

DESIGN & ACCESS STATEMENT

BY

CHRIS FLINT ASSOCIATES LTD

ON BEHALF OF

T WARE DEVELOPMENTS LTD

Proposed Development

At

**Land to the Rear of
8 Highfield Parade
Waterlooville
Hants**

Contents

Site Description

Planning History

Planning Policy Context

Design Proposal

Access

Waste Management

The Local Community

Conclusion

Site photographs

Site Description

The site is within a residential area although forms part of the rear service area to the adjacent shopping parade. The rear service area is currently an unattractive poorly used area although having the benefit of good access and ample parking. The proposed scheme retains the existing garages and parking spaces no changes are proposed.

The site of the proposed dwelling fronts onto Meadway and incorporates a grassed strip of land alongside the pavement and an existing commercial refuse storage area. The proposed dwelling would be set back from the Highway and back from the existing pavement area.

In order to retain a level of refuse service for the commercial aspect a new refuse store is proposed to the west side of the service area, the proposed position still allows for ease of collection.

The adjacent properties are generally two storey of a traditional construction with pitched roofs. These properties form the frontage to Burnside and Meadway, which appear to have been constructed circa 1970's.



View of the site area looking north west

Planning History

Highfield Parade has had a number of planning applications, the site area for this application has some history with the following :-

Reference
06/71730/001

Garage Area adjacent to Highfield Parade, Burnside, Waterlooville

Proposal
Demolition of garages to form 4No. 1 bedroom apartments with cycles and refuse store and parking.

Decision
Refuse perm/consent / refuse lawfulness

Decision Issued Date
Tue 13 Mar 2007

APP/19/00019 Decision Issued Date Fri 29 Mar 2019

Erection of 1No. 1bed dwelling with associated refuse and cycle storage, landscaping and parking with provision of new refuse store for commercial use. | Land to rear of 8 Highfield Parade, Waterlooville, PO7 7QH

Planning Policy

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Havant Borough Local Plan (Core Strategy) March 2011
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
CS21 (Developer Requirements)
CS9 (Housing)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)
Havant Borough Local Plan (Allocations) July 2014
DM17 (Contaminated Land)
AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Policy CS16 of the Havant Borough

Housing encourages the use of sustainable design, garden areas, adequate car parking and design that complements the existing character of the area. The proposed development would complement the existing street scene.

The proposed development would also encourage a mixed community, with 1 no 2 bedroom unit, so a variety of households will be found locally.

Havant Borough Council needs a variety of new housing, within the borough, windfall sites such as this would provide much needed residential dwellings within the suburban landscape.

The proposal is for a residential development in an area that is predominantly residential. The quality of the environment in this location is not adversely affected. Proposals such as these will ensure that Havant are able to achieve additional dwellings on previously developed land

Concentration and Distribution of Development within the Urban Areas using 'redundant, derelict or underused land and buildings within the urban area' should be the priority for new development.

This area is under used and unsightly in context with the surrounding area the surrounding land is not used to its full potential and is in danger of becoming derelict if a sustainable use is not found.

The site is within the built up urban area, so sustainable redevelopment of the site should be supported. The residents will also support the local shops and businesses which will help promote the retention of the local centre.

The Government's Objectives for the Planning System

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by, *inter alia*:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's and by quality of life;
- Ensuring high quality development through good and inclusive design, and the efficient use of resources.'

Design

The application site is situated within an urban area where further development is considered acceptable. The proposed design is driven by the location and the benefits that the site area has to offer to support a dwelling meeting the Technical housing standards – nationally described space standard for a two storey 2 bedroom property. The proposed internal floor area of 72 square meters to support 3 persons.

The main entrance taken from Meadway reflective of the adjacent properties with the opportunity for soft landscaping to the front of the property behind an attractive metal railing for a traditional frontage. Eaves height of 4.8m and a

ridge height of 7.3m is proposed again reflective of the adjacent dwellings but yet lower than the shops and apartments to the west.

An articulated frontage, and shape of dwelling is proposed to help to give visual interest to the proposed development; the dwelling would also be set back from the main road frontage forming a defined position before the set back to the existing properties within Meadway, this presence within the street scene results in no loss of amenities to the adjacent properties.

The proposed new refuse store for commercial use would be a building constructed of softwood timber approximately 3.8 metres wide, 3.4 metres deep and 2.2 metres in height at its eaves. It would have a hipped roof and the overall height would be approximately 3.6 metres. Taking into account its construction material, position and scale it would not have a harmful effect upon the character and appearance of the area.

A high quality pallet of materials are proposed bringing together a traditional feel and use for these materials to establish a fresh and vibrant feel to the street scene and supporting elevations.

The design makes the best use of this corner aspect maintaining an open space with a good sized garden to the side.

The proposed position of the dwelling is intended to extend the street scene and form a visual barrier from the seventies garage block at the rear.

The design picks up on a number of the local design points whilst reflecting a modern detached dwelling and much needed smaller 2 bedroom property.

Access

Access to local transport routes is close by for public and private transport along with the provision of a dedicated parking space, this single space is off street with ample on street parking.

The design allows for good access to the proposed with a level access being afforded direct from the highway.

The internal arrangements of the ground floor entrance areas will allow for wheelchair users to actively move around the ground floor areas. Emergency access can be gained to all part of the proposed development and would not restrict evacuation of adjoining properties.

The proposed site area will retain the existing entrance and available parking spaces with the rear commercial area. The proposed entrance width matches the entrance / exit taken from Burnside therefore at no point is there any restrictions on the current use and delivery arrangements for the commercial units and access for the first floor apartments.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the proposed works.

The Local Community

We have not consulted the adjacent properties of the pending application and rely upon the notification to the adjacent properties and wider local community via the planning advertisements made by the Council.

Conclusion

This sensitively designed proposal retains the orientation and character of the residential properties in this area. The proposed layout allows for a good degree of soft and hard landscaping on site and for the retention of the existing parking arrangements for the residents and business users.

The application site is situated within a sustainable location and future occupants would not be dependent on the car to have access to a full range of facilities and public transport.

The development of this corner area will help to revitalize this un-attractive area and seeks to provide some closure to the street scene at this point.

The proposal represents the best use of this previously developed land in accordance with both national and local plan planning policies.

Site Photographs.



View of the site area looking North



View of the site area looking South



View of the site area looking East



View of the existing commercial area and adjacent garages.