

Design & Access Statement

PROPOSED NEW DWELLING

Land to the rear of 48 Hart Plain Avenue, Waterlooville, Hampshire, PO8 8RX



Revision 05

1. Introduction

The Martin Ralph Group was appointed to produce a design and submit planning application for Landmark Estate Ltd to provide:

One family dwelling with parking and landscaping on land to the rear of 48 Hart Plain Road, Waterlooville, Hampshire, PO8 8RX

This Design & Access Statement is intended to illustrate how the design has responded to the local context and key planning policies.

2. Previous Proposal

Last year we submitted proposal for the same client for two number chalet style bungalows. Application number 14/1078

Although we felt that we had designed these sensitively and adhered to all the recommended distances and guidelines, the scheme was refused. Please refer to a separate Planning Statement by Pickup Town Planning for more information about this.



Street Scene

As the site stands today. Image courtesy of Google maps.



Previous Proposal - 14/1078

Two chalet bungalows were located side by side at the rear of no. 48 Hart Plain Avenue.

3. Lessons Learnt

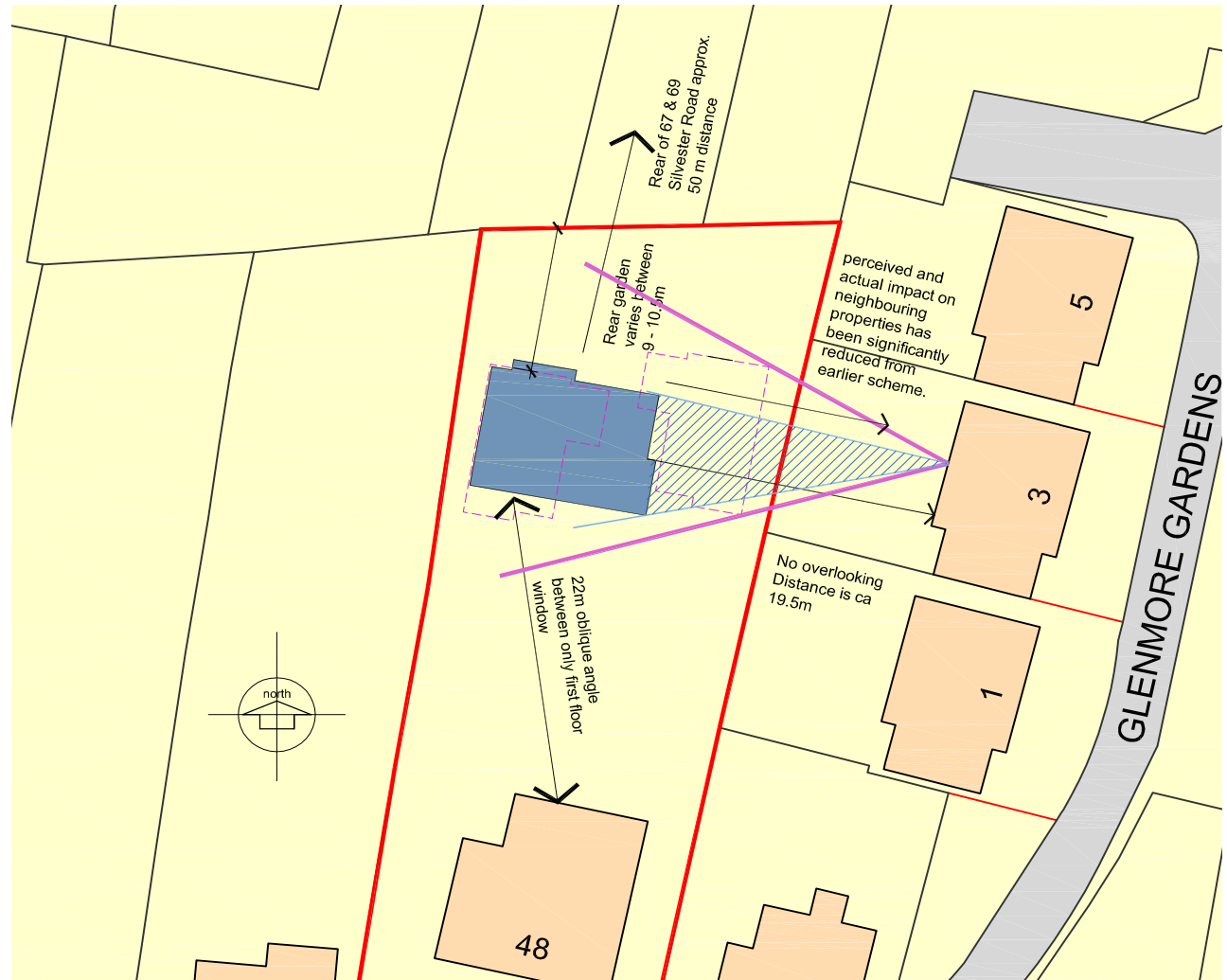
We feel that we have learnt from views of the Planning Committee and subsequent decision from the Planning Inspector.

