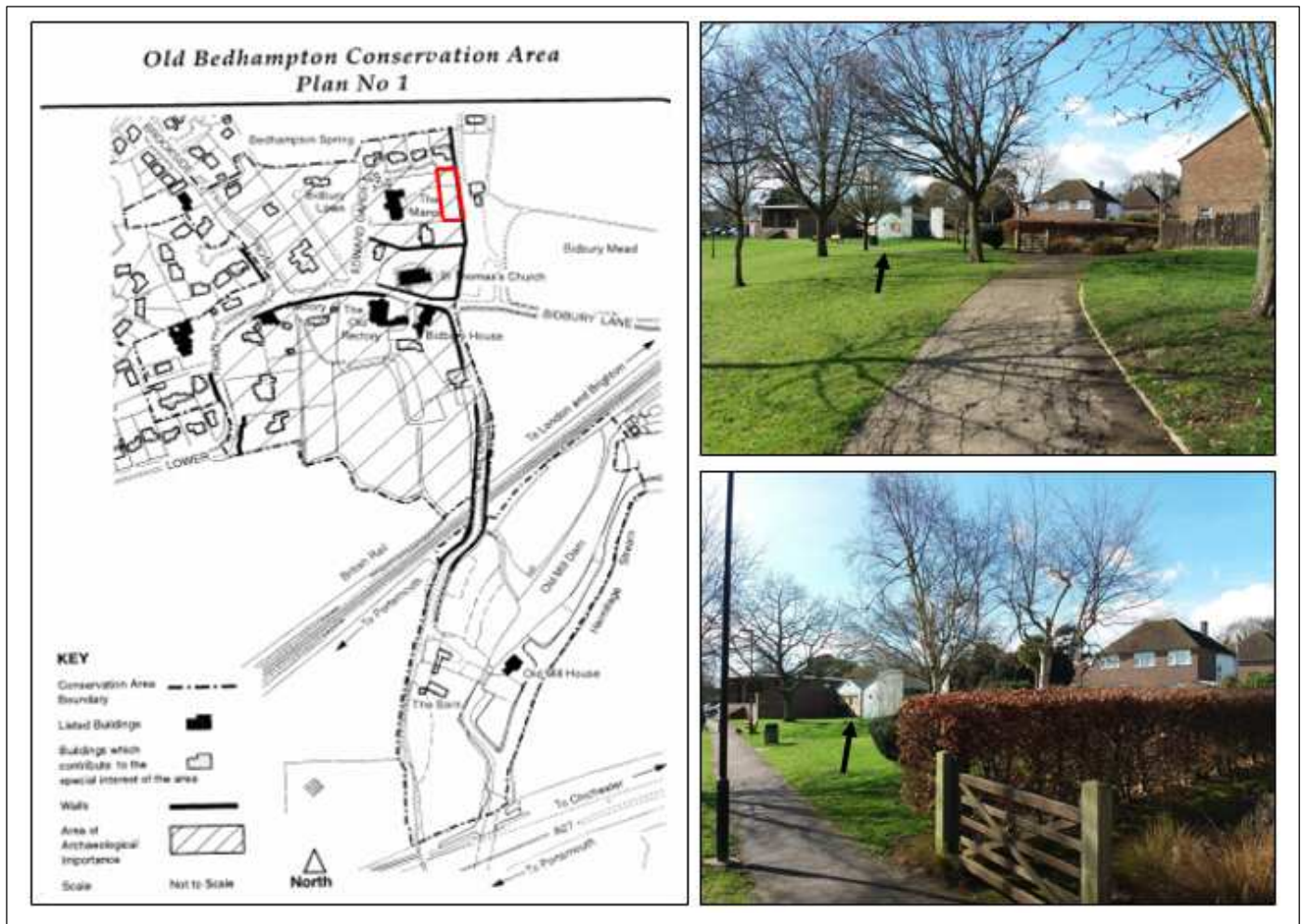


1.0 BACKGROUND, CONTEXT AND SITE DESCRIPTION

- 1.1 This 0.092 ha site - (shown with a yellow dotted line above) - forms the rear part of the back garden to The Manor House, accessed from Edward Gardens, a small collection of houses which were developed from the grounds of the three storeyed Manor House. It is believed these were built out in 1962 under reference 12941/8, but further checks are being made with the council to clarify this. The Manor House was Listed as Grade II in 1975 and is situated within the Old Bedhampton Conservation Area (CA). A separate Heritage Statement has been prepared by John Pike, MRTPI IHBC, to support this application. The Council's 1994 Appraisal document sets out the special character of the CA, but does not actually state when the CA was designated. This sets out that the application site forms part of a core to the original settlement, centred on ST. Thomas the Apostle's Church, where –

