



BEREWOOD : PHASE 2

Design and Access Statement - Addendum

Introduction

This Design and Access Statement addendum is intended to provide supplementary information in relation to the Phase 2, reserved matters application for the Berewood development, Waterlooville.

The scheme has been amended to address matters raised in the various consultation responses received as part of the reserved matters planning application process and as discussed at the meeting of 25th March 2014 with officers of Winchester City Council and Havant Borough Council.

The document summarises the revisions to the scheme in the following sections, sets out supplementary information on; materials and detailing, acoustic glazing specification and street lighting. This document should be read in conjunction with the original Design and Access Statement submitted with the reserved matters proposal for Phase 2.



REDR130524 : April 2014

This document is to be read in conjunction with
Berewood:Phase 2 Design and Access Statement
REDR130524 : January 2014



Now superseded by following layout dated April 2014

Revised Proposals

The proposed scheme has been revised to address the various consultation responses and as a result the scheme has been amended as follows:

Wheelchair Housing

The wheelchair flats have been redesigned to reduce their occupancy from two bedrooms to one bedroom to meet the required needs.

Garden Sizes & Amenity Areas

Garden sizes have been increased in length for plots 133 and 224-227. For the flats an improved garden area has been achieved to Flats C and E by reconfiguration of the parking courts and pathways. In addition balconies have been added to flat blocks; B, C & E, providing a private external area for 10 flats.

Flats A

The elevations to flat block A have been re-examined to rationalise the architectural detailing, including , a more robust eaves detail, rationalise tile hanging details, brick corbelling and dental detailing. (A more detailed description for Flat block A amendments follows towards the end of this document).

Primary Street Swale

The vehicle cross overs to the swales either side of the primary road have been reduced in width to increase the amount of unbroken swale. The reduced width cross overs have been tested for vehicle tracking into the garages.

Materials

External elevation materials have been rationalised so materials such as render, tile hanging and plinths continue around the entire building and not just the facades.

