DESIGN AND ACCESS STATEMENT

SULTAN ROAD, EMSWORTH

December 2014

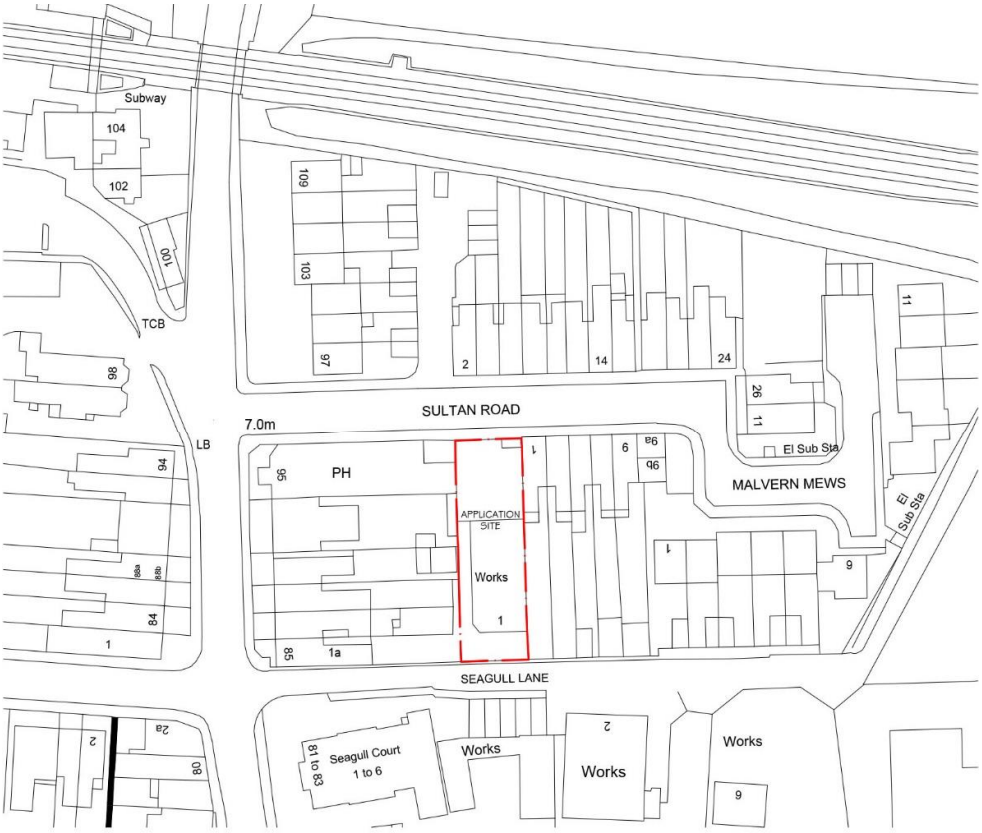
harrington design + bloomfield
ARCHITECTS

CONTENTS

1. Introduction
2. Existing Site
3. Flood Risk Assessment
4. Planning Policy Context
5. Planning Consultation
6. Housing Statement
7. Access and Parking
8. Design and Form
9. Mass

1. Introduction

The site is currently occupied by the offices and light industrial works of Tealwood & Co. Ltd. with their office frontage facing North on Sultan Road. The Southern part of the site is occupied by the workshops and fronts Seagull Lane.



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LOCATION PLAN

The proposal is for a change of use from commercial / industrial to residential use for 4 units. The existing offices to be converted to 3 units with the workshop demolished for 1 new unit, gardens and parking.

2. Existing Site:

The site is mainly covered by the office and workshop building. The office is two storey with fenestration and designed to blend with the residential scale surrounding it. The original office building has two garage doors which although not in constant use restrict frontage parking to the general public and this space is generally used by the 'works' staff during working hours. The rear workshop is a large single storey building. The small amount of remaining ground is hard paved with 4 parking spaces available off Seagull Lane.