“Despite the encroachment by substantial development, that has occurred this century, the character of Old Bedhampton and its open undeveloped setting have remained remarkably intact.”

- 1.2 The open undeveloped setting referred to is a recreation ground situated to the east of the application site beyond the car parking area and sports pavilion/changing rooms associated with that, as well as open countryside beyond the railway line to the south. A clubroom, in two buildings has also recently replaced a container unit under permission reference APP/15/00550 as part of these buildings (see below arrowed).
- 1.3 The level of The Bidbury Mead recreation ground is lower than the application site, with the boundary marked by a stout red brick garden wall. This wall is Grade II Listed and also marks the eastern boundary of the CA, a map of which is shown below with the location of the current application site edged red. The church is separated from the application site by a single detached dwelling - ('Tall Trees') - of unremarkable appearance, but whose massing and positioning on the plot largely blocks any inter-visibility between the church and sub-plot proposed to be developed.



- 1.4 The dwellings in Edward Gardens are not of any historic vernacular (see below) and their modest and simple appearance and detailing in two storey massing is subservient to the more finely detailed Listed Manor House and Church. Having said that, the Manor House itself has been much altered during its lifetime and showing signs of structural problems, especially at its southern end. The Manor House was used for assisted living accommodation for the elderly until recently under planning permission 12941/12C, granted in May 1966. Permission reference APP/15/00388 granted 19.6.2015, allowed change of use from Class C2 (Residential institution) to Class C3 dwelling). The application form dated 8.4.2015 confirms the application was not being made retrospectively. It is not known if this permission was implemented. The property, but has been vacant for about two months now and the property has been put up for sale.



- 1.5 Little interest has so far been expressed in using the building for its authorised use and it is clear the cost of renovating the property must be playing a part in this.



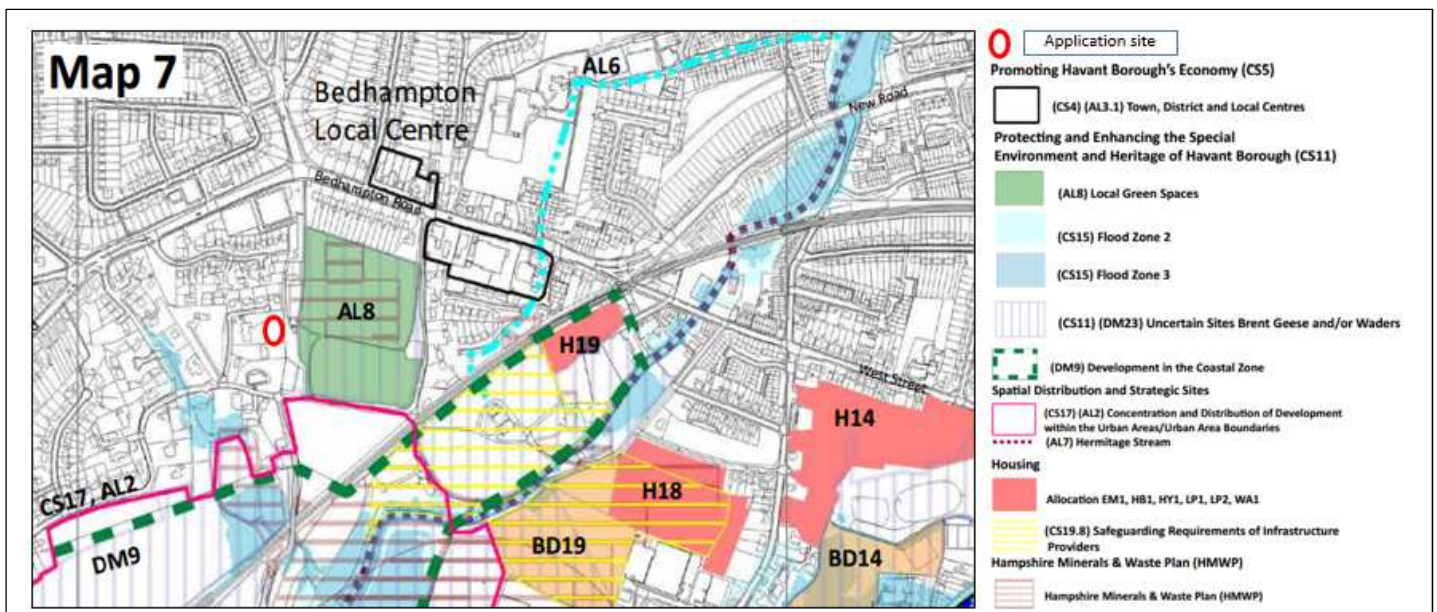
- 1.6 The back garden to the Manor House is level, save for a raised terrace area immediately adjoining the back wall and otherwise dominated by a large Yew tree, which is protected by a Tree Preservation Order. The garden to the Manor House is also sub-divided along its length with a small vegetable garden separate from the main garden which is generally laid to turf with flower and shrub borders.



