

Design & Access Statement

New 2 bed dwelling at the rear of 3 Queens Road, Waterlooville

In support of **Full Planning Application Submission**



Version 3

1. Purpose

The Martin Ralph Group was appointed to submit a Full Planning Application on the site at the rear of 3 Queens Road, Waterlooville, Hampshire.

The proposal is to build a new two bedroom dwelling within the gardens including driveway and vehicular turning area. The new property will be single storey in height, with a design and character appropriate to the location.

This Design and Access Statement together with other necessary supporting documentation are in support of the full Planning Application.



Aerial Photograph
Site location

2. The Site and Location

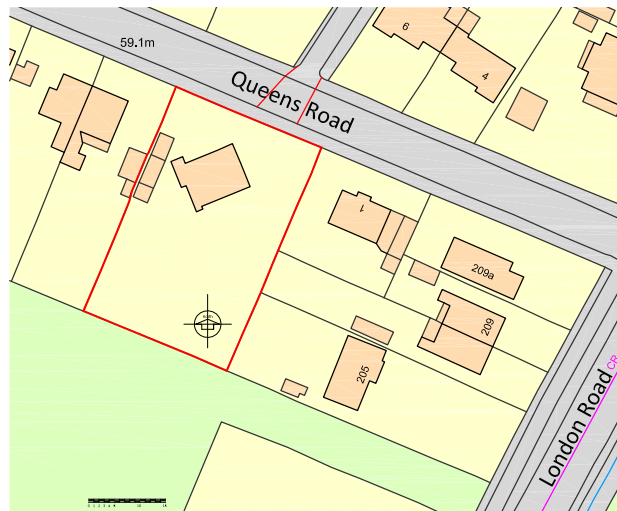
The current site is approximately 0.14ha and is located at the south eastern end of Queens Road.

The proposed site sits to the rear, within the curtilage of 3 Queens Road and is bounded by mature trees to the east, woodland to the south and west, and the detached house to the north. A conceptual layout sketch follows on page 04.

The site is within walking distance to the village centre and local amenities, with the town centre just a short distance away.



Queens Road
Existing entrance to the property



OS Map
Existing site boundary

Plot location

This area will become the site on to which the new dwelling will sit. Bound by mature trees providing privacy, the proposed area is comparable with that of other houses within the immediate vicinity.



QUEENS ROAD, WATERLOOVILLE, HAMPSHIRE

The current site is approximately 0.14ha and is located at the south eastern end of Queens Road.

The proposed site sits to the rear, within the curtilage of 3 Queens Road and is bounded by mature trees to the east, woodland to the south and west, and the detached house to the north. A conceptual layout sketch follows on page 04.

The site is within walking distance to the village centre and local amenities, with the town centre just a short distance away.



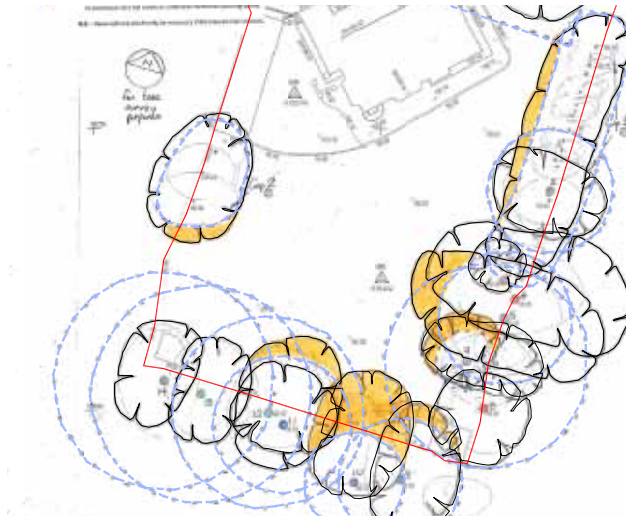
Amenity Space

This image shows the area which, should the application be successful, will form the garden to the new dwelling.



Screening

This area, bound by mature trees providing privacy, will be the parking, front and side garden to the newly proposed.



Root Protection Area

Sketch prepared by Bernie Harverson showing the RPA. Refer to full report for key.