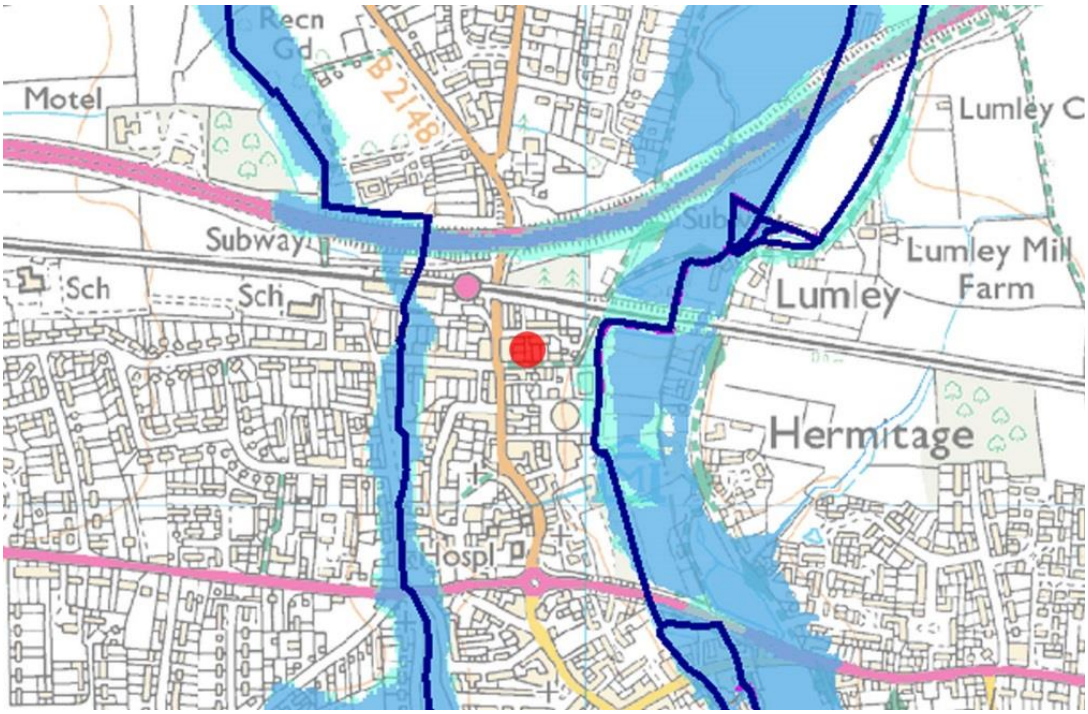
'Bird's eye' view of the site situated within Emsworth

The site is located in a predominantly residential area. In Sultan Road the houses opposite and adjacent are small Victorian terraced units, 2 storey high with no forecourts. To the West on the corner of North Street (B2148) and Sultan Road is the rear of The Railway Inn Public House. The site slopes gently to the south towards Seagull Lane. Seagull Lane forming the Southern boundary to the site is mainly made up of private single storey garages and parking spaces. Boundaries in this area are not well defined.

View looking down Sultan Road towards North Street

3. Flood Risk Assessment

The site does not appear at risk on the Environment Agency Flood Risk Map, see below. It is proposed to mitigate surface water run-off with the use of SUDS and water butts.



4. Planning Policy Context

Government and Local Planning Policy encourage housing development and particularly on 'brown field sites'. The existing site use in this residential area, although well established, cannot expand and is not particularly neighbourly and benefit will arise to nearby residents with its proposed conversion to residential use.

5. Planning Consultation

The proposals were submitted for Pre-Planning advice on 30.07.2014 and a response received 15.08.2014. The main comment was as follows:

(i) Principle of development and loss of employment floor space
(ii) Visual amenity
(iii) Effect on residential amenity
(iv) Access and Parking issues
(v) CIL Contribution and Affordable Housing

(i) **Principle of development and loss of employment floor space**, Policies CS2 and DM3 of the Core Strategy. A separate document, prepared by Vaille Williams, will be submitted in due course to address this in detail. However, a response was submitted to Havant Borough Council on 27.08.2014 providing additional information as follows:

''The company, Tealwood Co. Ltd, has outgrown the current building space and is being inhibited in carrying out its current business and potential growth and expansion because of the limitations of the existing premises. For this reason the Company has looked for alternative premises in Havant Borough so that it can be sustainable and indeed expand to provide even more employment. They have looked at premises in Emsworth but have found none suitable. All the current workforce live outside of Emsworth and this prompted them to look further afield.

In their search they have been informed by various letting and estate agents that there is surfeit of varied and unoccupied industrial premises in the Borough available for lease which could generate employment.

In order that Tealwood can make investment in alternative premises to employ more local workers they have to maximise the income from the sale of the existing property. This can only be done by permitting and designating the land to residential use. The opportunity and need for Tealwood to obtain suitable alternative works has only arisen in the last 3 to 4 months and thus the opportunity and time needed to advertise the existing premises is limited. Should the 12 month required 'test period' be enforced this would severely compromise Tealwood's viable ability to move to premises to continue to be sustainable and indeed offer more job opportunities to people living in the Borough.

