



DESIGN AND ACCESS STATEMENT

Address: 23 Winterslow Drive, Havant, East Hampshire, PO9 5DX

Description: The erection of a 1 bedroom, end terrace dwelling including access, parking, and private amenity space.

Birch Wood Design Architectural Services

T: 07540731755 **E:** birchwooddesign@outlook.com **W:** www.birchwooddesign.co.uk

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INTRODUCTION

This statement has been prepared by Birch Wood Design to support a full planning application at 23 Winterslow Drive, Havant, Hampshire, PO9 5DX for the erection of a 1 bedroom, end terrace dwelling including access, parking, and private amenity space.

This design and access statement follows the guidance and structure set out in the “design and access statement – how to write, read and use them by the Commission of Architecture and the Built Environment”.

This statement should be read in conjunction with all plans and document produced by Birch Wood Design.

SITE DESCRIPTION AND POLICY CONSIDERATIONS

The site is located within the settlement boundary of Havant. The area is built up and predominantly two storey residential properties. The existing site comprises a two-storey residential dwelling facing East onto Winterslow Road. The site utilises front and rear private amenity space with its site boundaries defined with 1.8-metre-high closed board fencing to the side and rear and 1-metre-high closed board fencing to the front.

23 Winterslow Drive is at the end of terrace situated centrally within Winterslow Drive. The dwelling is constructed of facing brickwork and concrete tiles. Front private amenity space is laid with gravel. Rear private amenity space is laid with grass.

In April 2017 a two-storey side extension was approved under planning reference *APP/17/00380 / Two storey side extension and rear dormer / 23 Winterslow Drive, Havant, PO9 5DX*. The extension has been implemented and is currently under construction.

3 private parking spaces are available off road at the front of the property accessed via Winterslow Road. The parking arrangement was also approved in April 2017.

The site falls outside of the green belt, conservation area and the flood plain.

Policy Considerations

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD September 2019

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

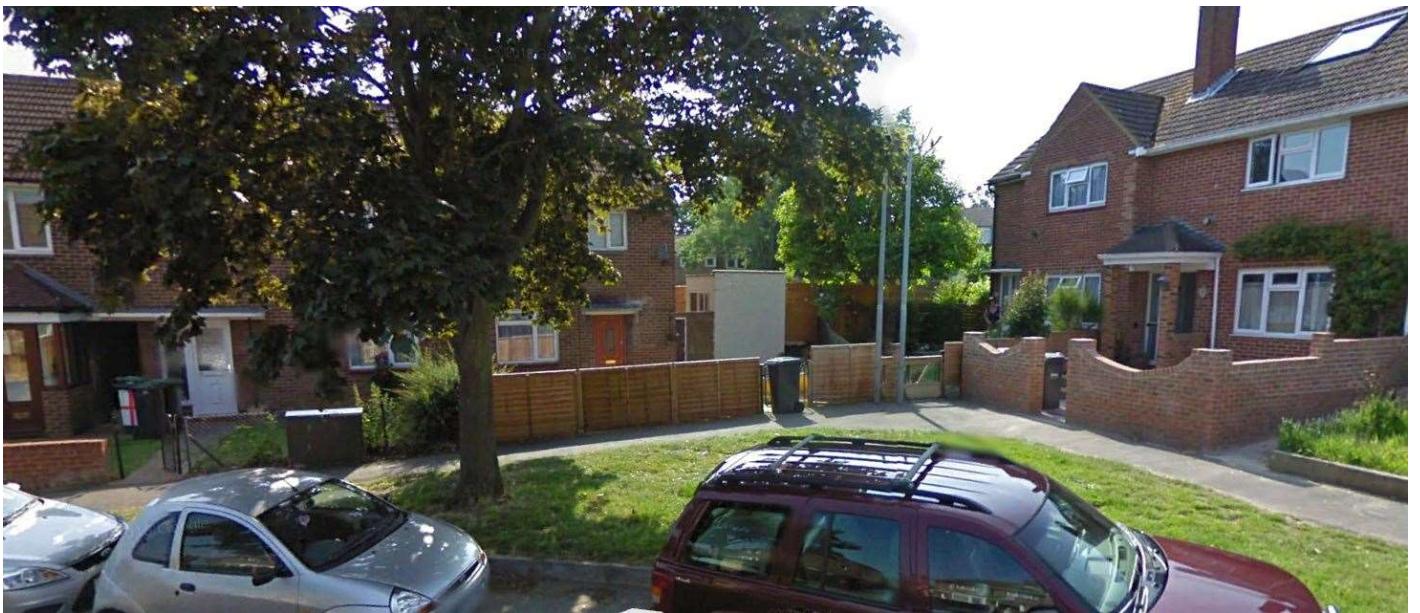
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SITE DESCRIPTION