Main concerns were living conditions of adjacent residents (outlook) and character and appearance of the site and area.



Previous Scheme

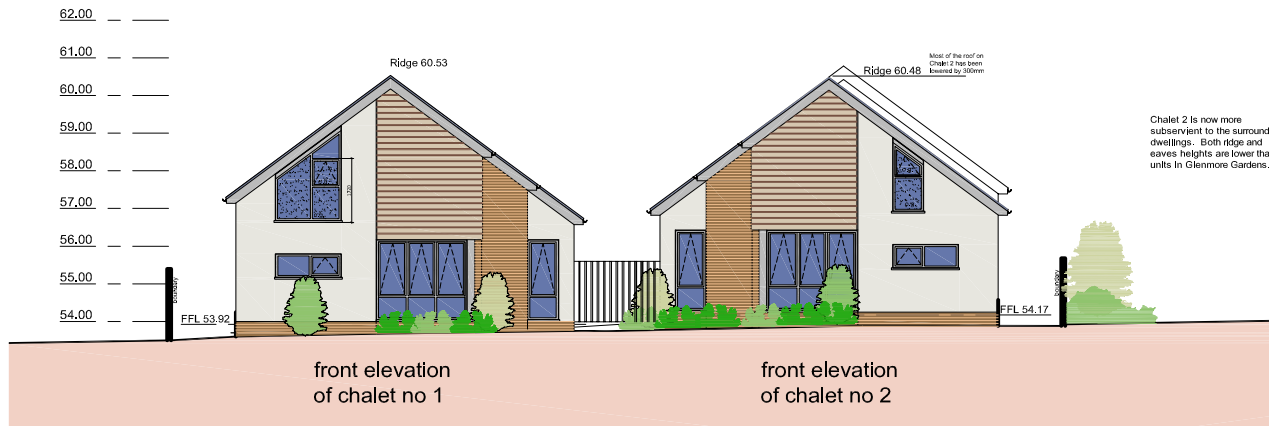
All principle distances to and from the two units met HBC guidelines.



Proposed new scheme

A single unit will occupy a much smaller part of the garden. The distances to the adjoining occupants has been vastly improved.

