

DESIGN & ACCESS STATEMENT

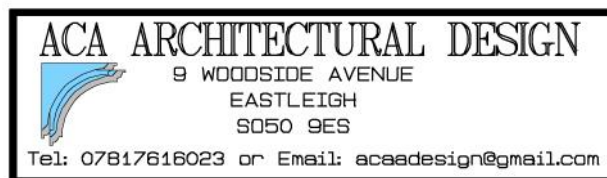
in respect of

Proposed Residential Development
Of 10 new self contained apartments

for

D & K
Contracting Services Limited
on

Land adjacent to Benhall,
Hambledon Road, Waterlooville
PO7 6XB



INTRODUCTION

This design and access statement supports a full planning application for the development of the site with ten x 2 bedroom self-contained apartments along with associated new access, parking and landscaping.

A pre-application enquiry had been submitted starting back in November 2013 reference GEN/13/01052 which was dealt with by Mr Ricahrd Nash in order to gain from the LPA as to what would be the most suitable in terms of design, layout, scale and amount, below are the comments from the case officer;

PRINCIPLE

The development site lies within the urban area, where residential development is considered acceptable in principle, subject to a thorough assessment of other development management criteria and relevant national planning, as well as those at a local level in the Council's adopted Local Plan (Core Strategy 2011). The Core Strategy can be viewed via this link:

[http://www.havant.gov.uk/planningdevelopment/](http://www.havant.gov.uk/planningdevelopment/planning-policy-design) planning-policy-design

Consideration has been given as to whether proposals on this site should follow the design principles of the adjacent Major Development Area (MDA). In this case, given that the proposal would form a frontage alongside existing dwellings to be retained in Hambledon Road, it is considered that the development need not be specifically influenced by the MDA principles.

DESIGN AND LAYOUT

The current proposal would sit well within the curtilage of the plot and would allow the opportunity for a good amount of external amenity space and landscaping (this might of course be subject of a condition requiring details to be agreed pursuant to any planning permission). The proposed scale and massing appears to relate well to the neighbouring pair of semi-detached dwellings whilst also providing an appropriate terminal to the line of residential development. I would consider the proposed design to be appropriate in this location in principle, although the impact on amenities of the neighbouring residential property would have to be carefully considered at application stage.

CIL and AFFORDABLE HOUSING

Core Strategy Policy CS9 would require the proposal to contribute to provision of Affordable Housing in the Borough. In this case, the Housing Officer would be willing (in principle) to consider a financial contribution of £203,252 towards off-site provision. This contribution would need to be secured via a legal agreement, which would be subject of a £230 legal fee and a monitoring fee of 3% of the total contribution. The Havant Borough Community Infrastructure Levy (CIL) Charging Schedule was adopted by the Council on 20 February 2013, and took effect on decisions issued from 1 August 2013.

HIGHWAY ISSUES

The advice of the Highway Engineer is that the Local Highway Authority is hoping to secure a shared use path along this side of Hambledon Road, and would thus be requesting that any new development of the land be set back by a minimum of 2 metres to accommodate this. The access should be designed as a dropped kerb, not a bell mouth design or similar, due to the close proximity of the Charlesworth Drive junction. The proposed parking and turning areas on site appear adequate and cycle parking would need to be provided to the Borough Council standard.

NOISE ISSUES

There is a potential concern regarding the impact of noise on the occupiers of the proposed development, from both Hambledon Road and the nearby Brambles Business Park. The advice of our Environmental Health colleagues would be requested on any proposals aimed at addressing this issue.

TREES AND ECOLOGY

Any application should be supported by reports relating to trees and ecology on the site.

FLOOD RISK

The site lies within Flood Zone 2 and you are aware of the presence of a nearby stream. I would suggest that the advice of the Environment Agency be sought on this issue prior to submission of any planning application.

The latest scheme detailed has been further revised to take account of the comments made by the case officer.

SITE LOCATION AND DESCRIPTION

The subject site is located opposite the junction between Hambledon Road and Charlesworth Drive adjacent and to the south of an existing residential property known as Benhall, which is one of a pair of semi-detached (the other being Meadow Lea) dwellings located on the south western side of Hambledon Road.

The subject site is located towards the south and adjacent to the residential property known as Benhall, the subject parcel of land is currently an enclosed overgrown area of undeveloped land which is screened by considerable vegetation/hedgerow from Hambledon Road. There is a stream running east-west on the southern boundary which separates the site from the adjacent industrial estate which is situated to the south, there is also considerable tree and vegetation cover screening the two sites at this point.