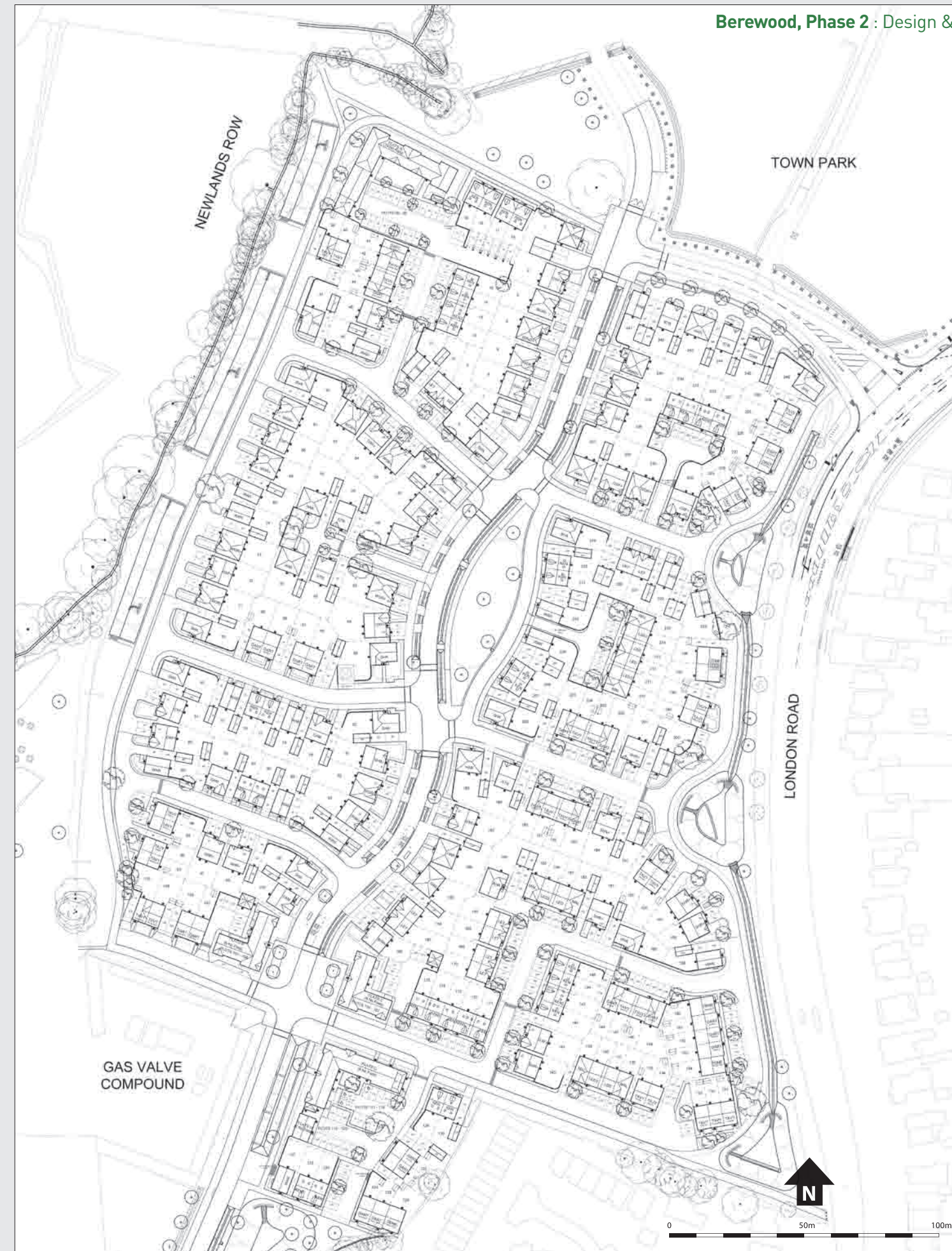
Landscape

The landscape proposals have been revised to include the amendments marked up at the meeting of 24th March. The landscape proposals have now been fully coordinated with the Tetlow King site layout for consistency.

A hedgerow has been introduced to the verge area that runs along the private drives and footpath to the western boundary of the site.

Hard Landscape Treatment

The hard landscaped areas to the courtyards have been amended to break up hard paved areas by defining adopted road areas and parking bays in differing block paving / finishes.



Revised Site Layout April 2014



Revised Proposals

The bin collection points have been keyed with material surface treatments on the hard surfaces layout.

The parking in front of plots 93-96 has been reconfigured to provide parking better related to the properties, allow for additional landscaped areas and reduce the amount of hard surfaced.

The turning head between plots 133 & 134 has been redesigned to reduce the amount of hard surface and allow for additional landscaped area to soften this space.

Boundary Treatments

Boundary details for screen walls/ fences and railings have been submitted at 1:20 scale as part of the revised submission. In particular the wall defining the courtyard to Flats A has been reduced in height to a low level (as requested) to low visual permeability to be maintained between the affordable and private housing areas.

Lifetime Homes

All the affordable homes and flats have been redesigned to be Lifetime Homes compliant. The amendments have resulted in an increase in the size of all properties to accommodate the 16 point requirements of Lifetime Homes. The scheme including private units is now fully Lifetime Homes compliant.