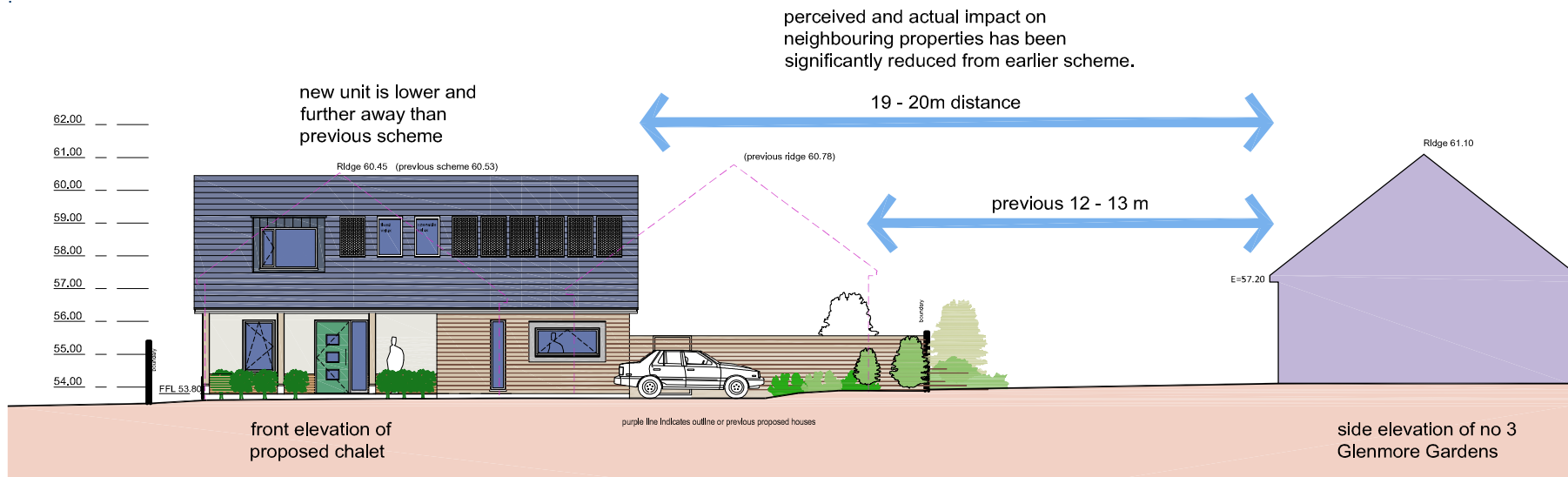
The difference between how this unit will be viewed from adjoining houses is shown above. The purple lines represent the existing and the blue lines (hatch) the much reduced impact of the new



Summary of key benefits of this scheme

- Distances have been improved.
- Height is slightly reduced.
- Scheme is not dominant or overbearing.
- Less built up proposal - more landscaping retained.
- More positive relationship with its context

Previous Scheme



Proposed new scheme

The ridge height of the single new unit is slightly less than the previous units. The additional distance created is very comfortable.



4. Site Character

Hart Plain Avenue connects Milton Road with London Road (A3) in the heart of Waterloooville and runs East/West. 48 is located centrally within the street and located directly opposite the Cowplain Community School.





Neighbouring Properties & Characteristics

The neighbouring properties reinforce the varied nature of the street. With a mixture of styles and ages from 1930's house to the left of the property to a contemporary chalet bungalows within Glenmore Gardens. Brand new houses are currently under construction in the immediate vicinity.



Street Scene & Characteristics

The street as is today. Varying characteristics resonate with modern houses sitting amongst the more traditional. Building lines are staggered and situated around the school and whole street is punctuated with mature trees.