- 1.7 There are some wider views of the site from the east across the recreation ground, although these are somewhat interrupted by the sports pavilion/changing room block. Those views of the site are shown below.



- 1.8 In terms of the Borough Development Plan proposals map, apart from being in a CA, the site is unallocated (see below). Development proposals need to be assessed against the policies of the Development Plan and all other material planning considerations, as required under the National Planning Policy Framework (NPPF).
- 1.9 The area of the plot to be developed is 17.85m width and a depth of 42m, representing 0.092 ha and a density of just under 11 dwellings per hectare. This compares favourably with the housing close to the site. Indeed, if The Manor House's future is to be secured, it would appear highly likely that its conversion to a number of dwellings would take place in the future to fund the building's repair and renovation, in turn creating a higher form of residential density. Where sensitively undertaken, there is no reason why the Listed building's future could be secured and the character and appearance of the CA preserved.
- 1.10 The site is located some 1.25 km west of the defined Havant town centre and the nearest local centre is some 100m away at Bedhampton Road (both distances as the crow flies). The Council's Parking Standards SPD (p.9/p.40) requires a minimum of 3 parking spaces to be provided for a 4 bed house. The site is within Flood Zone 1 – i.e. at least risk from any fluvial or surface water flood event.



2.0 RELEVANT POLICY AND GUIDANCE

- 2.1 Aside from national guidance from the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014), the following policies and guidance are considered to be relevant from the Development Plan for Havant:-

Core Strategy forming part of the Havant Borough Local Development Framework (2011).

CS1 (7)/(8) – Increasing opportunities for pedal cycling
CS6 - Regeneration
CS8 – Community safety
CS9 - Housing
CS11 – Protecting and enhancing the special environment and heritage of Havant Borough
CS14 – Efficient use of resources
CS16 – High quality design
CS17 – Concentration and distribution of development within the urban areas
CS20 – Transport and access strategy
CS21 – Developer requirements
DM8 – Conservation, protection and enhancement of existing natural features
DM11 – Planning for more sustainable travel
DM13 – Car and cycle parking on residential development

Site Allocations DPD forming part of the Havant Borough Local Development Framework (2014).

AL1 – Presumption in favour of sustainable development
AL2 – Urban area boundaries
DM20 – Historic assets
DM24 – Recreational disturbance to Special Protection Areas (SPA's) from residential development

Old Bedhampton CA Appraisal (1994)

Borough Design Guide SPD (2011)

Housing (SPG)(2011)

Parking (SPD)(2016)

3.0 DESIGN

3.1 Use and Amount

3.1.1 The applicant proposes a plot sub-division to make better use of the site and provide a family home over two storeys with 3 bedrooms, within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The gross internal floor area of the new dwelling would be 238m².

3.1.2 Vehicle and domestic storage space would be created in a stand-alone single storey building located to the north of the new dwelling, whose gross internal area would be 56m². There would be sufficient space for 3

cars to be parked under cover and the new driveway itself would afford more open surface, off-street parking. The garage building would also provide for the safe, enclosed and covered parking of three bicycles.