The site measures 44m in width at the front and narrows to 15m at the rear with a depth of 60m. The site is currently served by a metal gated access towards the north adjacent to Benhall with a drop kerb along just this part on Hambledon Road.

On the opposite side of Hambledon Road and the site are pairs of semi-detached and detached two storey dwellings with traditional architectural detailing, consisting of facing brickwork, render finish, tile hanging and slate/concrete roof tiles.

The site itself is in close proximity from the town centre and hub of Havant. The site therefore benefits from close proximity to out of town centre amenities in the form of retail. The main A3 carriageway is within close proximity and easy access to the site.



View of site from Charlesworth drive



View looking towards subject site

view of properties directly opposite site

Proposal

The proposal is to:

Carefully clear the site of all tipped waste and undergrowth;

Survey the trees around the periphery of the site and undertake remedial work as necessary;

Erect one new building which will accommodate ten x two bedroom units.

Create a new access road, parking areas and implement new the landscaping.

EVALUATION OF CONSTRAINTS AND OPPORTUNITIES

Constraints;

- The south western of the site is important for nature conservation in terms of the existing stream although the land to the south west has been allocated for development which is currently being implemented.

- The site is in an area of flood risk, the greatest risk being at the southern end closest to the stream.

Opportunities;

- To assist in creating a cleaner, safer and more prosperous borough by creating a cleaner, safer and more prosperous site.

Principle of development

The site is situated within a built up area where the principle of new development is accepted provided that it does not harm the character of the area, result in the loss of important open space and does not prejudice development of other land. Design and layouts for new development should not compromise the quality of the environment and new housing development should not be viewed in isolation. Consideration should be given to the wider context having regard to the landscape character of the wider locality.

The site is not proposed or protected for any other uses and it is considered that the proposed layout and access arrangements would not prejudice the development/redevelopment of adjacent sites. The key issue therefore is whether the proposed development would be in keeping with and not cause harm to character of the surrounding area.

As mentioned above this part of Hambledon Road consists of a variety of different property types, most of which are detached or semi detached. While there may be previously some

consistency in dwelling type and design, properties have invariably been extended, altered, replaced and redeveloped over a number of years. As such there is no longer a consistent architectural style in the area and plot sizes of dwellings are similarly varied. The character and appearance of the area is therefore one of mainly detached dwellings of various sizes and designs set in a range of plot sizes.

The local policies are also considered to be relevant to the determination of the application as they seek to ensure that the development positively integrates in to the character of the area and does not result in any harm to neighbouring amenities and protected trees.

Respect for the existing landscape adjoining the site, and the provision of a high quality landscape plan as an integral part of the proposals has informed the design development from the outset. The landscape and ecology of the site and the building design have been considered in an iterative process to help formulate a considered and holistic proposal.

The above all raise the question of how the proposed development fits into its environment, which is discussed below.

Amount

The proposed building measures 21m across its width with maximum of 15.5m in depth and would stand 9m high to the ridge.

The existing landscaping would be altered and supplemented with new planting on the eastern boundary with some replacement trees.

The main volume of building is to the rear of the site and as such should be considered to have limited impact on the size and design of the surrounding area and;

i would not be more visually intrusive in the landscape; and

ii responds positively to the character and appearance of its setting and surroundings; and

Layout

The parcel of land is on a spacious plot and as such it is considered that there is sufficient available width to enable additional properties to be erected on the site of the without it resulting in a cramped street scene. It is noted that some of the plots on this side of Hambledon Road are spacious. However there is sufficient variety in plot widths, with those on the other side of Hambledon Road generally being narrower which ensure that the resultant plots would not be out of character with the surrounding area.

Scale

At 9m to ridge the proposed development will be similar to the existing adjoining properties, with similar separation distances between them and the existing variety in architectural styles on the road, it should not be considered that this would have a detrimental impact on the street scene given the existing ridge height and house types that are a feature of the area.

