



DESIGN and ACCESS STATEMENT
for the
Proposed Residential Development
at
'53 HART PLAIN AVENUE'
COWPLAIN
HAMPSHIRE
PO8 8RG



JUNE 2013

DESIGN & ACCESS STATEMENT

LAND at No 53 HART PLAIN AVENUE', COWPLAIN, HAMPSHIRE

INTRODUCTION

This Design and Access Statement has been prepared to accompany a detailed planning application for the erection of four detached dwellings with garages and parking space on land at 53 Hart Plain Avenue, Cowplain, Hampshire.

The plans and documents submitted in support of this application are as follows:

- Planning Application forms
- Certificate B
- Design & Access Statement
- Ordnance Survey Location Plan (1/1250)
- Site layout plan, street scene & sections
- Floor plans, elevations & sections : Plots 1-4
- Block plan & street scene sketches
- Drainage plan
- Tree survey and Arboricultural Assessment
- Photographic images of proposed scheme
- Existing site photographs
- Enviroscreen Desk Top Study

Peak Quality Homes Limited has over 50 years experience in developing high quality residential schemes throughout Hampshire, Kent, Sussex and Surrey and take pride in constructing developments that compliment and enhance the existing surroundings and environment. Indeed, we received the NHBC Pride in the Job Quality Award for a scheme in Hampshire.

The philosophy of Peak has always been to design dwellings built in local vernacular styles. Materials and the blending of them play an important part in creating an attractive and thoughtfully produced development that will stand the test of time. Good quality stock bricks and plain roof tiles all add to the character of our developments which are further enhanced by careful landscaping and surface treatments. These features give each scheme a natural established look, especially when the carefully selected planting used in the landscaping has matured.

This application pays regard to all other aspects of scale, form, layout and is based on a good understanding of local character and circumstances.

THE SITE AND SURROUNDINGS

Site Analysis

The site lies in the built-up area of Cowplain where National and Local policies would indicate development is acceptable subject to other Policies of the Development Plan and to other material considerations.

The proposed site for 4 detached houses at 53 Hart Plain Avenue lies approximately one kilometre due north-east of the centre of Cowplain close to the junction of the A3M. At around 0.19 hectares, the site is one of the more generous plots in the area with most parts being developed in the 1970/80's.

The existing bungalow has been in a poor state for some while and borders Wedgewood Way on its northern boundary with an existing driveway leading to Hart Plain Avenue to the east.

The site is currently a private garden and is mainly given over to lawn with bordering shrubs and bushes. There is a row of leylandii that extends in varying height along the northern, eastern and western boundaries of the site interspersed by other random species. There are a number of Oak trees along the Southern boundary which are subject to a TPO.

The adopted highway access road Wedgewood Way directly outside the site is 5.5m wide, hard surfaced, and with 1.8m wide pavements either side. The traffic from Dresden Way links into Wedgewood Way, which is a residential cul-de-sac is considered to be very light.

The site is served by all the main utilities and there are regular collections of refuse/recycling from wheeled bins.

RELEVANT PLANNING HISTORY

In January 2006, a full planning applications was submitted to Havant Borough Council for the construction of 3, three-bedroom, two storey dwellings at 53 Hart Plain Avenue, Cowplain. This application was Refused in March 2006.

In June 2006, a further application for 2, three-bedroom dwellings was also refused. Both schemes retained the existing bungalow where of course the current scheme allows for its demolition. The main reasons were based on Policy, effect on TPO trees and lack of financial contributions. The current scheme easily addresses all aspects.

PLANNING POLICY CONTEXT

Development Plan Policy

The Havant Borough Core Strategy was adopted on 1st March 2011 and sets out local planning policy until 2026. The Strategy sets out a vision for the Borough which it intends to meet by seeking an appropriate balance between protecting the natural and built-environment, delivering new economic growth and community regeneration, meeting the social needs of its communities and the prudent use of natural resources.

Policy C17 identifies where new development will be encouraged and states.....

.....Development will be permitted that makes the most effective use of land in the Borough by granting permission that :

Concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterloooville, Emsworth and Hayling Island.