Tealwood, following your Pre-Application Advice, have now instigating a marketing exercise for the existing promises. However, the company was under severe time constraints to secure a viable move to more sustainable premises and this viability is dependent on maximising the value of the existing site to invest in the new premises. In these circumstances it is suggested that the 12 month 'test period' could be reduced to say 4 – 6 months.''

(ii) **Visual Amenity**. Section 8.0 of this report describes the benefits of removing a large single storey structure from this residential 'garden' area and replacing it with more garden, some 170 m² additional open space. The proposed 'tidying up' at the rear of the existing two storey office building and inclusion of a new well-built house can only improve the appearance of the site.

Views from neighbouring properties will be opened up when the large single storey workshop is removed.

(iii) **Effect on Residential Amenity**. The detail design of the new house and its windows has taken into account observations made.

(iv) **Access and Parking**. The parking requirements comply with HCC standards in a highly sustainable location.

(v) **CIL Contribution and Affordable Housing**. You have confirmed the CIL payment includes a contribution towards Education, therefore no additional payment is required. The proposed development is now for 4 units, therefore, no Affordable Housing Provision is required. I can confirm the Applicant is willing to enter a legal agreement for a Contribution towards the Solent Disturbance and Mitigation Project.

6. Housing Statement

The proposal will provide 4 modest units suitable for people looking to gain a foothold on the property ladder in an area of relatively high values and in a highly sustainable location.

The houses will be built to current Building Regulation Standards.

7. Access and Parking

The current site is extensively covered by buildings with 4 available car parking spaces at the rear off Seagull Lane. The existing workshop and office would generate some 9 spaces at 1 space per 45m² (Hampshire County Council Parking Standards), which suggests on-street parking currently occurs in Sultan Road. Seagull Lane has several single garages and parking spaces allocated to neighbouring properties.

The proposal is to use this easily accessible road for parking with spaces allocated using HCC standards for a highly sustainable location:

- 1 space per 2 bedroom units (conversion, Plots 1, 2 and 3)
- 1 space for new 3 bedroom unit.
- Total car parking spaces required to meet HCC standards = 4

In addition secure bicycle storage would be provided as follows:

- 2 spaces for each house, located within a secure shed.2 bedroom houses

Refuse collection would be from a collection point in Seagull Lane where all houses have direct access.

Emergency vehicles can access all of the units from either Sultan Road or Seagull Lane.

View looking down Seagull Lane from North Street.

View from Seagull Lane looking North Westerly onto the current Workshop.

8. Design and Form

The original two storey office building in Sultan Road was designed to reflect the scale and fenestration patterns of the adjacent Victorian terraces. The use of the brickwork and details however is dated. It is proposed to divide the frontage into 3, which closely reflects the scale of the neighbouring terraces and to render the facades in order to change the 'character' of the brickwork on the previous office use. This would be combined with a more contemporary detailing of the new front door and ground floor area. The existing two storey element of the offices would be retained, generally, with a two storey extension at the rear with pitched roofs to reflect the traditional Victorian approach to rear extensions found in neighbouring houses. This will allow the units to be of a practical internal size, the new part limited by the extent of the existing adjacent two storey houses extending southwards. (See details drawings for relationship.)

View from Sultan Road looking at the Tealwood & Co. Ltd. Office frontage

The single storey workshop is to be demolished to make way for the 8m long garden areas. The removal of this building will provide benefit to adjacent neighbours, opening up views and providing more light in this residential neighbourhood.

View from Seagull Lane looking at the parking area on site

It is proposed to keep all the parking accessed off Seagull Lane. The new two storey house is designed to help form a new building line. The rear of units 1, 2 and 3 is approximately 16m from the rear north elevation of the new house which has no principal windows in this elevation; this therefore eliminates overlooking issues. The house has no windows to the east also eliminating overlooking issues in this direction. Windows of non-habitable rooms with obscure glazing are positioned to the west overlooking the common access paths to provide passive surveillance to assist with Secure by Design principles. The house will enjoy a predominantly southern aspect. The house is set back over 7m from the road edge and slightly elevated from the parking/street level with a 1.0m high boundary wall so that occupants look over the parked cars.