While the proposal adds additional mass and bulk to the street scene it would allow the proportion of proposal in relation to the existing dwellings to integrate well with the street scene. Furthermore, the resultant massing would not overdevelop the site and would retain the open feeling on this plot. In any event, the sympathetic appearance of the proposal, incorporating design features of the traditional origin, sloping aspects on both end elevations, would not significantly erode the character of the existing properties to the detriment of the street scene in this location. In light of the above, the proposed development is considered to be in scale with other buildings in the immediate vicinity and the plot size, would be acceptable in appearance, and would therefore integrate with the form and structure of the existing settlement in accordance with local policies.

The design, scale height and massing of the proposed new development is considered to be of an appropriate standard in relation to the existing adjoining dwellings and the site itself. The materials to be used are to match the existing buildings in the vicinity and are considered acceptable and would not have a detrimental impact on the street scene, the proposals therefore accord to local policies.

Density

Whilst there is a need to comply with the density requirements of NNPF and with local policy general minimum density requirement of 30 dwellings per hectare, such densities should not be achieved at the detriment to the prevailing character of the area. The density of the proposed scheme equates to 55 dwellings per hectare. In light of the above and the considerations in regard to the character of the area the proposal is not considered to overdevelop the plot.

This is considered to be comparative with others in the immediate vicinity and is certainly not considered that it would be significantly smaller than those in the immediate vicinity, or considered to be incompatible with the overall character of this area. The density and proposed retained plot size is therefore to be considered appropriate and acceptable for this area.

Appearance

The proposed building has been sympathetically designed to provide ten x 2 bedroom dwellings that are modest in their appearance but take reference from other properties in the surrounding area with them being orientated to have a hipped/ gable architectural elements fronting the road and creating a balanced composition with the overall aim to provide a scheme

which not only befits the area but creates an attractive well balanced and articulated design.

The proposed design is considered to be appropriate for the area. Its scale is considered to be befitting of other properties in the vicinity and the proposed use of slate roof tiles, brick work and render finish will all enable the development to effectively integrate into its setting and street scene, and are appropriate for the area.

The design of the development would be attractive in appearance and sympathetic to the character of the area by using the hipped end features and tiled roof dormer windows as a basis for its design and the use of high quality materials to match the adjoining properties. The result would create an appearance to the elevation most prominently viewed from public vantage points which would integrate well with the street scene. The resultant elevations would all be in matching traditional materials and be designed to provide a well-balanced building. The building and the site are large enough to take the changes without detriment to the overall appearance and without any impact on the neighbourhood.

The roof form reflects the character of existing buildings and will harmonise with the other traditional roof forms of the area, these works allow for the preservation of the character of the of the area, but also allows for the enhancement of the visual appearance as it stands within it's local context.

Amenity

The proposed development would follow the building lines its immediate neighbours on right side, however given the separation distances involved and their positioning in the plot are such that it is considered that it would not have an overbearing impact on either of the existing or proposed building. Similarly the positioning would not result in undue overshadowing.

The level of separation between the properties is considered to be appropriate and will reduce any potential issue for mutual overlooking. With suitable separation distance, it is further considered that any potential impact in terms of overlooking or loss of light on any neighbours will also be minimal.

It is not considered that the proposed additional dwellings would not result in a loss of residential amenity from overlooking as there would be adequate separation distance between properties which would ensure that there is no significant detrimental loss of amenity for residents of either property.

Landscaping and Trees

Creating the new access will require the loss of some of the existing boundary hedgerow; however the plans incorporate new planting and any permission if granted could condition an appropriate scheme to be implemented.

Mature trees and vegetation that make up the side/rear boundaries which would assist in screening views from the proposal, reducing the level of overlooking to neighbouring sites. For these reasons it should not be considered that the proposed scheme would have a significant detrimental impact on the amenities of nearby properties and adheres to local policies

Access

The existing vehicular access to the right hand side of the site would be removed and a new access proposed to the left hand side of the site to accommodate the proposed scheme.

Highways

The level of parking identified is in accordance with the adopted parking standards as outlined in local policies (Parking Standards) and is considered that there is sufficient space on site to accommodate the parking spaces that would be required to serve 10 new residential units by means of minimum 2 allocated spaces per unit, which is relative the size of accommodation being proposed.

Refuse/Cycle Provision

The provision of refuse will be in the form of two euro bins, one for general waste and the other for recycling material. The waste bins will be stored in a secure area located to the northern end of the site and will be collected by the refuse service via a smooth surface and suitable lighting which will also be provided up to its collection point. A resident's management group will ensure compliance with the adopted procedures

In terms of cycle provision, 10 cycle spaces are to be provided in a secure building to the rear of the site, this level of cycle provision meets the standards set out by Council's Local Plan.

