

DESIGN AND ACCESS STATEMENT

For

**Erection of Single Bedroom
Chalet Bungalow**

At

**Land Adjacent
60 Gladys Avenue
Cowplain
PO8 8HS**

For

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Design and Access Statement

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1.0 Generally

1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for a proposed single bedroom chalet bungalow at Land Adjacent to 60 Gladys Avenue, Cowplain, PO8 8HS.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

16101 -	101	Location and Block Plan
	104	Existing Site Plan
	105	Proposed Site Plan
	405	Proposed Floor Plans
	505	Proposed Elevation
	506	Street Elevations
	601	Draft Section

2.0 Physical Context

2.1 The subject site is located on the edge of the existing residential area of Cowplain within the residential street of Gladys Avenue.

2.2 The subject site is located to the south of No. 17 Lovedean Lane and to the north of No. 60 Gladys Avenue. The back garden of No. 15 Lovedean Lane is to the immediate east and to the west the site fronts on to Gladys Avenue.

2.3 The subject site slopes downwards gradually from north to south, and approximately 1.4m from west to east.

3.0 Social and Economic Context

3.1 The site lies within the urban area of Waterlooville. It is in the South Hampshire Sub-region (PUSH) of East Hampshire.

3.2 The wider Waterlooville area includes Lovedean, Waterlooville, Purbrook and Widley. The area contains a wide variety of house types, employment opportunities and Waterlooville Town Centre. The area grew rapidly after the World War II expanding the Portsmouth conurbation along the A3. Further local centres are also located in the area and Cowplain has a small district centre. Good public transport links to Portsmouth exist via the A3 ZIP Bus Priority Corridor.

3.3 From the **‘Housing Supplementary Document (July 2011)’**:

“Waterlooville town is located to the west of the borough. It comprises the five wards of Cowplain, Hart Plain, Waterloo, Stakes and Purbrook... Waterlooville has a population of 46,137 with a mixed age structure and a total 20,345 dwellings (HCC SAPF 2010). Of these, 16,072 (79%) are in private ownership, 814 (4%) are privately rented and 3,459 (17%) are affordable housing. The average income in this area is £29,481.”

3.4 The site lies within the Solent Local Enterprise Partnership (Solent LEP) in which there are large targets for new housing to provide homes to their growing workforce:

“Transforming Solent is our ambitious but deliverable response to this challenge. Business as usual is not an option if the Solent economy is to fulfil its potential. The Solent economy is a successful one and there is much upon which to build.”

Our new Growth Plan contains some ambitious targets, including creation of an additional 15,500 new jobs, start-up of 1000 new businesses and build of 24,000 homes in the Solent by 2020. In order to achieve this, we need transformational change.”

3.5 The area around Gladys Avenue and Lovedean Lane is primarily residential. The properties in the immediate vicinity of the site are a mix of detached houses and bungalows of various styles and sizes.

3.6 The provision of adequate new housing within urban areas, particularly where new building brings vacant and under-used land into use, is considered desirable. Given the above points, a small detached property in keeping with the local area is clearly the most suitable development type for this site.

3.7 From the **‘Housing Supplementary Document’ (July 2011)**, Para. 1.10/1.11:

“...the provision of sufficient housing to meet the growing needs of local residents, and to manage existing homes more efficiently, are two of the biggest challenges facing the borough. There is currently a large gap between the supply of, and demand for, new homes. The main drivers of this change are the growing ageing population, smaller household formations and the changing economy.

The population of the borough is expected to increase to 119,558 by 2026 which is close to the 1991 level (Hampshire County Council Long Term Projections data). The key projected changes by 2026 include:

- *Over one quarter of the borough’s population will be aged 65 and over*

- *A large increase in the oldest age group of people aged 85 plus, particularly in the borough's coastal locations*
- *Average household size will be reduced from 2.2 people in 2011 to 2.1 by 2026 (HCC data)*
- *An increase in the number of one-person households to over 33% of all households by 2026."*

3.5 Within 1000 metres of the site there are:

- Infant and Primary Schools
- Local Shops
- Public Houses
- Restaurants
- General Practitioners
- Petrol Station
- Bus Station
- Churches

It is therefore considered that the site location is highly sustainable in terms of local amenities.

3.6 The No. 300 bus service passes through Lovedean Lane and provides transport links to Waterlooville, Horndean, Rowlands Castle, Emsworth, and Chichester. There is a bus stop a few minutes walk from the subject site.

4.0 Involvement of Local Interests

4.1 A previous application (APP/16/00820) for a two bedroom bungalow was refused on the basis that the proposed development "would be an incongruous feature within the street scene and would appear as a cramped and over intensive form of development to the harm of the visual amenities and character of the area". Much of the problem appears to relate to a lack of proposed amenity space.

