

DESIGN: Height parameter plan



DESIGN: Access

Access Strategy

The access strategy sets out to provide an accessible, well connected and legible development. The following design criteria have been applied to ensure the Access Strategy meets the requirements of current best practice:

- A clear and legible hierarchy of roads and footpaths
- An accessible movement network that is fully integrated into the surrounding road structure
- The road network designed to reduce traffic speeds progressively from 30 to 10mph
- Provision of safe and secure streets where pedestrians often have priority over vehicles
- Roads with individual character
- A road network that is fully accessible to refuse, delivery and emergency vehicles
- A formalisation of the existing pedestrian link from Denvilles to Bartons Road through the site.

Parking

Car parking and cycle storage will be to Borough standards. Car parking has been designed to have a minimal impact on the character of the public realm by and is provided by a variety of methods:

- Maximising on plot parking and setting parking between houses
- The provision of small landscaped parking courts
- On plot parking for the small corner blocks of flats hidden behind the flats
- A maximum of 5 car parking spaces together on streets reflecting the hierarchy of the road
- Parking standards reflect Havant Borough Councils' Residential Parking and Cycle Provision 2010.



DESIGN: Access parameter plan

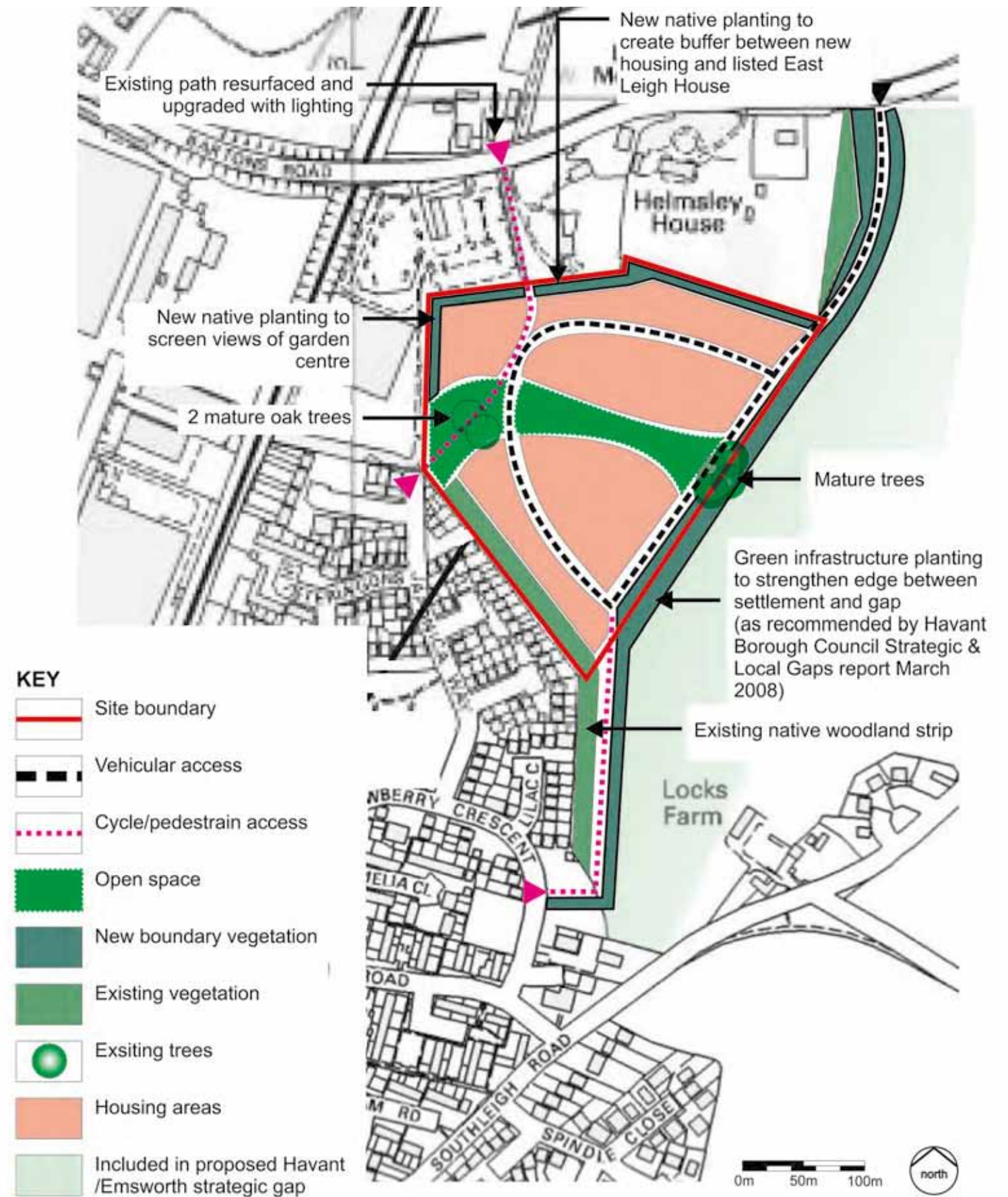


DESIGN: Landscape context + background

Petersfield based landscape architects the *terra firma* Consultancy have been involved with the site since 2009 when they were asked to assess the site and potential access for purposes of submission to Havant Borough Council for allocation as housing in the forthcoming Local Plan.

In the Council's study of strategic and local gaps (by Kirkham Landscape Planning Ltd, drafted 2008), the housing site was recommended as an urban extension 'provided that a substantial belt is included along the eastern boundary linking existing landscape features (woodland copse and hedgerows)'.

This was then formalised in a submission in 2011 which was received well and succeeded in gaining allocation in the Council's Local Plan published in December 2012 (as site UE 36).

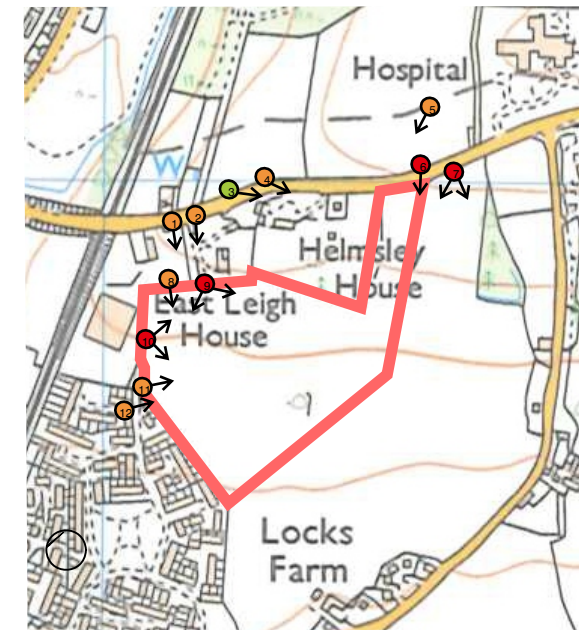
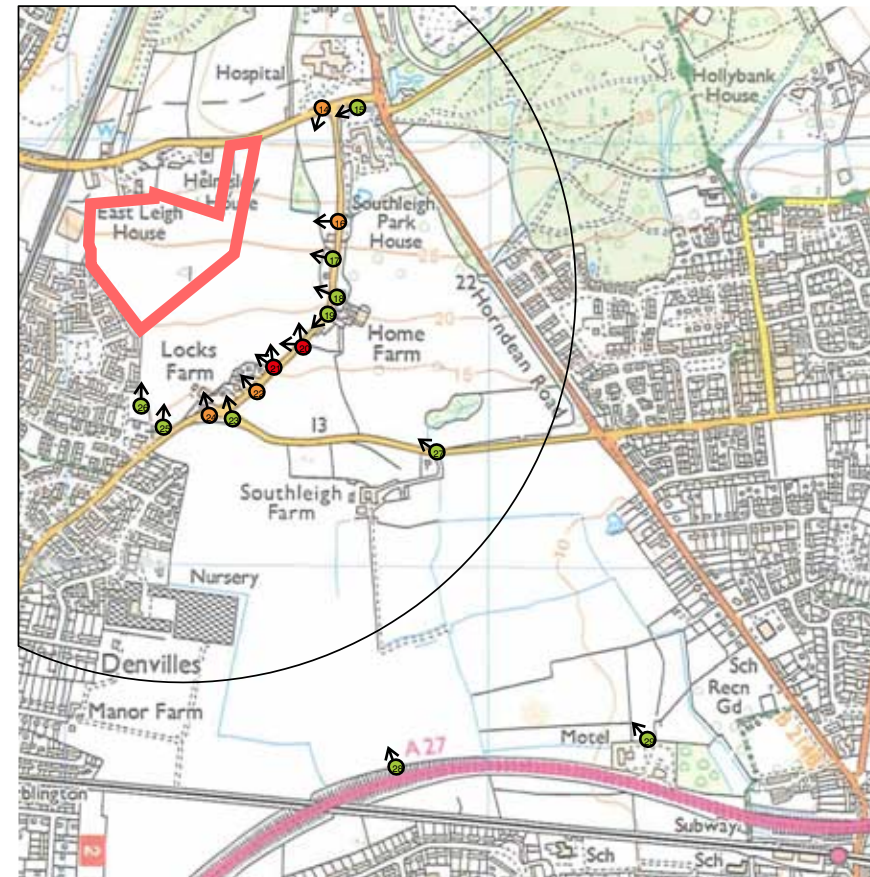