Miscellaneous Amendments

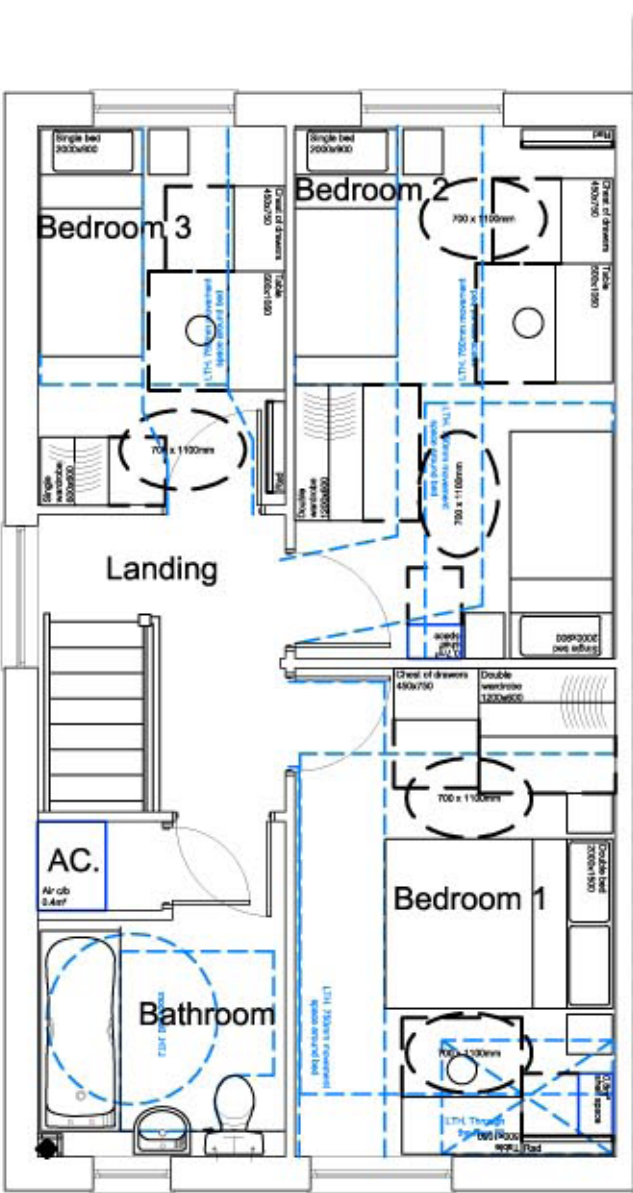
- A larger garage has been indicated to Plot 1 which can be used as a temporary sales office.
- Drawings for the proposed substation and the garden sheds are included with the revised submission.
- Plot 187 and 240 handed to improve swale.
- Plot 235 repositioned to create improved width to adjacent drive access.

Courtyard Lighting

Lighting has been provided to the parking courtyards for the flat blocks with street lamps of a reduced height to provide a well-lit area which is secure and safe for its users.. The lighting proposals in these areas is indicated on the Mayer Brown 'Street Lighting Layouts' , drawing reference RHWVILLE/RD/20 & 21, Rev B.



Housetype Dart Variation A
GROUND FLOOR



Housetype Dart Variation A
FIRST FLOOR

Typical affordable 3 bed house designed to meet Lifetime Homes



Materials - Illustrative examples of the proposed buff tarmac surfacing.

Affordable Housing

Affordable Housing

The cluster of the affordable housing has been amended to achieve better integration. Plots 66-69 have been changed to affordable rent and as a result plots 121-123 have become open market private units.



Street Lighting

The accompanying proposals illustrate the proposed street lamppost and lamp design which includes a black lamp column and glazed pendant flitting (reference Strand A by D.W Windsor). These fittings are consistent with those specified in the Design Code. The location of the proposed lamp posts and lighting for courtyard areas for the flats is illustrated on the Mayer Brown street lighting plans. (RHWVILLE/RD/20 and RHWVILLE/RD/21).

The potential negative impact of lighting on bats has been reviewed by consultant Biodiversity By Design with particular regard to the setting of Newlands Copse and the potential for disturbance to the woodland edge. However it is expected that lighting impact will be negligible for the following reasons:

- *Lux levels and the period of 'lit time' will be set as low as guidelines permit. It should be recognised that whilst the majority of older street lights indiscriminately light much larger areas than is needed, modern street lighting causes significantly less indiscriminate light spillage.*
- *The woodland edge has already been buffered by a newly created 20m wide greenway (including footpath/cycleway).*
- *This woodland buffer is made particularly effective by the inclusion of a 5m wide band of dense tree/shrub planting (N.B. this woodland has already been planted in relation to the Phase 2 Infrastructure RMA).*
- *Light columns would be 20m from the woodland edge and would be positioned on the western side of the street which would run parallel to the woodland edge, i.e. lamps would shine away from the woodland and the adjoining newly created greenway.*
- *Back spillage of light from the street lamps is predicted to decline rapidly and be negligible at the woodland edge, i.e. below 0.1 lux. Note that figure RHWVILLE/RD/20 shows that back spillage of light falls to 0.6 lux between 5m and 10m from the roadside.'*

