DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

LAND ADJ TO
1 MINTERS LEPE
WIDLEY
WATERLOOVILLE
PO7 5QS

FOR

MR G BLEE & MR P VINCENT

FEB 2024

REV A	ISSUED FOR PLANNING	07-02-24	NAP
REV B	MINOR AMENDMENTS	17-04-24	NAP

NA PALMER
DESIGN LTD

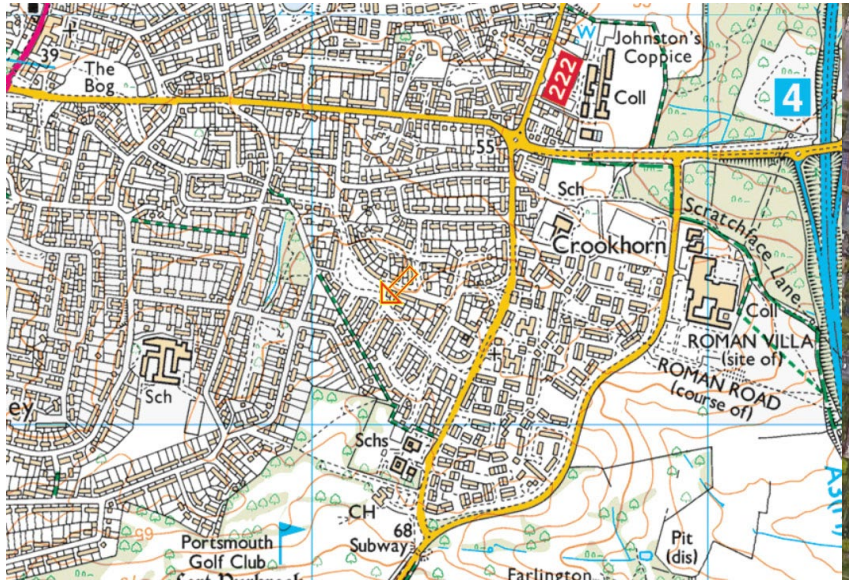
1.0 Introduction

This statement has been prepared by way of amplification to, and in support of the scheme design, prepared for a full planning application.

2.0 The Existing Site

- <u>Location</u>

1 MINTERS LEPE, WIDLEY, WATERLOOVILLE PO7 5QS



Dia 1.

Dia 2.

- Site History / Current Planning Situation

  There have not been any applications on the site.
  But a similar application at for a side extension at 2 Liddiards Way, PO7 5QW application No. APP/15/01271 - Erection of roof over side path to form a covered walkway.22 /12/2015.

- Surrounding Built Environment / Character / Character Analysis

  The site lies on Minters Lepe, Widley, Waterlooville PO7 5QS

  The immediate environment is a mix of urban housing, with the surrounding properties typical of traditional local housing in its varied forms. The generic architectural theme is one of modest appearance but does not offer specific design parameters to follow. The buildings appear to have been constructed throughout varied periods with evidence of predominantly semi-detached & terraced two storey houses of similar styles. However, this styling in its own form has an eclectic suburban feel and is visually pleasing in an uncomplicated and understated manner.

  The overriding nature of the surrounding developments is a mixture of properties ranging from bungalows, housing of varying sizes and semi -detached and terraced houses, but in this location, there is scope for a semi-detached house on the end of the row of terraces.

- Natural Environment

  The site slopes slightly at the front and from back to front, the tree is not in situ anymore.

- Access

  This is via Minters Lepe from St Johns Avenue.

3.0 Design Proposals

- Building Design

  It is proposed to construct a 3 Bed Semi Detached house with onsite parking, cycle storage and bin storage with access from its own access on Minters Lepe and parking via the rear.

  An uncomplicated suburban style is proposed utilizing red facing brick& cladding to the external walls. Porched doors and concrete tiles to the roof.

  The scheme considers neighbouring properties and has no over-looking issues, the size and shape considers the neighbouring house No.1 Minters Lepe. The dwelling is designed to sit comfortably in relation to existing houses on the same both sides of the street.

- Mass, Scale and Spacing

  The Layout of the site has considered many factors i.e. size, shape and neighbouring houses.

  The Layout is designed to allow a good-sized rear garden with additional landscaping throughout. The Layout will also be well screened and not dominate the existing street scene on road.

  The proposal is for the dwelling to be two storey in height in keeping with the scale and character of surrounding developments. There are no relevant overlooking issues with the new house.