terra firma have been responsible for undertaking a full Landscape and Visual Impact Assessment, co-ordinating with arboricultural and ecological surveys and producing landscape strategies to inform the site planning and outline design vision with the team's architects and engineers.

Existing Landscape



DESIGN: Landscape Analysis



KEY:

- Site boundaries
- Site fully visible from
- Site partially visible
- Site not visible from viewpoint

Landscape Strategy



DESIGN: Landscape concepts

Open spaces and LAP's



- Enhancement of northern boundary planting and inclusion of open space to provide a buffer for East Leigh house
- The retention of the existing TPO trees and landscape surrounds.
- Provision of open space and LAP's surrounding TPO trees and adjacent to Listed Building (to provide appropriate setting).
- The need to create robust landscape boundaries along the eastern and southern borders of the new development, to provide screening and to strengthen gap by creating a strong edge to new extent of settlement.
- Maintain open view across Local Gap from Bartons Road towards the sea.
- The creation of contextualised, sustainable green infrastructure linkages around, within and throughout the development, connecting existing landscape features within and surrounding the proposed site.
- Utilise existing pond into SUDs scheme and use of swales within green infrastructures.
- Selective thinning of existing trees surrounding pond to allow light to penetrate for the benefit of ecology.
- Incorporation of ecological enhancement features such as bird nesting boxes, bat boxes as well as new wet and dry grassland and pond planting, all as advised by the ecologist.