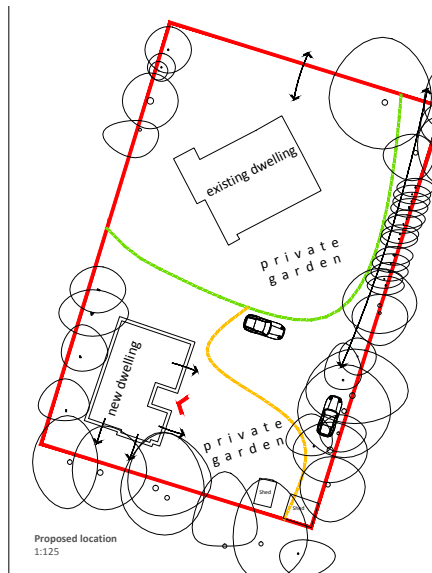
New scheme in context

The proposed new unit will sit behind No 3 Queens Road. No. 5 Queens Road in the foreground.

3. Concept

The concept is to create a high quality, contemporary residential dwelling. We have carefully considered the location and context and believe that the proposed chalet style bungalow will be an attractive addition to this area.

That said, this development will have a minimum visual impact. The unit will not be visible from the road and is subservient to all the surrounding properties. The site cross sections demonstrate that it will be 2 meters lower than both units 205 and No 5 Queens Road and over a metre lower than No 3.



Pre Application layout

Concept layout as presented at Pre App stage. Orientation of building is better now and parking area has been reduced.



Conceptual layout

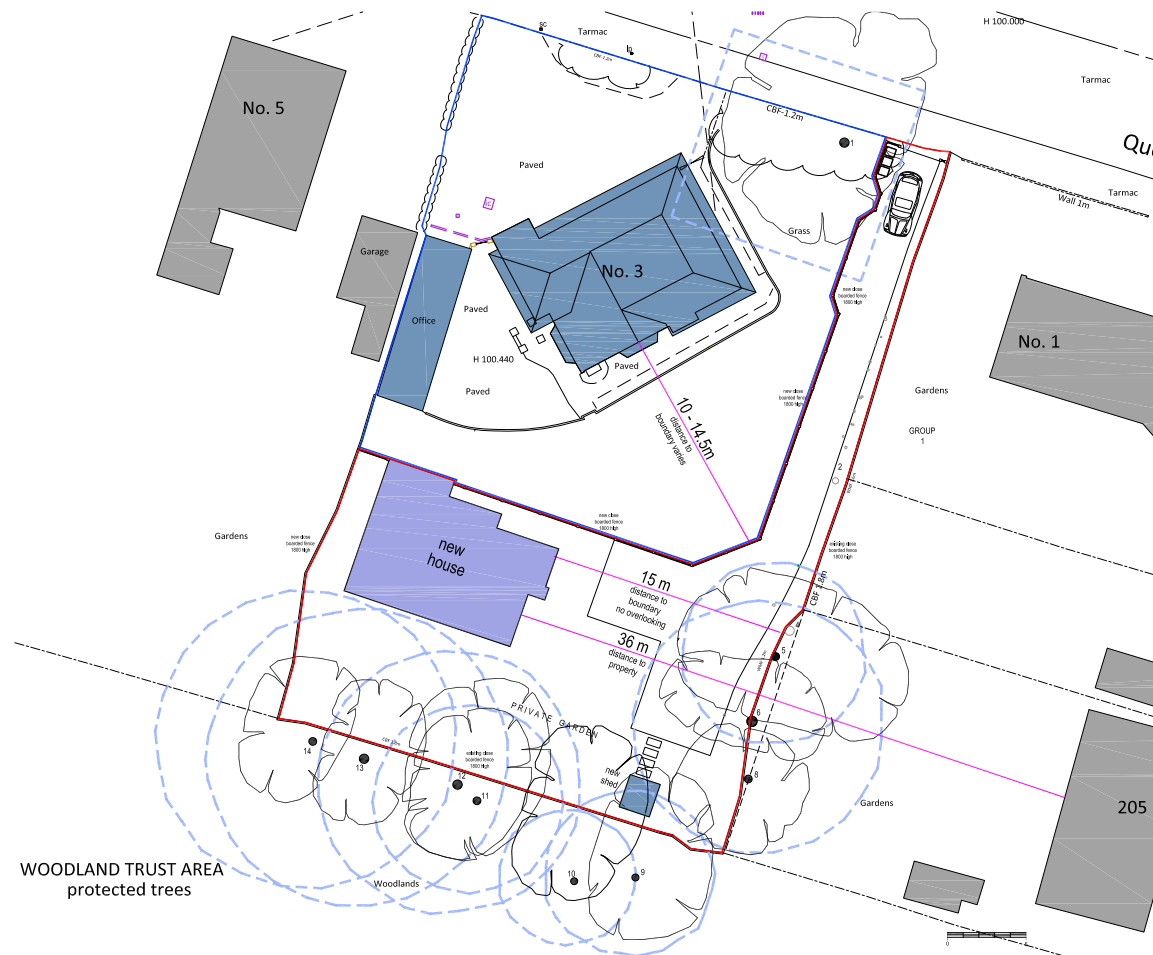
This massing view shows how the new dwelling would be incorporated within the site of 3 Queens Road.