- 3.1.3 The historic garden brick wall to the eastern and southern boundaries would remain unaltered. A new post and rail fence would be erected to form a common boundary with The Manor House and be under planted with native species hedging, so that in time a natural boundary would exist to provide a good screen for privacy. No part of this new fence would be attached to the historic wall, with the southern-most fence post set just off its face.

- 3.1.4 A back garden of 2100 sq.m would be retained for the Manor House.

3.2 Layout

- 3.2.1 The proposed new house would sit back from the street, at a slightly greater set back than houses on the north side of Edward Gardens so as to not compromise the beautiful and protected Yew tree.

- 3.2.2 A separate arboricultural impact statement has been prepared to demonstrate how the health of that tree would be safeguarded and the new house successfully assimilated onto the (sub) plot to ensure its retention and longevity, as a significant feature within the CA.

- 3.2.3 An area of landscaped hardstanding would allow vehicle circulation and manoeuvring into the separate garage block. This would leave a back garden 17.85m wide by 15.4m deep (just under 275m²). A 1.9m and 1.6m gap would be formed either side of the new house respectively.

- 3.2.4 Provision will also be made for the recycling of domestic waste.

3.3 Scale

- 3.3.1 The two storey scale of the surround recent dwellings will be respected and will be subservient to the three storey scale and massing of the List Manor House. Two 'wings' to the front elevation have specifically been design to pay reference to the appearance of the Manor House. The single storey scale of the garage block will allow for a gradation in scale of built form towards the adjacent sports pavilion/changing rooms and the open recreation ground beyond.

3.4 Landscaping

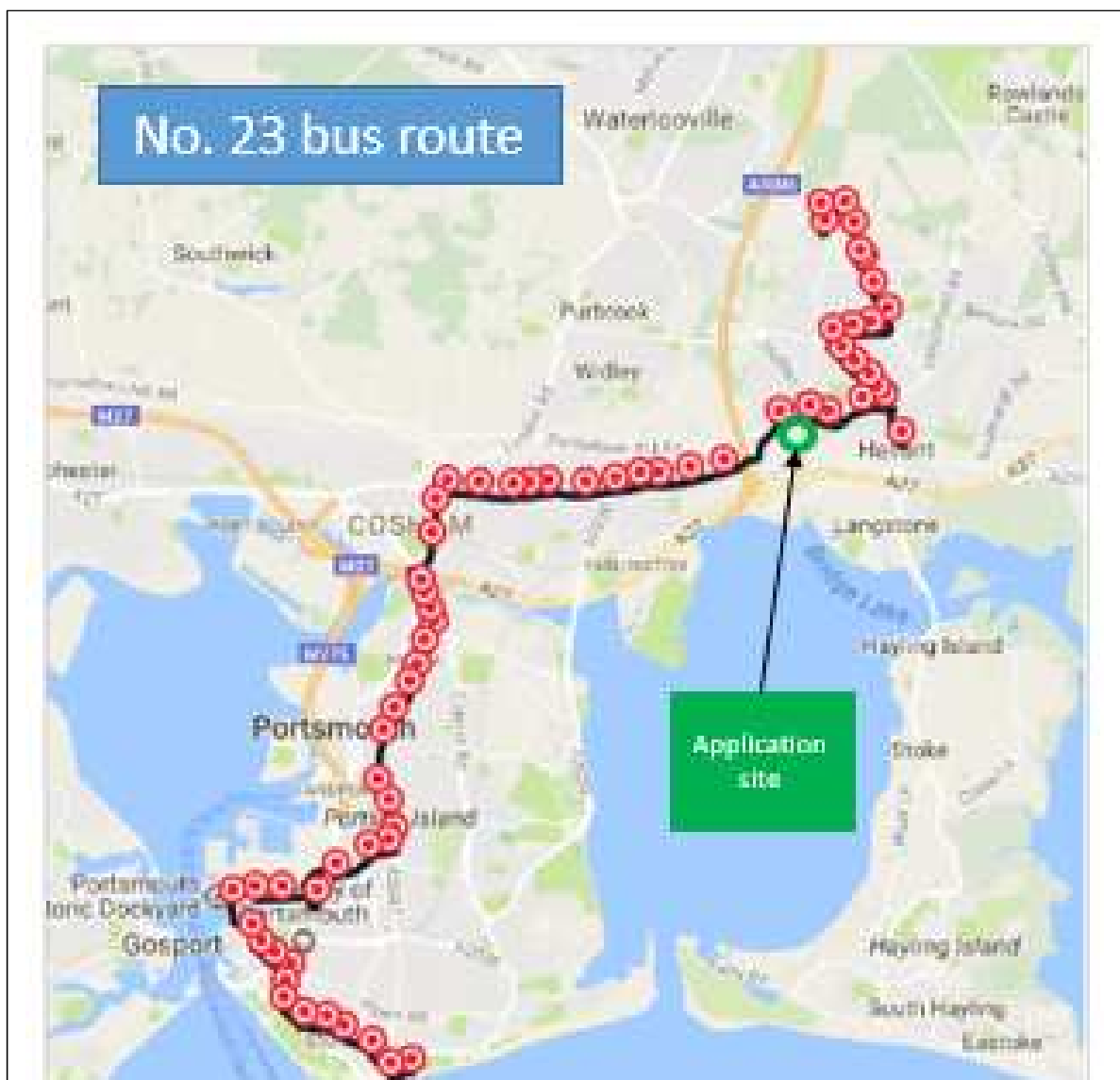
- 3.4.1 To create some interest, contribute towards biodiversity and the amenities of the street scene, it is proposed to soft plant the space in front of the new house. Garden areas will be laid to turf as existing, with occupier choice determining other soft plantings and flower beds in the back garden. The new boundary treatment for the sub-plot western boundary has been described above.

