

DEVELOPMENT PROPOSALS 3.0

CONCEPT PLAN

The Concept Plan follows analysis of the Constraints Plan and has also been informed by public consultation and pre - application discussions with Havant Borough Council. It is proposed to maintain existing mature trees and vegetation at the entrance of the site, along the south eastern boundary and around the public open space area. The main access from Barncroft Way is retained in the same location with the new vehicular access road running parallel to the south eastern boundary. The footpath link to the primary school is retained and fronted by houses. The footpath link to the primary school is retained and fronted by houses.

KEY

Site Boundary

Site Access

Retained Trees

Hooks Row Footpath

Pedestrian Access To Barncroft Primary School

Development Area

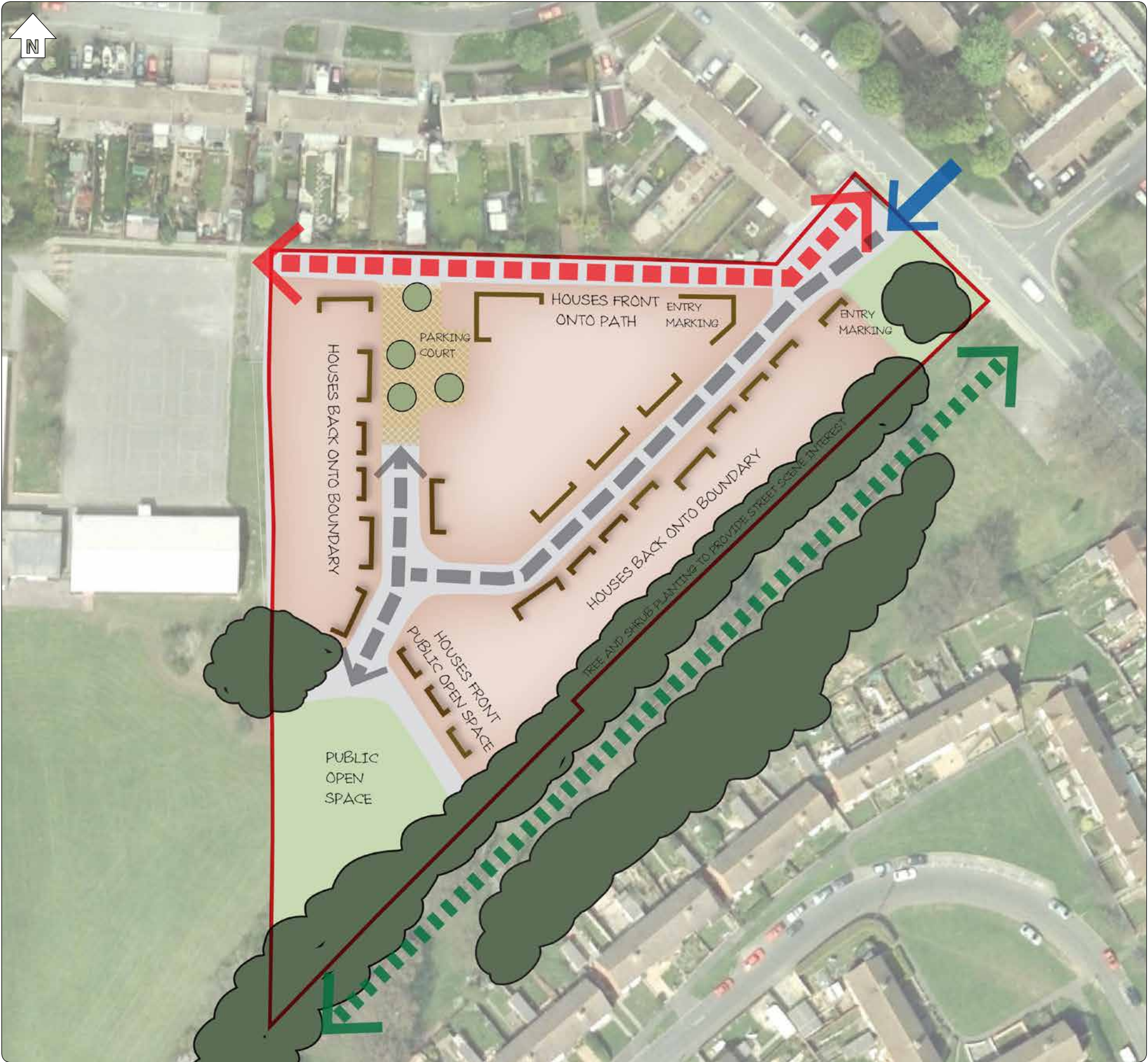
Vehicular Access With Turning Area

Indicative Built Form

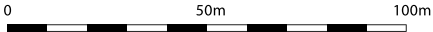
Proposed Trees

Parking Court

Public Open Space



Design Concept Plan



SITE LAYOUT

The Site Layout opposite indicates in more detail how the built form and landscaping can be designed to create a scheme that reflects the concept proposals. Plots 1 -10 front the main access road and back onto the south - eastern boundary. Plots 11- 13 face the public open space and provide natural surveillance to this area. Similarly plots 22- 24 face and share the existing footpath to the school offering dual use, a sense of ownership and surveillance.

The proposed layout has been designed to respond positively to the Havant Design Guidance SPD 2011.

There are 7 design objectives in the Design Guide which have been considered in the design as follows:

Defining Character - the site has a roughly triangular shape, a key route along its northern edge and perimeter trees. This defining character has been reinforced in the layout with entrance marking dwellings set behind a key retained tree, a linear route into the heart of the site, a soft edge and green space to the SW and courtyard housing cluster to the NW corner.