We are satisfied that distances are very satisfactory. The diagram on the left demonstrates that overlooking is not an issue on this development.

The tree survey from Bernie Harverson has guided the location of the new unit, entrance drive and turning area and identified the various groups of trees that either should be removed or pruned. Due to the TPO status of the Woodland Trust Area we fully understand that none of those trees can be pruned without a separate application.

New landscaping will be introduced to soften the visual impact of the new drive and improve the general setting of the new dwelling too.

This private drive is approximately 28m in length. Total distance to new building from pavement is 43m. As such it would be too long and narrow to provide direct access for fire engines. We would therefore assume that domestic sprinkler system or similar is used.



SITE PLAN SHOWING SITE CONSTRAINTS AND OVERLOOKING DISTANCES

Site Analysis

Site plan showing key distances.

4. Pre-App Advice

In a letter from Havant Borough Council the planning officer responded positively to the proposal stating that:

[the new proposal] “...would appear to meet the adopted design advice... be subservient to the main dwelling... be hidden from view.”

It was also noted that:

“...the driveway is for the sole use of the new dwelling, in turn providing suitable separation from the dwelling at No.1.” The [plot] being of a suitable scale and “being comparable, if not larger to that at No. 1 Queens Road.”

Advisory notes to include: arboricultural assessments, separation distances and overlooking.

At pre-application stage the concept was developing and subject to change from advice. As such, since then an arboricultural report has been carried out and the proposed location of the dwelling has been altered slightly to cater for the distances required whilst retaining amenity spaces for both the existing and proposed.



Pre Application layout

The new unit is quite a distance from No. 205 London Road. Existing perimeter trees and new planting will improve the screening even more.

5. Design

Within the local area, a blend of traditional residences can be found from the early to late 20th Century.