- 3.4.2 As described above, permeable hard surfacing in the form of loose pea shingle will be used to create the vehicular access/manoeuvring space.
- 3.4.3 An indication of the intended hard and soft landscape design is annotated and shown on the submitted proposed site layout plan. This matter can be conditioned, were the local planning authority minded to support the proposals.
- 3.5 Appearance
- 3.5.1 Cues have been taken from the Listed Manor house in terms of a pair of gabled front projections framing the street elevation. Being of a good quality brick face, the 2 storey house would be topped by a hipped, plain tile roof, with bonnet tiles used on the hip ridges. The garage block would be timber-boarded and stained black, but also with a hipped, plain tile roof to match the new house. It has been designed to appear like a rural/agricultural storage shed, given the semi-rural character of the CA.
- 3.5.2 Window and door frameworks would be in hardwood timber. Windows would be sliding sash design.
- 3.5.3 Permeable hard surfacing in the form of loose pea shingle will be used to create the standing area in front of the garage block.
- 3.5.4 A full schedule of suggested building materials, which the applicant can provide samples of, if requested is detailed within the application, but the applicant is happy to listen to any alternative suggestions the council may have.



4.0 Access

- 4.1 The Stagecoach 23 bus service route is shown on the next page, relative to the application site, whose location has been circled green. This gives good, frequent access to the urban centres of Havant and Portsmouth, where employment, shops and all manner of amenities are available.
- 4.2 A separate vehicular/bicycle/ pedestrian entry point will be created to Edward Gardens, through a boundary wall which is not listed.
- 4.3 The site is a short walk or bicycle ride away from two small parade of shops in Belmont Grove and Bedhampton Road. There is no intention to create any pedestrian access through the historic Listed wall to provide a 'short-cut' towards the recreation ground and beyond. Rather, occupants of the new dwelling will either walk/cycle/drive to local shops and amenities by traversing the length of Edwards Gardens to reach the public highway network and beyond.



- 4.4 The new house will have a flush threshold to assist those with disabilities to gain easier access into the dwelling. A downstairs W.C. will provide for those with disabilities visiting the new dwelling. All door widths within the new dwelling would comply with the requirements of Part M of the Building Regulations.

5.0 Conclusions

- 5.1 A well-proportioned 4 bedroomed, family home is to be achieved by subdividing a large plot, assisting the council to achieve its housing targets, whilst safeguarding the setting of the Manor House as a Listed Building and preserving the character and appearance of the Old Bedhampton CA. A separation of nearly 32m would be provided between the west flank wall of the new house and the closest rear part of the Manor House. A separation of 27m would exist between the nearest south facing windows in The Spinney and the front of the new house.