Existing trees, boundary planting and vegetation retained and enhanced



Green streetscape

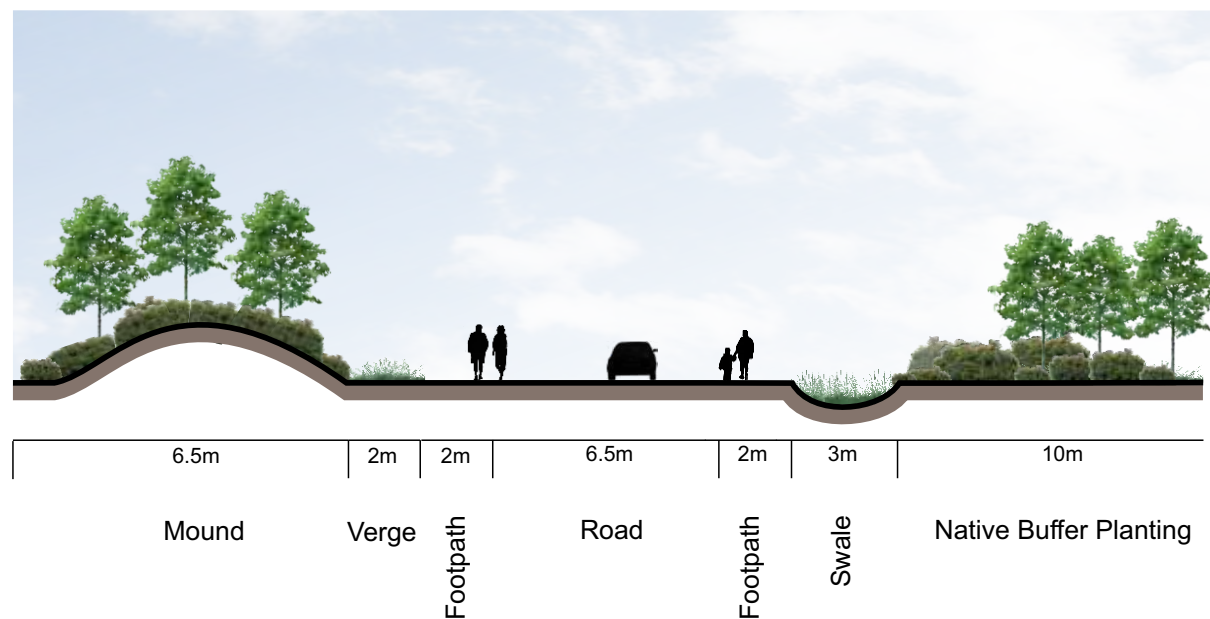


Multi functional green infrastructure providing water management, biodiversity and amenity

DESIGN: Landscape proposals

The design was then developed from the set of principles and tested with overlays, large scale sketch explorations and illustrative cross sections to ensure green infrastructure had space to be delivered in tandem with highways and services requirements.

Although the application is outline, it is important to see the landscape design principles are deliverable.