The site is located on the curvature of Winterslow Drive facing East. Google Earth extract of the red site boundary – Copyright of Google Earth



Facing the site on the curvature of Winterslow Drive – Copyright of Google Earth

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DESIGN AND ACCESS

Use

The proposal looks to convert the existing No. 1 – 4-bedroom single C3 residential dwelling into No. 2 separate dwellings totalling a 3-bedroom dwelling and a 1-bedroom dwelling.

Amount

The proposal looks to retaining the existing dwellings appearance with minor aperture amendments turning the No.1 dwelling into No. 2 separate dwellings. Size, scale, mass, and bulk will be identical to planning approval under planning reference: *APP/17/00380*.

Layout

The layout to the Southern half of the property will be retained with the planning approved footprint under reference: *APP/17/00380* will be converted. Minor alterations will be implemented to facilitate a working design.

The proposed ground floor to the Northern half of the property will be an open plan kitchen, living and dining space. The proposed first floor to the Northern half of the property will comprise a double bedroom, bathroom and airing cupboard.

Access

The existing dwellings access points will be retained with the Southern half of the property being accessed from the East and the Northern half of the property being accessed from the North.

Parking

The existing dwellings utilises off street and on street parking. The proposed parking will be identical to planning approval under planning reference *APP/17/00380*. 2 private spaces will be retained with the 3-bedroom property and 1 private space will be allocated to the 1-bedroom property.

Scale

The proposed dwelling will be identical in scale, mass, and bulk to the previously approved scheme under planning reference *APP/17/00380*.

Appearance

The proposal looks to retain the dwellings appearance providing the 1-bedroom division being within the subservient element. All materials are to be identical to the existing dwelling to match the street scene.

Energy Efficiency

To provide a sustainable and energy efficient, the development will include the following:

Insulation to comply with building regulations within the floors, roof, and walls.

All windows will be double glazed, and ventilation will be incorporated to reduce condensation and promote well-being. All proposed lighting will be low energy lighting with natural daylight to all habitable rooms. Electrical appliances will comply with higher standards such as A+ fridge freezers, A rated dishwashers and washing machines and A rated tumble dryer.

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CONCLUSION

The National Planning Policy Framework NPPF and local planning policy identifies this area under “Presumption in favour of sustainable development”. In particular the NPPF identifies 3 dimensions of sustainability: Social, Economic and Environmental Paragraph 8 reads:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Winterslow Drive is situated within the settlement of Havant. This area is closed to a variety of shops, school, leisure, and public transport. The site is within a highly sustainable location.

In accordance with the Havant Borough Council Parking SPD September 2019 under table 4A C3 Dwelling Houses – Vehicle Parking, the 3-bedroom dwelling will provide 2 private spaces and the 1-bedroom will provide 1 space. The development complied with the local parking provisions under this SPD.

The proposal will provide a High-Quality Design and provide a much needed start home which will comply and meet all building regulation requirements to a highly sustainable dwelling.

The site is accessible to public transport and provide a safe and easy egress to and from the site for the elderly and disabled.

The proposal is completely identical to the previously approved scheme under planning reference APP/17/00380 other than small aperture amendments and the principle of converting a single 4-bedroom dwelling into two separate dwellings.

The proposal meets all national and local planning policies and will provide a highly sustainable form of development in a highly sustainable area.

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