- 5.2 The proposal is considered to be compliant with the NPPF, NPPG and Development Plan for Havant in the following ways.

5.3 NPPF

- 5.3.1 In terms of the Ministerial statement, the proposals will aid economic growth and provide a new family home, within a planning system where the government wishes to see a presumption in favour of sustainable development and see a rapid increase in the supply of housing (paragraphs 14/49).
- 5.3.2 The development performs an important social role by providing housing for future generations and enhancing biodiversity by new native species soft planting at the front of the site (paragraphs 7/9).
- 5.3.3 The development has been sensitively designed to meet its context, respect the setting of the Listed Manor House and make better use of urban land. This will, add interest and reinforce local distinctiveness to the locale, by making more effective use of scarce urban land, preserving the essential character and appearance of the CA, whilst not adversely affecting the privacy and amenities of neighbours. It will also provide for the travel needs of occupiers whilst also promote cycling (Paragraph 16).
- 5.3.4 Careful has been had to the significance of Borough heritage assets (Section 12) and notwithstanding the council Officers' pre-application opinion, the applicant does not consider that the significance of heritage assets would be harmed. It would still be possible to perceive and appreciate the Manor House within the CA and the planning balance in

terms of meeting housing need is also a material planning consideration, weighing in favour of the proposals.

- 5.4 **NPPG:** The following documents are considered to have relevance – ID 6 (Climate Change), ID 7 (Flood risk), ID 8 (Natural environment), ID 10 (Viability), ID18a - ID 21a (Use of planning conditions), ID 23b (Planning obligations), ID 25 (Community Infrastructure Levy), ID 26 (Design) and ID 34 (Water supply, wastewater and water quality).
- 5.4.1 ID 6 (Climate Change): The new dwellings would be constructed to exhibit good levels of thermal efficiency. Energy efficient boilers and lighting would be installed and measures for conserving water consumption would be incorporated.
- 5.4.2 ID 7 (Flood risk): The site is located within Flood Zone 1 and thus the preferred location for new housing. Depending upon ground conditions, the appropriateness of soakaways would be investigated to deal with surface water run-off to ensure that such run-off did not pose drainage problems offsite. Water butts can be installed to capture and recycle water run-off from roof areas to irrigate soft planted areas of the site. It is anticipated that it will be possible to connect to mains sewerage.
- 5.4.3 ID 8 (Natural environment): The common amenity space would generally be laid to turf and more informal flower planting and personalisation by the owners left to the new householder's taste, with the opportunity to attract invertebrates.
- 5.4.4 3.4.4 ID 10 (Viability) & ID 23b (Planning obligations): The applicant would appreciate a full breakdown of any monies to be sought, either through S.106 or via CIL.
- 5.4.5 ID18a – (Conserving and enhancing the historic environment). The significance of heritage assets has been set out in the Heritage Statement prepared by Mr Pike. The new house plot compares favourably to those on the north side of Edward Gardens and would not appear cramped in its plot, nor compromise the setting and character of adjacent heritage assets.
- 5.4.6 ID 20 (Before submitting an application): The applicant has made a pre-application enquiry. Whilst the response was to discourage such development, the applicant would like to have the merits of this application formally considered and has subsequently met with neighbours to discuss and present the proposals.
- 5.4.7 ID 21a (Use of planning conditions): The applicant would prefer to see simple performance conditions, where the council might be minded to grant permission. If clarification or more detail on any matter is needed to achieve this, please contact the applicant so that can be submitted.