Ease of Movement - the layout would be easy to move through and well connected to Barncroft Way, and the school path. There is private land to the west which precludes additional permeability but movement to and from the north and east would be significantly enhanced via a new pedestrian refuge (S278 works).

Good Legibility - the routes through the site would have short lengths and buildings that visually turn corners or mark entry points.

Good Continuity and Enclosure - all routes and spaces would be fronted by dwellings and consistent detached or terraced building forms would be used. Key edges would be demarcated with walls to provide quality finishes and privacy.

Good Quality Public Realm - would be achieved with street planting and contrasting paved zones designed to adoptable standards with the open space to be maintained by a Management Company.

Diversity and Detailing - the layout includes a mix of house types by size and tenure; contrasting density zones and some restrained variety in the house detailing (i.e. gables, porch types and palette of materials). A restrained approach has been adopted to achieve a cohesive appearance and to avoid the new development appearing at odds with the local context.

Adaptability and Sustainability - the Government has indicated, in the Standards Review, that sustainability will be a matter for the Building Regulations and space standards will be nationally defined but subject to local adoption. The internal space in the 10 proposed affordable dwellings will be HCA compliant and the sustainability generally will be to CfSH Level 3 as required by a condition of the OL planning permission. The proposed layout would comply with the following detailed guidelines:

- 20m back-to-back (2 storeys);
- 10m front-to-side gable;
- 10m minimum garden lengths;
- space standards based on those used by registered housing providers;
- a variety of street width and design according to route prominence and housing density;
- garages and car ports behind the building line, and
- courtyard parking to be edged by walls and well lit.



HOUSING MIX



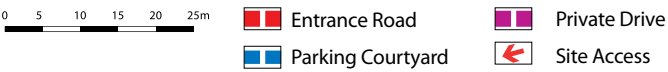
House Accommodation Plan



STREET HIERARCHY



Street Hierarchy Plan



AFFORDABLE HOUSING



Affordable Housing Locations Plan

0 5 10 15 20 25m

Private Housing
Affordable Rented Housing

PARKING TYPES



Parking Plan

0 5 10 15 20 25m

Parking Court
On Plot
On Plot With Garage

APPEARANCE



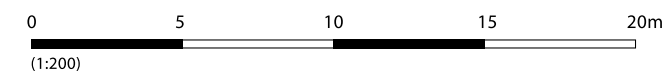
Elevation A-A



Elevation B-B



Elevation D-D



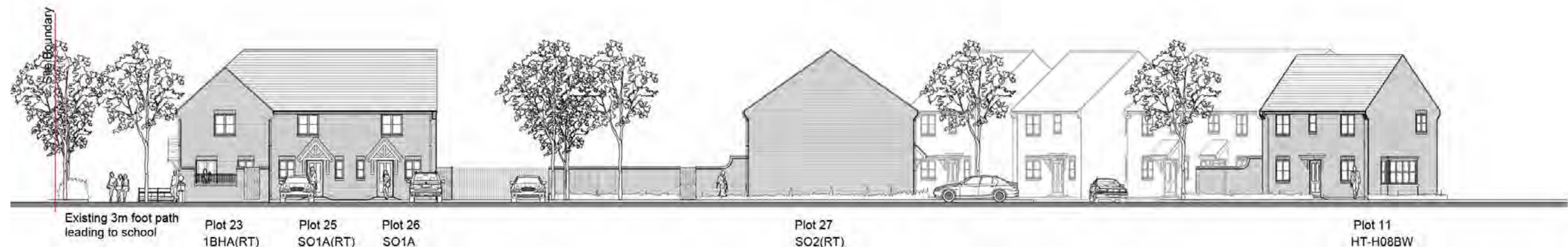
Key Plan



APPEARANCE



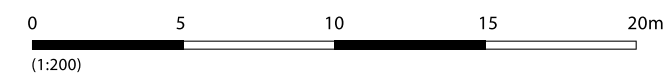
Elevation C-C



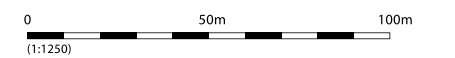
Elevation F-F



Elevation E-E



Key Plan



APPEARANCE



Key Plan

Perspective view of public open space

INCLUSIVE ACCESS

The dwellings have been designed to provide an inclusive environment that will cater for the needs for ambulant and disabled users. The design will comply with the requirements of the Building Regulations, the relevant British Standards and with the requirements of the Disability Discrimination Act to ensure that homes and facilities can be accessed easily and enjoyed by all.

In particular the following points will be considered:

- Level access to buildings, or where the topography dictates, a ramped approach to meet disabled user's requirements.
- Provision of disabled accessible WC's to dwellings.
- Stairs and ramp designed to suit disabled persons requirements.
- Properly considered signage and access doors.
- Provision of parking bays in locations convenient for level access to dwellings.

SECURED BY DESIGN

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

- Integrated Approach.
- Environmental Quality and Sense of Ownership.
- Natural Surveillance.
- Access and Footpaths.
- Open Space and Management.
- Lighting.

Well designed, attractive, clearly defined and well maintained environments are likely to be a source of pride for residents. This means that a sense of ownership and responsibility is present which discourages crime to be committed. The development will provide an environment where all public areas are well managed and either conveyed to the Council or Parish Council or alternatively placed in a Management Company.



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