

DESIGN AND ACCESS STATEMENT

For

New Bungalow

**r/o 14/16 Latchmore Forest Grove
Cowplain,
Hampshire,
PO8 8XG**

For

Mr. J Tate.

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1.0 GENERALLY

1.1 This Design Report is in support of a Planning Application to the Havant Borough Council, to demolish a side extension to 16 Latchmore Forest Grove, and to erect a new Bungalow on land to the rear of 14/16 Latchmore Forest Grove, Cowplain, Hampshire, PO8 8XG.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.

1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

0356 -	201	Location Plan
	211	Existing Site Plan
	212	Proposed Site Plan
	325	Proposed Bungalow Floor Plans
	332	No. 16 Plans
	425	Proposed Bungalow Elevations
	432	No. 16 Elevations

2.0 PHYSICAL CONTEXT

2.1 The site is located within the suburban areas of Waterloooville, which stretch north along the A3 road between Waterloooville and Horndean.

2.2 The site is on the west side of the A3, roughly equal in distance between the A3 and Milton Road, both of which are local distributor roads.

2.3 The site is surrounded by residential development.

2.4 The site is located within walking distance of the A3 (Portsmouth Road) and Wecock Farm Bus Station which are used by several bus routes and provides good access to Waterloooville district shops, and to Havant and Portsmouth Centres.

3.0 SOCIAL/ECONOMIC CONTEXT

- 3.1 The site lies within the urban area of Waterlooville. It is in the South Hampshire Sub-region (PUSH) of East Hampshire.
- 3.2 The provision of adequate new housing within urban areas, particularly where new building brings vacant and under-used land into use, is considered desirable.
- 3.3 The wider Waterlooville area includes Cowplain, Lovedean, Waterlooville, Purbrook and Widley. The area contains a wide variety of house types, employment opportunities and Waterlooville Town Centre. The area grew rapidly after the World War II expanding the Portsmouth conurbation along the A3. Further local centres are also located in the area and Cowplain has a small district centre. Good public transport links to Portsmouth exist via the A3 ZIP Bus Priority Corridor.
- 3.4 The site is a short distance away from Woodcroft Farm, an area identified in the Havant Borough Council Local Plan as a strategic site for housing. This area and nearby Wecock Farm are considered to be priority areas for regeneration. Improved transport links and amenities are under consideration.
- 3.5 Within 1500 metres of the site there are:
- Infant and Primary Schools
 - Local Shops
 - Bus Station
 - Churches
 - Public House

It is considered that the site location is highly sustainable.

4.0 INVOLVEMENT OF LOCAL INTERESTS

- 4.1. The proposals are considered to be consistent with Local Development Framework Policies; there has therefore been no prior involvement of local interests.

5.0. AMOUNT

- 5.1 The subject site is approximately 765 sq. m. in area.
- 5.2 The proposed bungalow will have a footprint of 77 M2.
- 5.3 The proposed bungalow has two bedrooms.
- 5.4 Parking for two cars is proposed on the driveway.

6.0. LAYOUT

- 6.1. The proposal would situate the new bungalow behind the existing frontage to Latchmore Forest Grove. There are currently three large sheds in this location which would need to be demolished.
- 6.2 The proposed new bungalow would be a minimum distance of 17.7 M from the rear of the existing houses.
- 6.3 The direct access drive proposed from Latchmore Forest Grove is an extension of an existing entrance between Nos.14 and 16 Latchmore Forest Grove. In order to provide a reasonable width, it is proposed to demolish an existing side extension at No. 16.
- 6.3 Parking for three vehicles for 16 Latchmore Forest Grove is proposed on a forecourt from the existing access.

7.0. PLANNING POLICY

- 7.1. As the site is part of the South Hampshire sub-region, it is closely linked to the PUSH area, with a housing market and social infrastructure more comparable to the nearby borough of Havant than to the rest of East Hampshire

- 7.2. The current PUSH strategy states:

“A range of sizes and types of new housing is as important as the overall amount. In 2008/9, only 19% of new properties were family homes... and although this had increased to 31% by 2010/11, the need to ensure a good supply of this housing type remains.”

- 7.3 A much larger scale back-land development of four houses opposite two previously approved bungalows has recently been passed at 109 London Road, less than 100M from the subject site (APP/14/00439). The approved houses are shown to be a similar distance to existing properties on Latchmore Forest Grove as the proposed bungalow, and establish a precedent for development of under-utilised back-land sites in this area.

8.0. DESIGN PRINCIPLES

- 8.1. To provide housing appropriate for the location.
- 8.2 To provide housing that meets local demand.
- 8.3 To provide housing that is visually attractive.
- 8.4 To provide housing that is sustainable.