Noise Assessment

For the facades of the new apartments all windows to habitable rooms must have a weighted sound reduction index (Rw) plus a correction for road traffic noise (Ctr) of 30 dB, which could be achieved with a double glazing unit of 4/12/4 (glass/cavity width/glass) as specified in BS 6262 Part 2. This would achieve the reasonable indoor noise criteria during the daytime and the night-time. The sound insulation of the window should not be compromised with through-frame openings; alternative ventilation should be provided, capable of meeting the requirements of Approved Document F of the building regulations and allowing rapid (purge) ventilation without the need to open the windows.

Trees and Ecology

Thorough tree and ecological surveys have been conducted on this site to establish the nature and whereabouts of any protected species (should they inhabit the site). These Extended Phase

1 Habitat Mapping and Protected Species surveys were undertaken in favourable weather conditions and accompany the application.

Sustainable Development

Consideration has been given to the guidance of the Central Government's policies (NPPF) and Local Planning policies which promote maximising the development potential of land within existing built up urban areas which can sustainably accommodate additional growth.

It is proposed to utilise a timber frame design to construct the proposed ground and first floor. This form of construction should substantially reduce construction time on site, and therefore reduce the impact on adjoining property owners and users during the construction phase of the project.

The use of timber frames is also considered a more environmentally friendly method than that of a traditional masonry structure, as there is a greatly reduced requirement for gravel extraction, hydraulic lime production and the associated carbon footprints in addition to the direct impact of habitat destruction associated with these.

The proposal will deliver an improvement over the existing CO2 consumption of the building. The following bullet points are to be considered: Improving the thermal efficiency of the walls, windows, and roof as far as is practically possible (by using more insulation or better glass for example); Reducing air permeability to the minimum consistent with health requirements (a certain amount of air ventilation is needed in a home for health reasons); Installing a high efficiency condensing boiler;

- Carefully designing the fabric of the home to reduce thermal bridging (thermal bridging allows heat to easily escape between the inner walls and the outer walls of a home);

The house will have to be designed to use no more than about 125 litres of water per person per day. This could be achieved by fitting a number of items such as:

- 6/4 Dual Flush WC;
- Flow Reducing/Aerating taps throughout;
- 6-9 litres per minute shower (note that an average electric shower is about 6/7 litres per minute);
- a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort;
- 18ltr maximum volume dishwasher;
- 60ltr maximum volume washing machine.
- Surface water management – this may mean the provision of soakaways and areas of porous paving;
- Materials – this means a minimum number of materials meeting at least a 'D' grade in the Building Research Establishment's Green Guide (the scale goes from A+ to E);

- Waste management – this means having a site waste management plan in place during the construction, and adequate space for waste storage during its use.
- Providing more energy efficient lighting (both internally and externally);
- Providing cycle storage;
- Reducing the amount of water than runs off the site into the storm drains;
- Using much more environmentally friendly materials;
- Providing recycling capacity either inside or outside the home;
- Enhancing the security;
- Enhancing the sound insulation.

Conclusion

The proposal is considered to have no adverse effect on the character and appearance of the area, highway safety or amenities of the adjacent properties. The proposed development has been designed to minimise its impact as it would stand less proud than some of the existing building in the area.

In terms of design, this development would be in keeping with this mixed character. As there is a mixture of design and styles there is scope to provide something equally unique. The design achieves this by drawing inspiration from the “genius loci” (spirit of the place) by use of a traditional style with architectural features found on many of the adjoining properties on the road and in the area. It creates an attractive composition that would enhance its surroundings.

The character is less defined by the numerical size of the plots and is more about how each property sits in its plot and addresses the street scene. The proposed development and plot still retains a spacious character and contribute to the character of the area by having smaller properties being of a different size, configuration, orientation and vice versa providing much needed accommodation to retain local residents either looking for a new home or even wanting to downsize.

The erection of the proposed development should be deemed acceptable in principle and would be in keeping with the mixed and varied character and appearance of the area. With appropriate conditions for obscure glazing and boundary treatments residential amenities would be protected.

The proposal will have no long term environmental damage that is created by the works and the site and habitat will return to match the surrounding environment. We feel the proposals are sympathetic to its surrounding and the other existing dwelling in size, scale and massing. We therefore seek Officers support for the proposals