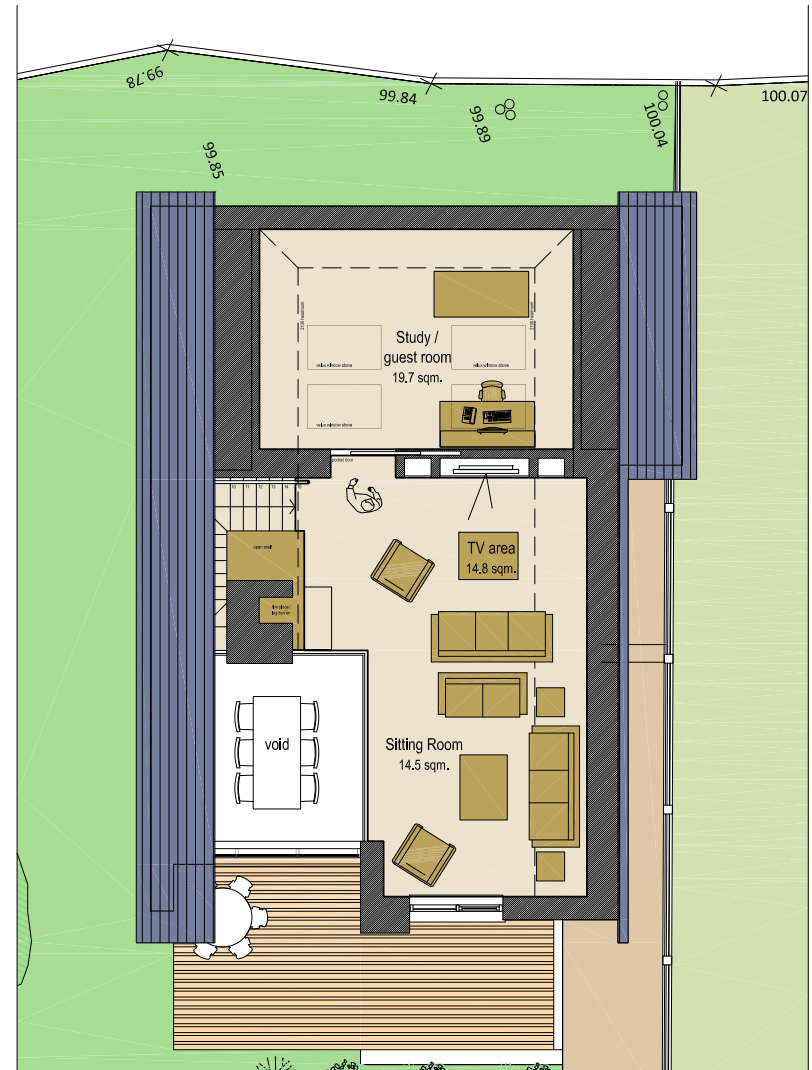
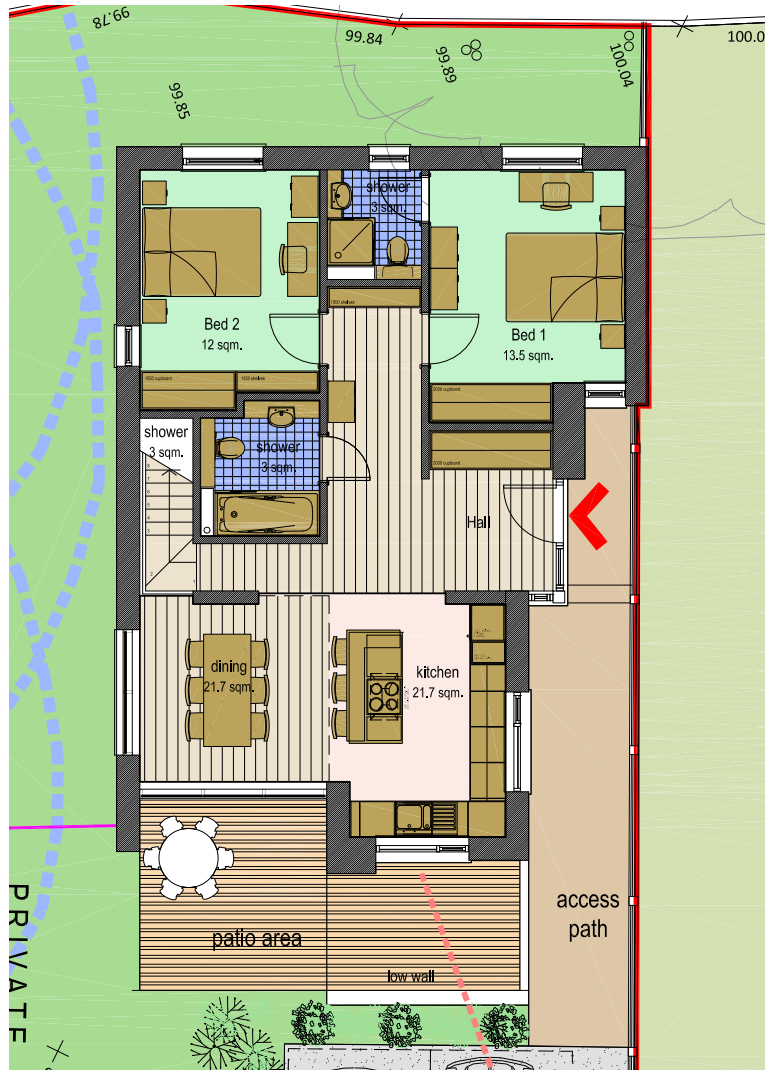
In terms of appearance, the dominant material is brick, in many variations of colour and often softened with timber cladding, rendered panels and walls.

Roofs of varying pitch, from the shallow to the steep, along with mono-pitches and flat can also be found within the area.

The design of the property takes its cues from the local vernacular; with gabled frontage and traditional barn-stop hip at the rear creates a form which responds to both the host address and neighbours. The window frames are a grey tone in order they are subdued and subtle. The glazed area to the front reflects the trees and helps to imbed the proposal into its context even more.

The brick which wraps the house picks up on the colour of the trees, a muted brindle yellow/ brown which again nestles in with the context sits alongside larch cladding which over time will fade to silver. The render atop the front frames the entryway and ties in with the host and neighbouring properties.





Floor Plans

Ground and First floor layouts.

Bedrooms and part of living space on the ground floor.