9.0 SCALE

- 9.1 The mass and bulk of the proposed bungalow is considerably less than the existing houses and bungalows on Latchmore Forest Grove, and is consistent with the workshops and secondary buildings to the north.
- 9.2 The ground falls to the north of Latchmore Forest Grove, and as such the proposals will have little impact on the existing street frontage.
- 9.3 The ridge height of the proposal has been kept to a minimum to reduce the visual impact as seen from the existing properties on Latchmore Forest Grove.

10.0 **LANDSCAPING.**

- 10.1 The existing boundary arrangements and hedge planting to east and west and north boundaries will remain in place.
- 10.2 New close boarded fences will define the boundaries with the adjacent properties.
- 10.3 There are four D & D criteria Oaks on the subject site. By prior agreement with Mr. J. Gargett these will be removed and replaced with five Cypress Oaks (*Quercus Robur* 'Fastigiata Koster'). As Cypress Oaks are deciduous, it may be necessary to agree other screen planting appropriate to the site.
- 10.4 Other planting in the rear proposed gardens is left to the occupants' choice.

11.0 **APPEARANCE**

- 11.1 The existing bungalows and houses around the site are an eclectic mix of post WW II housing types.
- 11.2 The design of the proposed bungalow is discrete and of minimal visual impact.
- 11.3 The external materials proposed are typical of local housing, and as such are appropriate for the location.

12.0 **ACCESS**

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

- 12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Vehicle and pedestrian access to the site is from Latchmore Forest Grove. The existing footpath crossing and vehicular access will be utilised for the proposals.
- 12.6 There are two dedicated parking spaces available within the site.
- 12.7 Emergency access is fully available from the public highway.
- 12.8 Refuse collection arrangements are from Latchmore Forest Grove. A bin area is proposed by the entrance to the rear garden, accessed via the private driveway.

13.0 **FLOOD RISK.**

- 13.1 The site is at an elevated position.
- 13.2 The Environment Agency 'flood map' indicates that the site is not at risk from flooding.

14.0 **SUSTAINABILITY**

- 14.1 The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).
- 14.2 Management.
It is the applicant's intention to:
1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.
 2. Recognise and encourage construction which is managed in an environmentally and socially considerate and accountable manner.

3. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
4. Recognise and encourage the guidance for the non technical building user so they can understand and operate the building efficiently.
5. Recognise and encourage the implementation of effective design measures that will reduce the opportunity for and fear of crime on the new development.
6. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.
7. Recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation.

14.3 Health and Wellbeing.
It is the applicant's intention to:

1. Give building users sufficient access to daylight.
2. Reduce the risk of health problems related to the flicker of fluorescent lighting.
3. Ensure lighting has been designed in line with best practice for visual performance and comfort.
4. Ensure occupants have easy and accessible control lighting within each relevant building area.
5. Recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned / mechanically ventilated buildings for the future conversion to a natural ventilation strategy.
6. Reduce the risk to health associated with poor indoor air quality.
7. Recognise and encourage a healthy internal environment through the specification of internal finishes and fittings

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with low emissions of volatile organic compounds. (VOC's).

8. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
9. Recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.
10. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.
11. Recognise and encourage the provision of external amenity space for building users.

14.4 Energy.

It is the applicant's intention to:-

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage the specification of energy-efficient light fittings for external areas of the development.
3. Reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.
4. Recognise and encourage the specification of energy-efficient transportation systems.
5. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5 Transport.

It is the applicant's intention to:

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.

2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.
5. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6 Water.

It is the applicant's intention to:

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.
3. Reduce the impact of major water leaks that may otherwise go undetected.
4. Reduce the risk of minor leaks in toilet facilities.
5. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.
6. Reduce the consumption of potable water for ornamental planting and landscape irrigation.

14.7 Materials.

It is the applicant's intention to:

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.
3. Recognise and encourage the in-situ re-use of existing building facades.
4. Recognise and encourage the re-use of existing structures that previously occupied the site.
5. Recognise and encourage the specification of responsibly sourced materials for key building elements.
6. Recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.
7. Recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

14.8 Waste.

It is the applicant's intention to:

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.

3. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.
4. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.
5. Encourage the provision of facilities that help facilitate the reduction in volume of compostable organic waste going directly to landfill during the building's operation.

14.9 Land Use and Ecology.

It is the applicant's intention to:

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Encourage positive action to use contaminated land that otherwise would not have been remediated and developed.
3. Encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.
4. Minimise the impact of a building development on existing site ecology.
5. Recognise and encourage actions taken to maintain and enhance the ecological value of the site as a result of development.
6. Minimise the long term impact of the development on the site's, and surrounding area's biodiversity.

14.10 Pollution.

It is the applicant's intention to:

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.

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2. Reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.
3. Reduce the contribution to climate change from refrigerants with a high global warming potential.
4. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
5. Reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.
6. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
7. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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