- 5.4.8 ID 26 (Design): Paragraph 039 sets out guidance on housing design. Careful consideration has been given to the position of the refuse store relative to the highway it would be collected from, which is also within a reasonable carry distance of the dwelling it is to serve. There would be good natural surveillance of parked vehicles. In terms of paragraph 042, the front permeable hardstand has very much been designed as a pedestrian dominated space, with very low vehicle speeds possible.
- 5.4.9 ID 34 (Water supply, wastewater and water quality): These matters will be discussed with Southern Water in due course. The development is not being built over any public drainage.
- 5.5 **Core Strategy (CS-2011) and Site Allocations DPD (2014) forming the Havant Borough Local Development Framework**
- 5.5.1 **CS6/CS17/AL1-AL2 – Regeneration/Housing:** A new house is proposed in the defined sustainable urban area, making the most effective use of land in the Borough and with good access to amenities and employment. The proposed family dwelling will allow an increase in owner occupation and contribute towards a mixed and balanced community. Monies received from selling the sub-plot could also be used by the vendor to fund renovation of the Listed Manor House. The new house would support the mixed age structure for this part of Havant set out on page 9 of the CS and would match the demands of expanding families.
- 5.5.2 **CS8/CS16 (2) – Community safety:** The proposals have been carefully designed to create a clear distinction between the public and private realm. More efficient use is being made of the existing semi-private rear garden to give improved natural surveillance of Edward Gardens and the adjacent public car park associated with Bidbury Mead recreation ground. Secure access for pedestrians and cyclists will be provided to the street.
- 5.5.3 **CS9/AL1 – The proposals, albeit a windfall site and noting the last sentence of paragraph 8.04,** contribute towards the council's 6,300 new dwellings by 2026 target (including an indicative 1,944 in the Havant zone – p.88 of the CS), which itself has been reviewed through the Draft Local Plan Housing Statement (July 2016 - adopted 7.12.16), looking forward to 2036. In terms of criterion (4), the density proposed is considered acceptable in a low to medium accessibility zone (cf. Paragraph 6.21) and proposals respectful of surrounding built form.
- 5.5.4 **CS11/CS16/DM8/DM20/Old Bedhampton CA Appraisal (1994)/Borough Design Guide (BDG-2011) –** The historic Listed wall is being retained and the landscape character of substantial dwellings in large plots is being followed, meeting the character set out in area 2c (Historic Bedhampton) in Appendix 1 to the BDG. The designation of the CA is thought to have occurred after the development of Edward Gardens from the Manor House. It is the unfortunate placement of 'Tall Trees' which most interferes with the relationship of the Manor House with the church of ST. Thomas the Apostle.

- 5.5.5 The proposed dwelling would pay homage to the ‘winged’ additions to the Manor House and through a large separation and subordinate scale, still respect the setting of the Listed Building and reinforce, rather than erode the character of Old Bedhampton as a settlement. The protected Yew tree would be retained and new native species planting would enhance biodiversity.
- 5.5.6 In terms of the Solent Disturbance and Mitigation Project, the applicant is willing to enter into a planning obligation to help mitigate potential increased disturbance at the coast, particularly to over-wintering birds in the Chichester and Langstone Harbours Special Protection Area.
- 5.5.7 The existing amenity and privacy of occupiers of the adjoining and adjacent dwellings would be maintained and the new dwelling would be accessible to all.
- 5.5.8 **CS14/CS16 (6 & 7)** – Efficient use of resources (in particular water efficiency measures): The new house will be built out to standards referenced in NPPG ID 6, paragraph 009 and exhibit the following features:-
- Woodburner
 - High level of insulation
 - Low energy light fittings
 - Dual flow taps and sanitary appliances
 - Water-butt at base of downpipe from guttering to irrigate back garden soft planted areas.
- Given the setting of the Listed Manor House and adjacent Church, it is not thought appropriate to propose solar panels on the south facing roof slope of the house.
- 5.5.9 **CS20/DM11/DM13/AL1/ Parking SPD (2016)** – The site is sustainably located and will afford movement by means other than the private car to reach day to day activities. Safe access can be made to Edward Gardens and the public highway network beyond. Cars will be able to enter the site, turn and leave in a forward gear under conditions of good driver visibility.
- 5.5.10 **CS21** – Developer requirements: It is not thought that the modest addition of one house is sufficient to trigger a developer contribution to provide supporting strategic infrastructure set out in CS table 9.2. However, it is noted the Council have recently introduced CIL charges, payable if the development receives consent to cover such matters.
- 5.6 The Borough Council as Local Planning Authority is therefore asked to support the tabled proposals and grant planning permission.

- 5.7 Should the case Officer or any elected Member have any queries or require and clarification, please do not hesitate to contact me or the applicant Chris Flint.

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