5. Proposed Site Plan

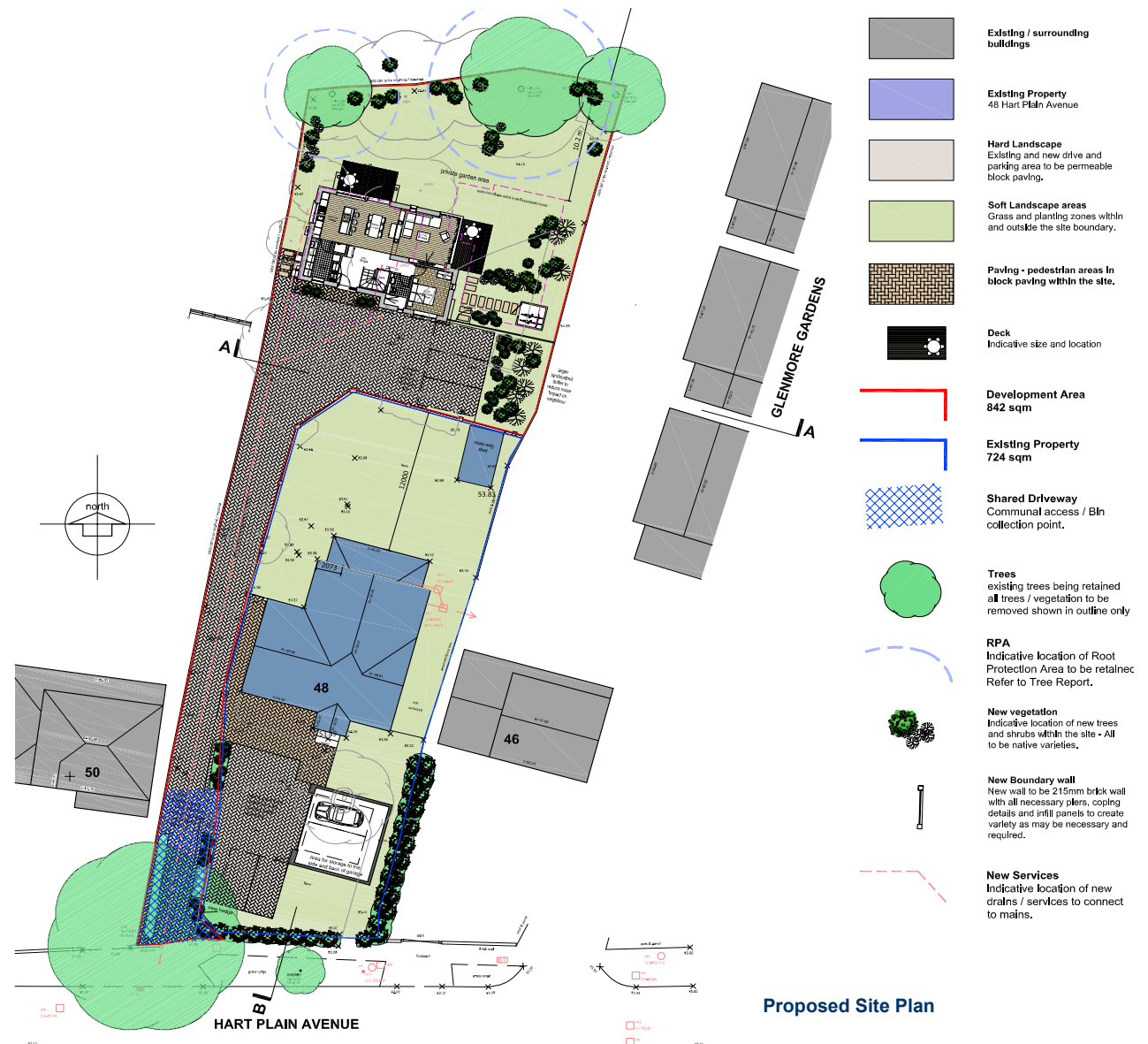
The overall site is approximately 1566 m², of which the new Development Area represents 842 m². Character of the surrounding properties is a mixture of bungalows and houses both modern and traditional in appearance, along with a staggered building line which affords great variation and character.

A single 4 bedroom chalet bungalow will be located at the rear of this long plot and oriented north and south. There is approximately 50m distance to the neighbouring properties at the back and over 22m to the existing bungalow at the front (measured diagonally to bedroom window).

Access to the new unit will be from the existing entrance serving no. 48 and therefore no changes are needed to the Highway or public pavements.

New double garage will be located on the front lawn and will provide adequate turning and parking for four cars, which corresponds to the neighbouring properties.