Prioritises development on previously developed land and buildings within the urban areas.....

Policy CS9 with regard to housing states :

Planning permission will be granted for housing proposals that will inter alia.....

Contribute to achieving a net total of 6,300 new dwellings 2006 to 2026

Achieve a suitable density

Provide a mix of dwelling types

Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

Policy CS16 relates to high quality design and states :

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should, inter alia, demonstrate these principles.

Policy DM8 of the Development Management policies in the Core Strategy indicates

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses the set of criteria within the Policy.

Policy DM13 relates to car-parking and cycle storage on residential schemes.

The layout and appearance of the proposed dwellings have therefore been designed to minimise visual impact and to be in keeping with the character and appearance of the area and meet all the above Policies.

National Planning Policy Framework

The NPPF was published on 27 March 2012.

Given the main thrust of the document is helping to achieve Sustainable Development, there are three dimensions and the planning system needs to perform in the following roles, accordingly the proposals as set out also meet the criteria in every respect:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

But above all, in achieving Sustainable Development with the above aspects in mind, the provision of high quality design, the use of local employment and indigenous materials, are we believe also relevant.

THE DEVELOPMENT PROPOSAL

Design Principles

Having looked at the site and the immediate surrounding area, the following design principles can be established:

1. Maintain and enhance the visual character and variety of the area.
2. Avoid overlooking of the immediate neighbouring properties.

Design Solution

The proposed four detached houses have been arranged with the main elevations looking into the site

Each house design, particularly the front elevation, was based on some of the architectural aspects of the surrounding houses, in order to ensure that the development was in “keeping with the neighbourhood”. The houses in the immediate vicinity, and those surrounding the site were all built up to forty years ago and typically reflect the architectural style at that time, although some upgrading of the buildings has occurred since then. The proposed design therefore incorporates hipped roofs and gables with exterior finishes of quality brickwork, clay roof tiles and tile hanging to provide an attractive mix of individual but cohesive features.

New indigenous planting will be provided to the front of the site. Parking has been provided in accordance with Local Authority guidelines on the basis of three spaces per property. All units have garages with two external parking spaces. The integral garages have been sized in accordance with Local Authority guidelines in order to accommodate the storage of cycles.

In designing the houses, particular attention has been paid to how each house affects the neighbouring properties. To this end the main roofs are fully hipped to minimise any impact as far as possible. This rationale has been successfully adopted elsewhere to good effect.

It should be noted that all the windows on the side elevations of the houses will be obscure glazed in order to maintain the neighbour’s privacy.

Clearly, attention has been paid to creating an interesting but varied appearance as seen from outside of the site.

All of the buildings will make use of traditional materials and design elements in their construction. Cowplain is characterised by varied properties which enhance the overall appeal. In producing a new development of this nature it merely seeks to raise and enhance the overall quality of an established and mature area.

Access & Parking Considerations

The access into the site from Wedgewood Way has been designed sympathetically to meet full highway standards. Access under Part M of the Building Regulations relating to the disabled has been taken account of.

Parking has been provided on the basis of three spaces per unit taking account of the garages and space in front of them.

The location of the site close to the local centre of Cowplain, provides good access to a number of shops and services within walking or cycling distance. Local schools are

nearby and there are facilities for recreation close to hand. Access to the major road network is convenient with the A3M, and local bus services all nearby.

All the houses will have level access thresholds and the ground will not have any adverse gradients. Access to the houses will be through doors classified as mobility doors under the Building Regulations.

It is recognised that **a financial contribution will be required in order to meet the Green Transport Infrastructure Policy requirements** of Havant Borough Council.

Leisure & Recreation

The site provides generous private amenity space for the new dwellings, however as a small scheme it would not be practicable to include Public Open space therefore **Peak Quality Homes will enter into an Agreement with the Council to secure a commuted payment in lieu of on-site provision.**

Drainage

Foul drainage will be provided by a new connection directly into the public sewer situated in Wedgewood Way to the north of the site.