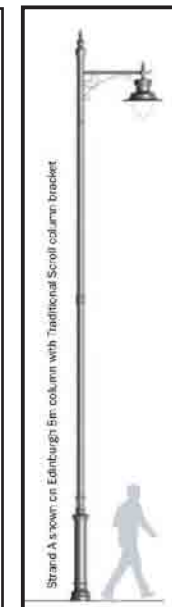
In addition to the above measures and to maximise the value of the adjoining Suds for wildlife including bats. we also propose:

- *That hoods/cowls (sometime referred to as baffles) are fitted to all street lights on the western edge of the scheme (and any others adjacent to major swales and Suds ponds).*
- *5m wide woodland buffer planting is required between the woodland and Suds swale as part of the Phase 2 infrastructure. However, only a buffer 2-3m wide has been planted so far, possibly because of concerns that were the buffer any wider trees/shrubs would be sitting in water permanently. The missing 2-3m of woodland buffer planting could instead be planted on the eastern bank of the swale. This would in time mature and further block the back spillage of light across the swale.*

If additional measures are required the number of lighting columns could be reduced (a decision for the Highways Authority) and or movement detectors could be fitted; the latter would reduce the amount of time a light is on each night.



Hoop Traditional - Top Entry



Strand A & A Plus



Strand A & A Plus by D.W Windsor



Universal Anti-Glare Shield: DW Windsor Lighting



The Arts and Crafts appearance of the buildings will be enhanced by the careful attention to detail and materials.

This section of the document highlights using photographs of examples by the applicant and detail drawings. A list and palette of materials is also included.

Main Details

- Open cut rafter eaves with regular spacing and a minimal torus moulded fascia board (detail 1). The fascia should be shallow and not the full depth of the rafter splay so that the bottom section of the cut rafter appears below the fascia. This detail will be continued on all sides of, and the rear of the buildings, not just on the front elevation. This is in accordance with approved Design Code item GS04.01.04 No deep boxed eaves. Open / sprocketed eaves and either fine barge boards or parged verges.
- Roughcast white render rounded into the window reveal.
- Tile crease effect cill to window (photo 2 and detail 2).
- Render 'bellacast' bead above heads of window openings and at the junction between the first floor render and ground floor brickwork (detail 3 and photo 1).
- Cast stone cills to the larger more prominent openings to the buildings overlooking the local park (photo 3).
- Deep window reveals will give a deep shadow line around the window openings (photo 4).
- Render gable ends with parged verge or minimal bargeboards (photo 3 & 4).
- Tile hung gable ends (photo 5).

- Wany edged boarding above door canopies and garages. Swept timber bracket supports to roof porches (photo 6 & 7).
- Tile roof and timber post porch (photo 8 & 9).
- All flues and vents on rear or side elevations.
- Windows to be white UPVC with ovolo mouldings to the mullions.
- In some cases the choice of materials will also be influenced by their ability to be maintained over the long term. For this reason on Flat Block A for example some of the eaves details may be difficult to achieve in painted timber they will be over 3 storeys above ground and CDM rules require access for re-painting. Suitable maintenance free alternatives that have the same appearance have therefore been chosen.

Materials

Brick 1 Parnham Red Stock feature brick for red brick for arches and plinths - made by Laybrook

Brick 2 Leicester Red Autumn multi or Malborough Stock - made by Leicester

Brick 3 Thakenham Red multi stock - made by Laybrook.

Simple rules for use as below:

- 1 for plinths and arches only as a feature brick.
- 2 for use with render
- 3 where the facades are 'all brick'.