One bedroom will face forward overlooking the entrance drive. The remaining two first floor bedrooms will have dormer windows at the rear, one of which could have obscure glazing at low level due to being approximately 9.5m from the rear boundary

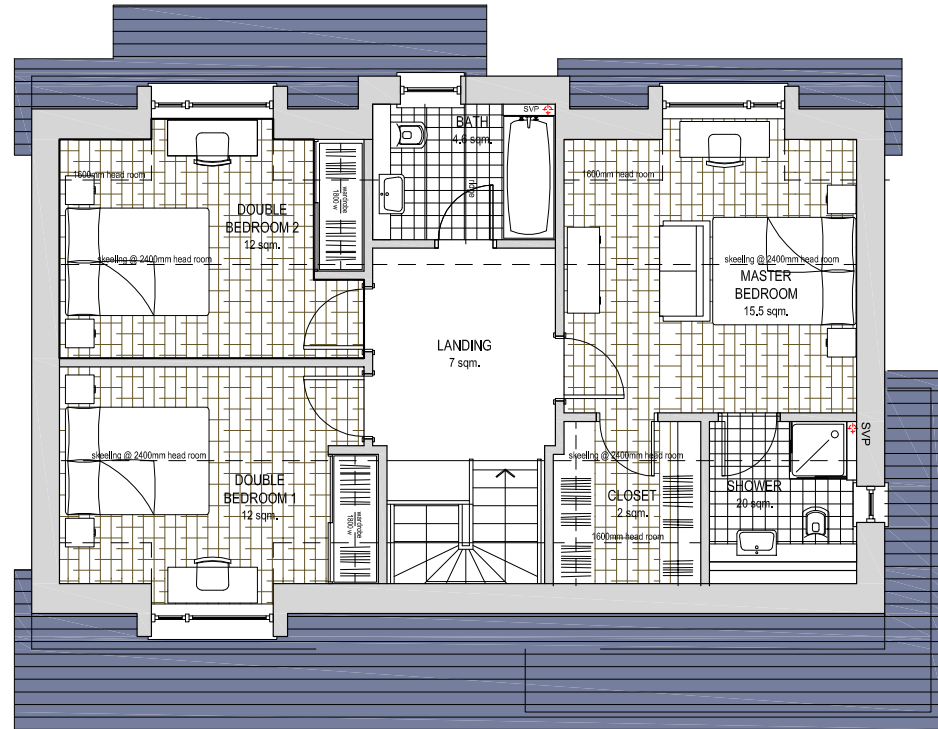


The first floor contains three bedrooms with built in storage, separated by a family bathroom. The Master bedroom suite also includes a small en-suite and storage area.

As already mentioned, two of these bedrooms face the back garden and the family bathroom is located in the rear as well with obscure glazing.

Velux windows will be above the Staircase area and photo voltaic panels are envisaged to be provided on the south facing roof.

First floor area is **70 m²**.



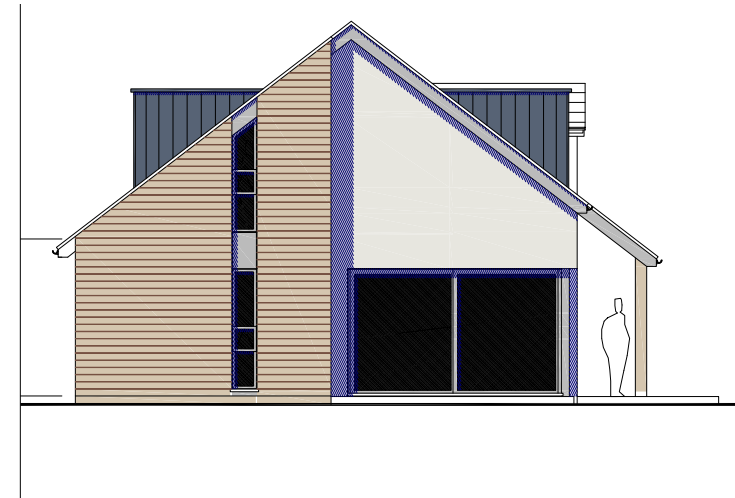
First Floor Layout

Replacement Garage

Aerial view of the replacement garage at the front showing the existing shared access.



