

May 2015

Design and Access Statement

**Proposed development on land at rear of 1A Beach Road,
Emsworth, Hampshire. PO10 7JS**

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1. Introduction

This Design and Access Statement is to be read as one of the main supporting documents to this planning application. It provides key information on the proposed site and design.

Furthermore, this Design and Access Statement should be read in conjunction with the application forms, plans, site survey and Arboricultural Assessment.



Extract of Location Plan

2. Application and Site Layout

This application is a full submission for the construction of a new 3 bedroom, detached, chalet bungalow. The proposed location of the new dwelling is indicated on the submitted Proposed Site Plan (15-037/SP1).

The site is located within the built up area of Emsworth. Within this area there is a presumption in favour of sustainable residential development subject to other development control criteria.

Advice on the suitability of a new dwelling being constructed on the site was sought from Havant Borough Council through a pre-application submission and the principle was deemed acceptable. Further detail on the pre-application is provided later on this document.

3. Site and Design Context

The proposed site is currently the rear garden of 1A Beach Road, Emsworth. It is unique in regards to the depth of the garden when considering adjacent properties and surrounding development.

The proposed site is virtually level measures approximately 0.09 hectares in size. With the exception of the new boundary to be formed between the site and the rear garden of the existing property, it has clearly defined boundaries on all sides.

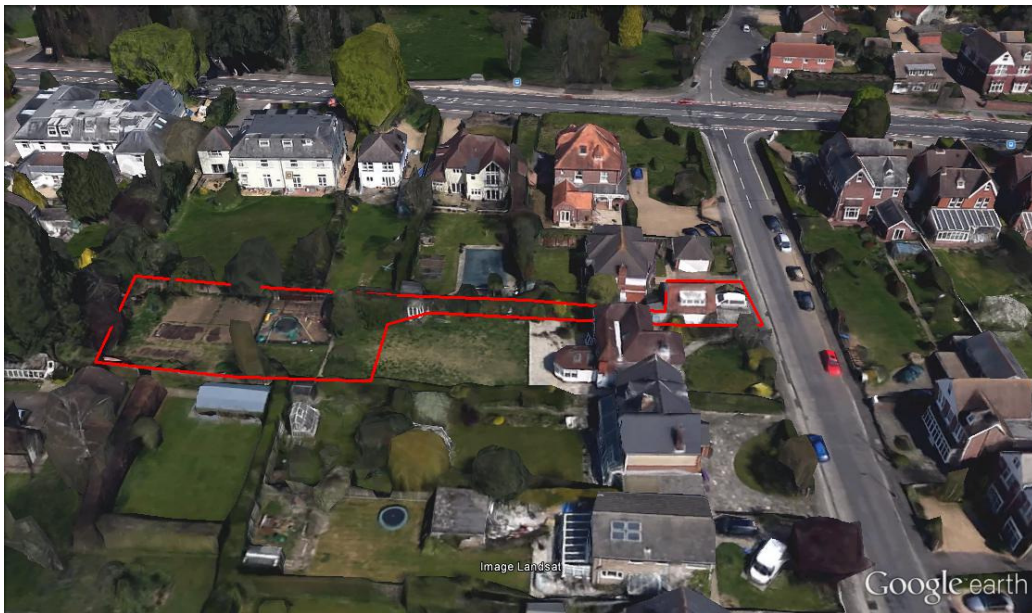
The north boundary which forms the rear boundary of the adjacent properties, No's 66, 68 & 70 Havant Road, has a mix of brick wall close board fencing along its length. A number of trees grow on both sides of this boundary.

The west boundary, which forms the rear boundary of the adjacent property, Claremont, Western Avenue, has a 1.8m high close boarded fence along its length.

The south boundary with the adjacent properties, The Orchard House and 1 Beach Road, has a mix of brick wall and hedgerow along its length.

Due to the surrounding trees on the site, the application is supported by an Arboricultural method statement and Tree Protection Plan.

The aerial view below clearly identifies the site as well as its relationship to the surrounding environment.



The requirement is for a 3 bedroom detached chalet bungalow.

The new development would utilise local materials where appropriate and reflect the architectural styles of surrounding properties, which are quite varied. An urban vernacular would best suit the site location.

The intended use of local materials will compliment the variation of design surrounding the site.