Roof tiles / tile hanging –

- Forticrete Gemini Sunrise blend
- Forticrete Gemini Mixed Russet
- The reconstituted slate that you will be using

Ridge and Hip Tiles – slate roofs (to all flat blocks) will have an angled ridge tile that is the same colour as the roof slate. The plain tile roofs will use a bonnet hip tile and a round ridge tile.

Eaves - minimal torus moulded fascia board painted black with an ogee profile black colour gutter with a cast iron appearance.

Dormer Windows – Lead or lead colour and appearance with either plain tile or flat roofs.

RWP pipes - circular downpipes with a cast iron appearance colour black.

Walls - Roughcast white render 'chalk' colour with a textured finish.

Cills - Cast stone sample bath stone colour.

Parapet Copings and cornice (Flat block A only) – Cast stone terracotta colour.

Walls - Wany edged boarding above door canopies and garages

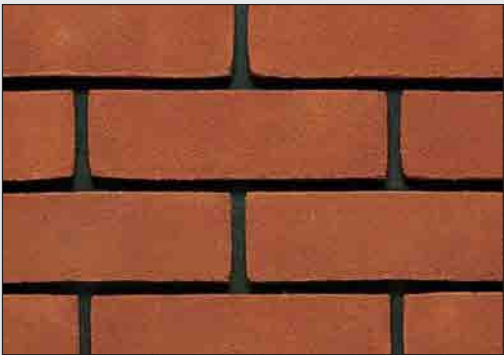
Windows –white UPVC with ovolo mouldings to the mullions