FRONT ELEVATION

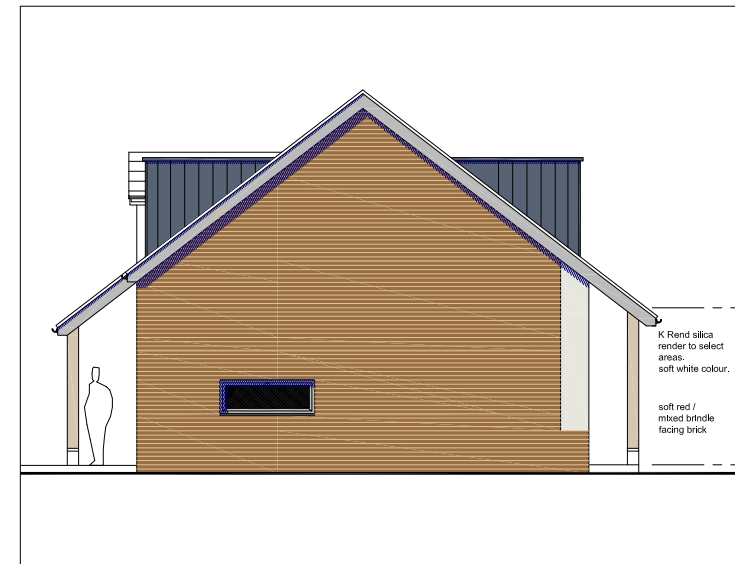


SIDE ELEVATION (EAST)

1:100



REAR ELEVATION



SIDE ELEVATION (WEST)

1:100

7. Environment

Landscaping

This new development will encourage a variety of new trees and shrubs to be grown in different parts of the site.

Currently, a mid height evergreen hedge separates the public pavement from the main garden, with open access to the left. This will be retained and made good, since this will soften the impact of the parking and new garage area to the front of the existing unit.

New areas of planting will be used to separate the existing property from the access drive which will be more attractive than a new wall or fence.

Significantly, there will be a new landscape buffer adjacent to the new rear parking area, which will support the bio diversity of the site.

The north and the western sides of the new private garden will enable future occupants to plant new fruit trees and a variety of low to mid height plants.

Sustainability

The proposed dwelling will be built with suitable insulation, ventilation and materials to meet the current Code for Sustainable Homes Level 4. Although a formal assessment is not being submitted we are confident that the design & construction of these houses will meet the criteria. Solar / PV Panels may be integrated to accord with Part L of the building regulations.

The new dwelling can connect to the existing drainage systems and measures to ensure a percentage of grey water can be stored and reused within the buildings is to be considered.

Flooding

The site is not within a flood zone (according to the Environment Agency) but consideration for run-off water with permeable paving and landscaping will ensure surface water is kept to a minimum.

Biodiversity

The proposed dwellings do not lay within the curtilage of any SSSI, SPA, SAC or Ramsar sites as set out in the Havant Biodiversity checklist nor will it affect any protected species. (see attachment)
(Source NaturalEngland)



8. Supporting Material

Arboricultural Assessment

A detailed Arboricultural Report was undertaken for the site. Separate report by John Shutler Tree Services covers the Implication Assessment and Arboricultural Method Statement. A Tree Constraints Plan and Tree Protection Plan are included as well. Note. None of the trees affected are of good quality as set out in this report.

Transport Assessment

Also included is a Transport Assessment by JPC Highway Consultants. This report takes on board the location of the house and the anticipated minimum impact of the new dwelling being added. Conclusion is that the modest increase in traffic only represents half the normal expected threshold of a private drive and this development will have minimal implications for road safety.

9. Conclusion

We believe that this development is appropriate and justified and meets the aspirations of all the Planning Policies.

Location, height and aesthetics have all been carefully considered following the comments received before and we truly believe that this single new dwelling suits the site and is appropriate to the area.

We trust this will be favourably received and supported.



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