Surface water will be dealt with by way of a designed system prior to which permeability tests will be carried out on the land to assess suitability and design. From preliminary investigations this is not considered to be an issue. Indeed no flooding of the site has taken place, even when rainfall has been heavy.

Impact of the Development upon Neighbouring Properties

As mentioned previously, the finished floor levels of the four houses has been carefully calculated to be as low as practicable to comply with site gradients and yet minimise roof levels and hence the visual impact upon the neighbours. Hipped roofs greatly assist in reducing the visual impact of the side elevations on the neighbours' properties. Every effort has been made to reduce the impact the new development will have upon the neighbours in particular regarding possible shadowing, overlooking and loss of outlook.

Landscaping

In the detailed review of the scheme particular attention is given to sensitive landscaping of the site in order to further reduce any impact upon the neighbours' properties. Although a preliminary landscaping design has been undertaken, it will be necessary to provide specific detail for the proposed development.

The Arboricultural Assessment drawing indicates all trees to be retained and those less important ones to be lost. It is however felt that a very detailed assessment has taken place and therefore the scheme will sit very well within a good natural landscape.

Sustainable Construction

Peak Quality Homes are always working towards more sustainable construction practices and these are highlighted in the attached Appendix A.

The proposed development also complies with the Council's policy CS14 Efficient Use of Resources.

SUMMARY

- The proposal has been carefully designed in relation to adjoining properties and the surrounding area.
- The nature of the layout without any bulky buildings close to boundaries pays respect to adjoining properties.
- The whole scheme would not materially damage the amenities of adjoining properties or indeed the area generally.
- Development of the site with these properties provides family dwellings within the local area which is essential to maintain the vitality and community spirit that exists.

For all the above reasons, we consider the proposals are fully Policy compliant, excellent in layout and design terms, and in addition highways and drainage issues have been satisfactorily addressed.

Having regard to all the above details, it is hoped the Council will be able to support this application and grant detailed Planning permission, subject to reasonable conditions and a Legal Agreement to secure financial contributions towards Open Space, provision of Alternative Methods of Transport, and Community Infrastructure Provision.

APPENDIX A

PEAK QUALITY HOMES LTD

SUSTAINABLE CONSTRUCTION FEATURES

1. Improved roof insulation - 300mm glass fibre quilt
2. Improved skelting insulation - 120mm Celotex installed between rafters
80mm Celotex installed below rafters with
15mm gypsum plasterboard finish
3. Improved ground floor insulation 150mm Celotex
4. Thermally insulated external doors
5. Double glazing throughout in PVCu frames
6. External drying spaces
7. Provision of A & A+ labelled white goods
8. Provision of low energy lighting internally throughout unit
9. Provision of low energy PIR controlled external light fitting
10. Provision of facilities for a home office
11. Conforming to zero ozone depletion and low GWP <5 for all insulation materials used in construction.
12. Low Nox Class 5 boilers used as a standard.
13. Compliance with environmental impact of materials by using materials which comply with BRE's Green Guide.
14. Responsibly sourcing materials for both key building elements and finishing elements from companies that can provide qualifying chain of custody and are members of a complaint scheme.
15. Providing measures to assist in reducing internal potable water use to below 42m³/bs/yr.
16. Provision of private outside space to each unit.
17. Provision of a home users guide pack.
18. Monitoring, sorting and recycling construction site waste.
19. Water harvesting (water butts).
20. Low flush capacity toilets.
21. Built-in recycling bin within kitchen units.

OTHER CONSIDERATIONS

- a. Location of units relative to public transportation to which access can be gained over a safe walking route, e.g. bus stop within 1000m of plot and route complying with appropriate frequency and time span.
- b. Provision of cycle storage - as appropriate.
- c. Proximity to local amenities, e.g. food shop, post box, etc and access is via a safe walking route.
- d. Reduction in SW run off, i.e. soakaways or attenuated SW run off/water butts.
- e. Development that is in a low flood risk area.
- f. Provision for recycling facilities.
- g. Ecological impact.
- h. Collection point adjacent to each unit for Refuse recycling.