Thakenham Red Multi



Leicester Red Autumn multi or Malborough Stock



Parnham Red Stock



Photo 1 : Rendered gable end



Photo 2 : Rendered gable end

Architectural Detailing

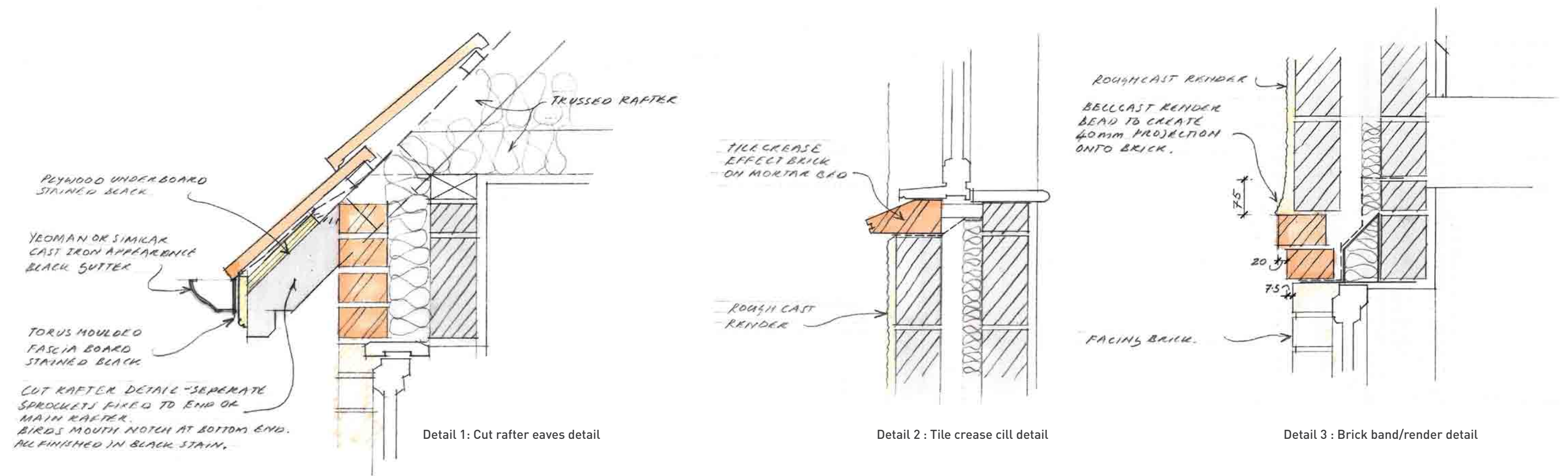


Photo 3 : Tile hung gable end



Photo 4 : Wavy edge boarding on garages



Photo 5 : Wavy edge boarding on porches

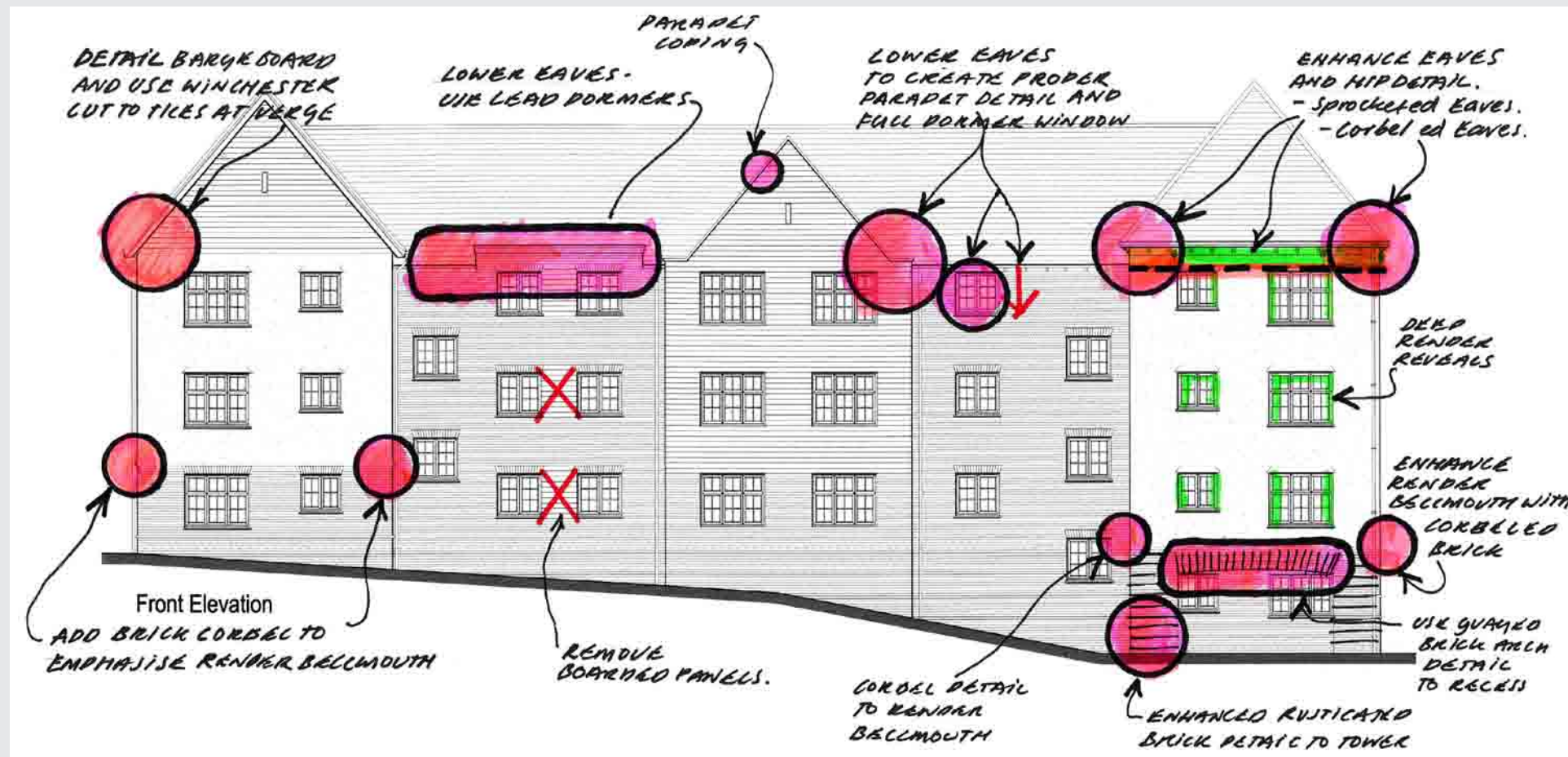


Photo 6 : Timber post porch



Photo 7 : Tile roof porch

Architectural Detailing - Flat Block A Elevation Facing Public Green



Flat block 'A' front elevation as originally submitted



Photo 8 : Render to brick bellmouth detail on Arts and Crafts cottages at Greenhill Road, Winchester