Materials Suggested

Walls:	Render and Facing Brickwork
Windows:	PVCu
Roof:	Concrete slates (new build)

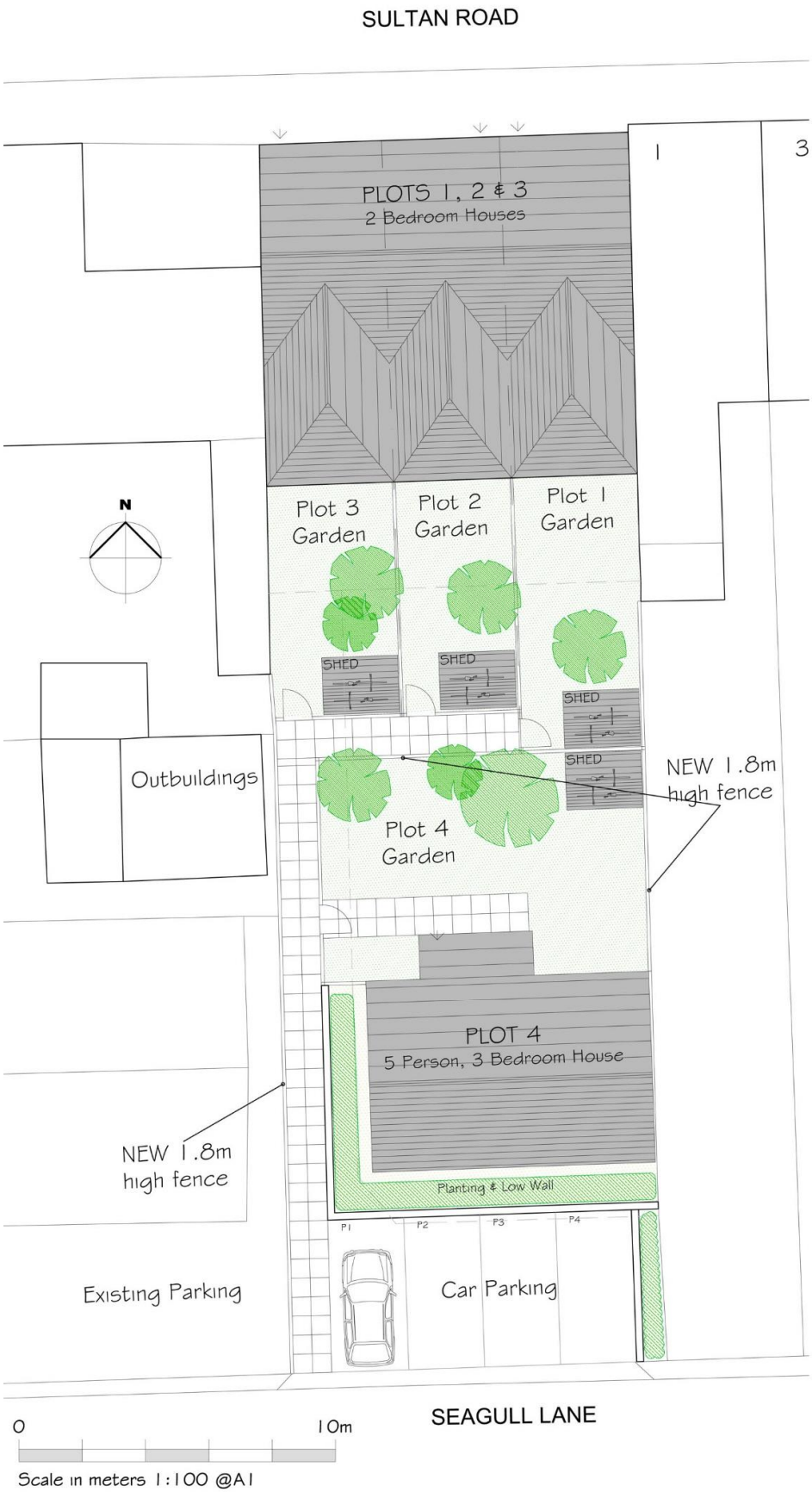
9. Mass

The proposal will reduce the existing density on the site by 50% Building Footprint to Site Area:

Existing Site Area:	=	456m²
Existing Building Footprint	=	345m² (77% coverage)
Proposed Building	=	179m² (39% coverage)
Proposed Housing Density	=	109 units/Ha

The resulting site density will relate closely to the existing adjacent residential area, as will the height and scale.

Aerial view of the Application site looking North



Proposed site layout