5.0 Planning Policy

5.1 The 'Havant Local Plan Housing Statement' (December 2016) states:

"The PUSH SHMA shows a need for 121,500 new homes across South Hampshire between 2011 and 2036. Of these 49,500 should be provided in the Portsmouth HMA of which 11,250 should be provided in Havant Borough.... Against the need for new housing of 11,250, this leaves 4,809 homes still to find sites for."

- 5.2 The following extract is from the **‘National Planning Policy Framework’ (March 2012)**.

Para. 14:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.⁹ For decision-taking this means:¹⁰*
- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.”*

6.0 Design Principles

- 6.1 The proposed new house should maintain and enhance the existing character and quality of an existing area and should create pleasant and attractive places to live.
- 6.2 To provide housing appropriate to the location.
- 6.3 To provide housing that meets local demand.
- 6.4 To provide housing that is visually attractive.
- 6.5 To provide housing that is sustainable.
- 6.6 From the **‘Borough Design Guide Supplementary Planning Document’ (2011)**, 5.1 General Principles for New Residential Developments:

“It is important that applications for new development consider the impact of the development on existing residents. The design of new development needs to balance the needs for the new home to have reasonable levels of privacy,

whilst ensuring that the development and its residents engage with the street and public realm.”

7.0 Amount

- 7.1 The subject site is approximately 232.5m². in area.
- 7.2. There is an existing shed on the site, with a gross internal floor area of approximately 9.4m², which will be removed as part of the proposed works.
- 7.3 The proposed house will have an approximate gross internal floor area of 71.5m²; the footprint within the site will be 57 m².
- 7.4 The proposals include parking for two cars at street level, accessed via a new crossover, and provision for bin storage. This paved area, including retaining wall will occupy a total of 42m².
- 7.5 A front courtyard area of 17.5m² (20.5m² including retaining wall) is proposed, and a paved entrance path with steps from the street will cover 21m². The remainder of the site, some 92m², is proposed as garden and amenity space.

8.0 Layout

- 8.1 For this development we intend to use the sloping nature of the site to our advantage. The rear of the site is some 1.4m lower than street level and the proposals suggest that much of the site be dug out to this level.
- 8.2 To access the chalet bungalow, which will be sited at the new lower level as 8.1 above, access steps and a ramp are proposed from Gladys Avenue. The entrance to the chalet bungalow is almost central within the site, just over 8m back from the footpath, providing a measure of privacy and security.
- 8.3 The garden can be accessed from both the entrance path and kitchen. The courtyard can be accessed from the footpath and lounge. It is recognised that, without provision for a courtyard space, the outlook from the lounge would be extremely poor.
- 8.4 Every effort has been made to restrict fenestration to the north and south to prevent overlooking to, and from, neighbouring properties. Windows to the east at ground floor level are proposed, however these will be largely obscured by boundary fencing and planting and are purely to let in natural light. Small rooflights facing east are proposed at first floor level for the same reason.

- 8.5 The single bedroom will face the road and will have a dormer window. With the siting of the bungalow towards the rear of the site, the dormer will be approximately 4.7m back from the public footpath.
- 8.6 The proposed chalet bungalow will be set in the south-east corner of the site. The building line between Lovedean Lane and Gladys Avenue is not consistent, however this location appears sympathetic to the adjacent buildings when plotted onto a site plan.
- 8.7 There is a proposed crossover from Gladys Avenue to the parking and bin storage in the north-west corner of the site.
- 8.8 In planning the layout of the site and property we have been mindful of the advice given in the **'Borough Design Guide Supplementary Planning Document' (2011)**.

Policy CS16: High Quality Design:

"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 demonstrate that its design ... Produces a positive relationship between buildings, street and spaces both existing and proposed, where: a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development; b) New streets are not dominated by vehicular traffic; c) The layout of the development is legible, meaning it is easy to orientate oneself and move through."

Paragraph 5.06:

"Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. However, the design should aim to mitigate these effects as far as possible by carefully designing the internal floor layout to concentrate habitable rooms away from adjacent properties where overlooking could be an issue... Furthermore walls and fences or the use of soft landscaping could help screen views."

9.0 Landscaping

- 9.1 As indicated by submission drawing 16101-405 much of the existing boundary treatment will be retained. New retaining walls are proposed where the site is to be dug out.
- 9.2 The site is currently overgrown and will need to be cleared before development can begin. Hardy native species (i.e. *Crataegus monogyna*,

Prunus spinosa, Cornus sanguinea) should be planted at the boundaries where appropriate. Planting will otherwise be at the occupants' discretion.

10.0 Scale

- 10.1 The roof ridge of the proposed chalet bungalow will sit between the adjacent properties in terms of height.
- 10.2 The overall floor plan is comparatively small, but is considered to contain reasonable living space for a single bedroom property. The proposed 'L' shaped plan helps deliver this while minimising overall mass and bulk.
- 10.3 The proposed chalet bungalow will be set back from the street and will be at a considerably lower level, further reducing its overall impact.