Illustrative section A-A



DESIGN: Codes for open space areas

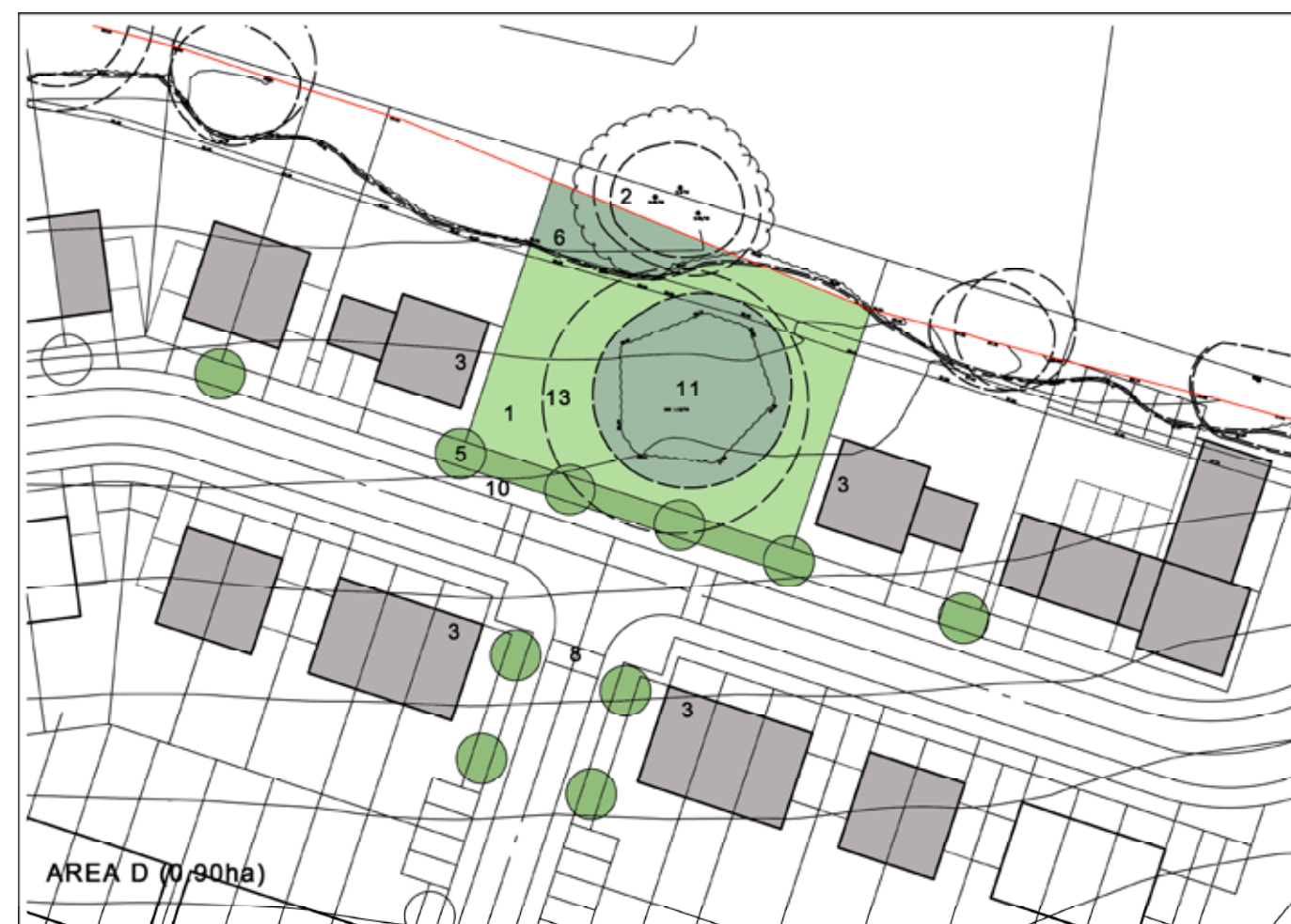


There are 4 areas of the masterplan where open space is required to ensure the retention of, and to provide a suitable setting to, a significant landscape feature or historical landmark.

These areas should be sympathetically landscaped and retained for use by the general public. The area of each should be considered as a minimum. The following design codes set the standards for the areas:

1. Area of landscaped Public Open Space (POS)
2. Site boundary of masterplan area
3. Dwellings fronting onto POS provide natural surveillance and deter crime
4. Local Area Play (LAP)
5. Indigenous trees provide a visual connection of the POS to the wider network
6. Existing mature hedge and trees worthy of retention
7. East Leigh House. Grade II listed building and grounds
8. Visual focus of access road
9. Denvilles to Bartons Road enhanced footpath connection
10. Footpath link
11. TPO tree
12. Swale / ecological corridor
13. Root protection area identified in Arboriculture report

DESIGN: Codes for open space areas



- | | | |
|---|---|---|
| 1. Informal landscaped Public Open Space (POS) | 6. Existing mature hedge a trees worthy of retention | 11. TPO tree |
| 2. Site boundary | 7. East Leigh House. Grade II listed building and grounds | 12. Swale / ecological corridor |
| 3. Dwellings fronting onto POS providing natural surveillance and deter crime | 8. Visual focus | 13. Root protection area identified in Arboriculture report |
| 4. Local Area Play (LAP) | 9. Denvilles to Bartons Road footpath connection | 14. Shelter belt |
| 5. Indigenous trees provide a visual connection of the POS to the wider network | 10. Footpath link | 15. Pond |

Masterplan



KEY

1. NEW ACCESS OFF BARTONS ROAD
2. ACCESS ROAD
3. LONG SEA VIEWS MAINTAINED
4. 10M LANDSCAPE BUFFER
5. POTENTIAL FUTURE LINK TO HELMSLEY HOUSE
6. AGRICULTURAL ACCESS
7. EXISTING LANDSCAPE BUFFER RETAINED
8. SWALE
9. OPEN SPACE SURROUNDING EXISTING TPO TREES
10. OPEN SPACE ADJACENT TO LISTED BUILDING
11. POTENTIAL FOR FUTURE PEDESTRIAN LINK TO HAVANT GARDEN CENTRE
12. LANDSCAPE CORRIDOR/SWALE BETWEEN TPO TREES
13. PERIMETER BLOCKS FACING ONTO ROADS AND PUBLIC OPEN SPACES
14. EASTLEIGH HOUSE - LISTED BUILDING
15. ENHANCED FOOTPATH/CYCLE CONNECTION BETWEEN BARTONS ROAD AND DENVILLES
16. HIERACHIAL ROAD NETWORK INCLUDING TRAFFIC CALMING MEASURES, PARKING AND PLANTING
17. LAP'S WITHIN LANDSCAPED OPEN SPACES
18. VARIETY OF RESIDENTIAL UNIT TYPES TO A MAXIMUM HEIGHT OF 2.5 STOREYS
19. VARIETY OF PARKING SOLUTIONS
20. PRIVATE BACK GARDENS

DESIGN: Aerial perspective