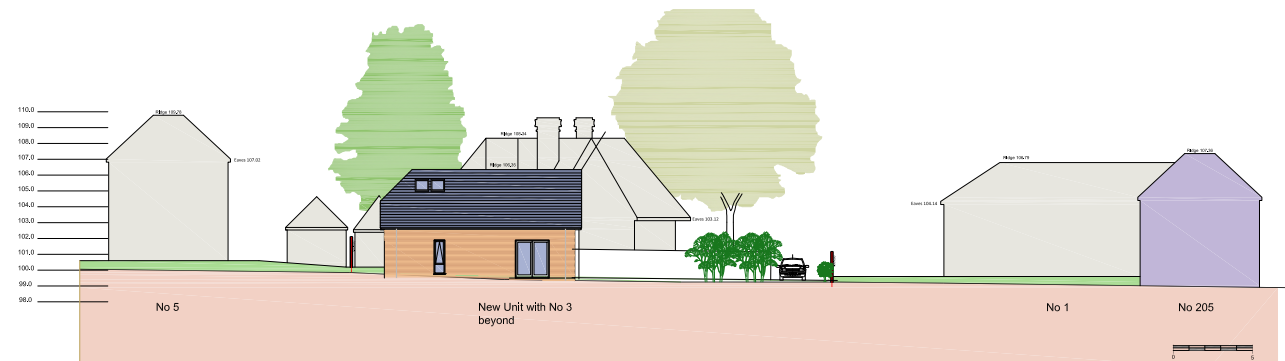
DESIGN STATEMENT

The layout and overall massing of the house is modest, providing only the required accommodation whilst taking in the mature context into the living spaces. The front elevation with its floor to ceiling glazing takes advantage of the solar gain, reducing the need for extra heating and cooling.

To the front and side is amenity space, with rear and side panelled fencing alongside the mature trees provide a visual and acoustic barrier to the neighbouring homes. The front is open with a small deck, however this is screened and softened by shrubs and soft landscaping.

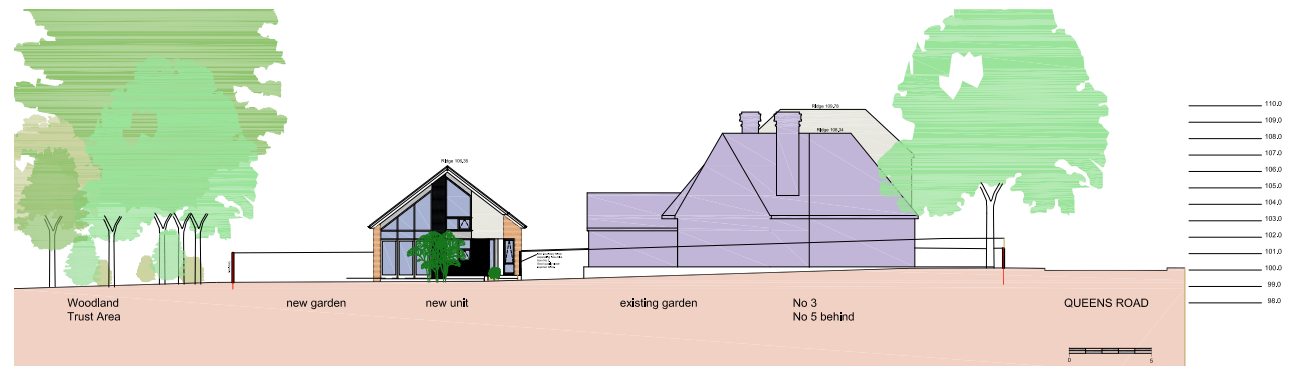
This abuts the driveway, a warm coloured permeable shingle provides a suitable base which also provides a degree of security. Parking for 2 cars and turning area at front and a replacement shed can accommodate 2 bikes and garden equipment.

We feel that the scale, material, and location of the proposal will sit comfortably within the site and that this development is appropriate.



Scale

The proposal as can be seen here will sit much lower than any of its neighbours. Note too the distance between this and that of No. 205



Subservient

The scale of the proposed is much smaller than any of its neighbours. The siting of the proposed within this context is in direct response to the arboricultural report, leaving the root protection areas free from intrusion.



11 Dragoon House,
Hussar Court,
Brambles Business Park,
Portsmouth,
Hampshire
PO7 7SF

Tel. 023 9225 7711
Fax. 023 9225 7712
olaf@martinralph.co.uk
www.martinralph.co.uk