4. Design Solutions

As previously discussed, the application was discussed via a pre-application prior to this formal submission. The proposal of a new dwelling on the site was felt to be acceptable due to the unique nature of the site. A number of points were raised by the planning officer in the response. These have been addressed as follows:-

1. Impact on the character and appearance of the area

In terms of the impact of the character of the area, I consider from my site visit that the character of this part of Beach Road is that of a reasonably wide residential road with good sized dwellings forming a linear pattern of development on each side of the road. There are also a number of larger garage structures towards the front of some sites that are an unusual characteristic. Indeed the larger garage fronting your property is an interesting and attractive structure and its loss would be regrettable in terms of the local vernacular. However, the demolition of the structure would not constitute a reason to

refuse any subsequent planning application and furthermore the loss of the garage may have benefits to the occupiers of the dwelling to the north of the site; in terms of a light gain to the front rooms of this dwelling.

Whilst there are no examples of a backland type development in the manner you propose, I do consider that your rear garden is unique in regards to the depth and also the form of development adjacent to the rear section being broken up from the linear pattern that continues south along the Beach Road.

In my view the proposal would therefore sit comfortably with the character of the immediate area and would not set a precedent that would lead to further back land development which would be out of keeping with the established pattern of development in the road continuing south.

2. The impact on neighbours are residential amenities

The impact on neighbours residential amenity is would be assessed in detail during the consideration of any planning application. All applications for new dwellings will be assessed in relation to the guidance given in the Borough Design Guide 2011 which has been adopted by the council as a material planning consideration.

The development will need to take account of the character and nature of surrounding development and how this would relate to the proposed unit. I would advise that a single storey unit would be most appropriate and that it should be designed such that the issues of overlooking and overbearing are mitigated both to and from the proposed new dwelling.

Further to the above advice, the Borough Design Guide has been used in determining the appropriate design for the site. It is felt that the submitted design reflects the 7 key points of Policy CS16 High Quality Design.

Importantly, the submitted design has been specifically designed to ensure the following key points:-

- (i) The proposal of a chalet bungalow ensures that the height of the property is kept to a minimum. The ridge height of the proposed property is lower than that of all of the surrounding properties.
- (ii) The property has been designed to ensure no overlooking of adjacent properties occurs.
- (iii) The property has been designed to maximise solar gain on the southerly elevation.
- (iv) The property has been designed to ensure adaptability and flexibility for the new owners over the coming years.

Materials and detailing have been chosen to reflect the variety of styles along Beach Road and Havant Road.

As such the property will be clad in the following materials:-

- The walls will be a light colour render (from white to light cream).
- The roof would be finished with natural slate.
- The windows will be grey coloured aluminium casements.
- The external doors will be grey coloured powder aluminium and hardwood.

3. Drainage and Flood Risk

The site is not located within a flood zone. The development would need to incorporate sustainable urban drainage to ensure that surface water is adequately addressed.

Surface water will be dealt with via soakaways. The design of the soakaways will be subject to a percolation test.

4. Impact on trees and hedges

The sites adjacent to the application site contain a number of important trees which should influence the layout and design of any development. Most notably the large tree considered to be a redwood located within the garden of the adjacent property to the west.

Any development will need to take full account of the need to avoid root protection areas of off-site trees and an application should be accompanied by arboricultural reports and an Arboricultural Impact Assessment which should take consideration of the impact of not only the proposed dwelling but also the access drive.

The proposed design has been developed to ensure minimal disruption to the existing trees both on-site and off-site. The submitted site plan indicates all trees that are to be retained as part of the development and the application is accompanied by an Arboricultural impact assessment and tree protection plan.

5. Ecology

From the 30th of June, 2014, the council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that the contribution of £172 per dwelling will be

required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA). The contribution will be applied to all new development of one or more dwellings.

We understand that an upfront payment prior to commencement of development will be sought and is appropriate and agreeable.

6. Developer contributions/Community Infrastructure Levy

The proposed development would be subject to the community infrastructure Levy.

The proposed construction of this new dwelling will be a self-build development and therefore exempt from the community infrastructure Levy charge.

The CIL questions and CIL Self-build declaration form are submitted with this application.