- Amenity & Landscaping

  The proposal includes the introduction of new shrub / hedging to the front and rear of the development and grassed areas of the garden. The boundaries will remain unaffected as best possible and renewed with new close boarded fencing where needed. New planting will be included to enhance screening and replace any to be removed.

  The landscaping shown is indicative only, however should the application be successful and further landscaping details are required then these will be provided.

- Parking and Access

  Parking is to be provided on site to the rear of the dwelling, The proposed parking area will be well lit considering any Secured by Design (SBD) issues that may arise. Parking is available in Minters Lepe & St Johns Avenue for access purposes.

  The development shall be in full accordance with disabled persons use and access,

  It is proposed to access the site from the rear lane of Minters Lepe for vehicles and from the front for pedestrians.

- Refuse storage and collection

  Provision has been made for gated access where wheeled bins can be accessed and pulled to the rear for collection.

- Drainage

  The site does not lie within a Flood Zone.

  It is proposed that wastewater would be discharged into existing sewer and surface water would be in a sustainable way to new soakaways.

- Energy Conservation

  The proposal will be constructed of high-quality materials, where appropriate from renewable sources, and will be well insulated to accord with current stringent legislation and will be fitted with efficient heating systems and zoned controls to minimize carbon emissions.

All dwellings should be fitted with 'A' rated appliances, energy efficient light bulbs/fittings and dual flush/water saving cisterns. Any external light fittings where possible should be solar powered.

The developer will consider the use of energy sources for heating and power such as Combined Heat and Power schemes and solar and photovoltaic technologies.

- Biodiversity

  It is not assumed any biodiversity issues will arise on this site.

- Access to Site and Building

  Existing vehicular access to the site is as previously described via the rear of Minters Lepe using the existing access.

  The access as existing will be kept clear with clear visibility, this will aid in traffic movement to and from the site in both directions, thus assisting access and egress from the site.

  Emergency vehicles will be able to gain access to all the building on the site. Emergency egress from each dwelling will be via multiple external doors on the ground floor, and via means of escape windows to first floor habitable rooms.

  All buildings will be designed / compliant to accord with the Building Regulations Approved Document M in respect of disabled access and movement around the buildings. A suitable hard paved area will be provided from the parking area to the front of buildings, with a ramped access and level threshold leading to the principle access. Internal circulation will be fully compliant, with door widths, corridors and toilet facilities within the prescribed limits.

- Crime Prevention

  The proposal has been designed to provide a level of natural surveillance to the area immediately surrounding the site, without the loss of privacy to adjacent properties. Principle windows will afford unobstructed views of the private areas, highway/footpath, car parking and access drive.

  Windows, dwelling external doors and garage doors should all accord with the minimum standard set out in 'New Homes-Secure by Design'.

Appropriate low energy lighting to car parking areas (to BS 5489) should be provided, as well as the garage and main entrance doors etc.

4.0 Planning Policy Considerations

The site is located within the jurisdiction of Havant Borough Council and as such the development plan for the site consists of the Core Strategy and saved policies of the Havant Borough Council Local Plan Review, in addition to policy guidance set out by central Government. The Local Plan Proposals Map shows the site falls within the designated built up area.

The scheme makes best use of the land, which is a key aim of national policy.

Similarly, the scheme accords with the Councils own policies of making best use of under used urban land in sustainable locations, in a way which respects the existing form of development and the amenities of the neighbouring properties.

5.0 Conclusion

The proposed development has, whilst meeting the density requirements set out in the planning policy guidelines, supported, and complied with the visual quality and amenity aspects of the site location required by The Local Plan and Residential Guide. The mass and form match that of the surrounding buildings and combined with the topography / streetscape minimal impact along the street scene is made and a positive addition to the area is gained.

The Proposal shows one House adjacent to t No.1 and designed to blend in with all houses on Minters Lepe.

The architectural style will complement the existing buildings in the vicinity without competing with them, and with the use of similar traditional materials and building details ensure the new work blends comfortably into the site and surrounding area.

The scheme would comfortably bring a number of benefits. It would –

- Make more efficient use of land for housing.
- Remove a bland area which makes poor use of the land and forms no positive contribution to the area.
- Enhance the appearance and character of the area
- Provide for a modern, attractive, efficient and safe housing scheme with its own internal pedestrian access.

In accordance with application protocol, we have undertaken an extensive amount of work and investigation to enable us to submit to the council a meaningful working scheme for a better planning application on this site.