11.0 Appearance

- 11.1 From the **'Borough Design Guide Supplementary Planning Document' (2011)**, para. 5.33:

"Infill development should look to the immediate site context for reference and respect the layout and character of the surrounding area, looking to immediate neighbouring properties in the first instance."

- 11.2 There is a great deal of variation in the style of the properties surrounding the subject site. No. 17 Lovedean Lane is a two storey house finished in white render and slate, while No. 60 Gladys Avenue is a bungalow with pink and white render and a plain clay tile roof. Other buildings are in brick, or have concrete interlocking tiles. As No.60 is the nearest property to the subject site, the proposed chalet bungalow will have rendered walls, with brick courses at the base for weathering purposes. The roof and hung tiles to the dormer will be plain clay. Fenestration will be white uPVC, in keeping with neighbouring properties. The retaining walls will be brick and the hardstanding and path will be block pavers.
- 11.3 As 10.2 above, the 'L' shaped footprint of the proposed chalet bungalow is found elsewhere in Gladys Avenue and has been developed to break up the mass of the building as well as provide a more generous entranceway.

12.0 Access

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).

- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 12.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 A '**Highway Appraisal**' carried out by RGP Design on the applicants' behalf for APP/16/00820 noted the following:

Existing Highway Appraisal

- The site is situated on the east edge of Gladys Avenue (Public Highway) lying approximately 40m south of the junction with Lovedean Lane lying centrally with the urbanisation of Cowplain.
 - Gladys Avenue is noted to be subject to a 30mph speed limit (street lighting). The site is accessible from Gladys Avenue (Public Highway) however there is currently no formal pedestrian path/gate access or vehicular access.
 - **Refuse/Recycling Collection/Servicing** - It is understood that refuse vehicles serve the existing properties fronting Gladys Avenue in this location.
- 12.5 A new footpath crossing and vehicular access is proposed to the north-east of the site.
- 12.6 Two car parking spaces, as well as provision for cycle and bin storage will be created as part of the proposed works.
- 12.7 Emergency access is fully available from the public highway.
- 12.8 Refuse collection arrangements will be from Gladys Avenue.

13.0 Flood Risk

- 13.1 The Environment Agency 'flood map' indicates that the site is not at risk from flooding.
- 13.2 A '**Drainage Strategy Report**' carried out by RGP Design on the applicants' behalf for APP/16/00820 concluded the following:
- *The site is currently not in use; historically the land comprised a rear grassed garden to residential property No.17.*

- *The application site is approximately 0.025Ha in size and it lies between 66.90m and 66.50m AOD.*
- *The pre-development impermeable area is 0.02Ha.*
- *The site is located in Environment Agency Zone 1.*
- *Although a formal flood risk assessment is not required to support a planning application due to the overall size of the site, a brief assessment has been undertaken which concludes that flood risk is low.*
- *There is no formal drainage within the confines of the site and run-off believed to discharge to the ground via infiltration.*
- *The proposed development will result in an increase in impermeable area, which is mitigated by utilising SUDS techniques where possible.*
- *The proposed drainage system will be designed to cater for a 1 in 100 year critical storm event including a 30% increase in peak rainfall intensity, to cater for the effects of climate change.*
- *The nature of the development will ensure that overflow land flows during an exceedance event will remain unchanged.*
- *The foul drainage from the site will be discharged to the public foul sewer currently serving Gladys Avenue.*
- *A maintenance regime should be established to ensure the long-term effectiveness of the surface water drainage system.*
- *This surface water drainage strategy shows that the development can be implemented without increasing flows on to adjacent land or to existing surface water drainage systems, ensuring that flood risk is not increased.*

14.0 Sustainability

14.1 *The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).*

14.2 Management.

It is the applicant's intention to:

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.
3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.

4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.
7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

14.3 **Health and Wellbeing.**

It is the applicant's intention to:

1. Give building users sufficient access to daylight.
2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.
4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.
7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds. (VOC's).
8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.

11. Recognise and encourage the provision of external amenity space for building users.

14.4 **Energy.**

It is the applicant's intention to:

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5 **Transport.**

It is the applicant's intention to:

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.
2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6 **Water.**

It is the applicant's intention to:

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.
3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

14.7 **Materials.**

It is the applicant's intention to:

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.
5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

14.8 **Waste.**

It is the applicant's intention to:

1. Promote resource efficiency via the effective and appropriate management of construction site waste.

2. Recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.
3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

14.9 **Land Use and Ecology.**

It is the applicant's intention to:

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.
5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

14.10 **Pollution.**

It is the applicant's intention to:

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants with a high global warming potential.

4. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
5. Reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.
6. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
7. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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