In summary, all recommendations raised by the officer have been addressed and the application is in context with the site and surrounding area.

i) **Use**
Residential

ii) **Amount/Density**
The proposal is for a single detached chalet bungalow.

iii) **Layout**
From the submitted Proposed Site Plan (15-037/SP1) it can be seen that the proposal is to set the location of the new dwelling in the centre of the proposed site. This is to ensure the following:-

- Adequate parking and turning provisions are provided for the new dwelling.
- No loss of privacy or overshadowing of the adjacent properties is likely to occur.
- Root protection areas are avoided where possible.

The dwelling is located 2.5m from the north boundary, 5.5m from the south boundary.

iv) **Scale and Appearance**
Due to the back land nature of the development, the scale of the property has been kept to a minimum with a chalet bungalow design.

This, together with the use of local materials common to the immediate area, will enhance the plot and surrounding area.

v) **Landscaping**
As previously described, the north boundary which forms the rear boundary of the adjacent properties, No's 66, 68 & 70 Havant Road, has a mix of brick wall close board fencing along its length. A number of trees grow on both sides of this boundary. With the exception of the removal of a few small trees, no change is proposed to this boundary.

The west boundary, which forms the rear boundary of the adjacent property, Claremont, Western Avenue, has a 1.8m high close boarded fence along its length. The south boundary with the adjacent properties, The Orchard House and 1 Beach Road, has a mix of brick wall and hedgerow along its length. Again, no changes are proposed to these boundaries.

The proposed new boundary with the existing property will be a 1.8 metre high close boarded fence. This will continue down to the access creating the driveway to the new dwelling.

As shown on the proposed access plan, the existing garage to the front of the site will be demolished and the area made good. The newly created shared access area will be finished with tarmacadam or similar. New gates are proposed further down the new driveway. The proposed driveway will be constructed in a permeable material such as gravel.

The driveway will be constructed using a no-dig method in root protection areas.

Other than the patios and footpaths around the proposed dwelling, the remaining site will be laid mainly to lawn.

vi) **Performance**

Sustainable and environmental concern is a key design drivers of this development. The proposed development will be sustainable and environmentally friendly by adhering to the following:

1. The property will be heated using an Air Source Heat Pump. This will remove the properties reliance on fossil fuels.
2. A photovoltaic array will be installed on the south facing roof. It is hoped that a 4Kw array can be achieved.
3. The building orientation and site layout is predominantly dictated by the constraints of the site, although where possible larger windows have been provided to maximise solar gain.
4. The internal layouts have been designed to consider orientation with the main living spaces enjoying south facing aspects.
5. The pallet of materials have been considered in terms of sustainable source and performance.
6. High quality aluminium windows and doors will help to reduce heating and energy consumption and prevent the release of considerable emissions of CO2.
7. The house is provided with large areas of opening windows and doors to allow good natural ventilation.
8. The proposed construction of the dwelling will be timber frame and will be highly insulated to provide minimal heat loss through the external envelope.
9. The large areas of glazing prevent the need for artificial lighting during the daytime.
10. Locally sourced materials and labour will be used wherever possible.
11. Solid construction to internal floors will provide a good level of thermal mass to the building, absorbing heat during the day and releasing latent heat during the night.
12. All light fittings will incorporate low energy lamps.
13. All surface water drainage will be directed to a soak away within the site.

14. The overall design and construction will incorporate performance and disabled needs, as per the current building regulations.

5. Access

Access to the proposed site will be as detailed on the submitted Proposed Access Plan (15-037/AP1).

Access to the dwelling will be disabled friendly and fully compliant with the Part M of the building regulations. The intention is to provide a level hard surface ramped approach. Ideally this ramp will be formed as part of the footpath works and will be laid to run to the level threshold of the principle entrance door. The hard surface will be a minimum of 900mm wide with cross falls of no greater than 1 in 4. There will be a 1.2m long flat landing at the top and bottom of the ramp exclusive to any door or gate swing. For ramps up to 5m long, the maximum gradient will be 1 in 12, for ramps up to 10m long the gradient will be a maximum of 1 in 15. Internal arrangements within the dwelling will be fully compliant with Part M of the Building Regulations.

Means of escape from the dwelling will also be in accordance with the Building Regulations with sufficient space provided around the dwelling to afford easy dispersal in case of emergency evacuation.