Photo 9 : Roughcast white render rounded into the window reveal

Comments on the elevational appearance of Flat Block A related to the lack of attention to detail in the CAD drawings when contrasted with the hand-drawn version. Rather than add extraneous features our approach has been to examine the elevation and enhance the architectural detail of main elements which are;

- the pair of rendered towers at each end of the elevation
- the central tile hung gable.

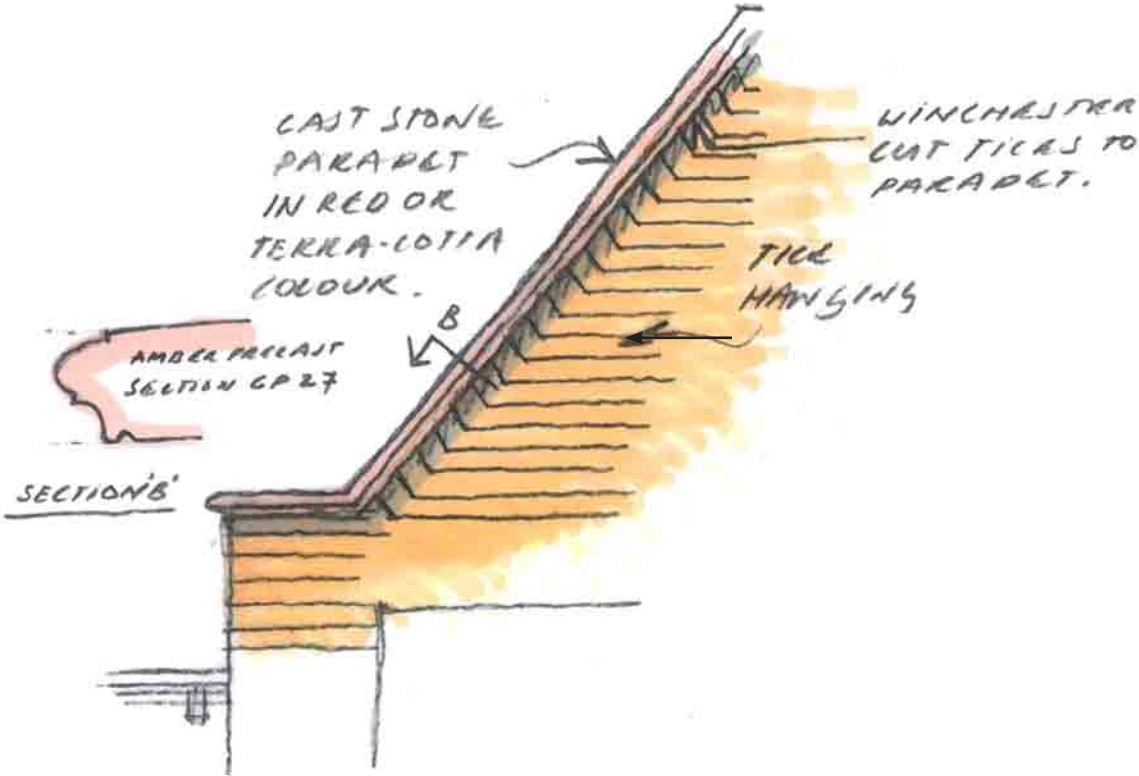
Sketches and coloured diagrams show where the original elevation has been amended and the details that are to be enhanced.



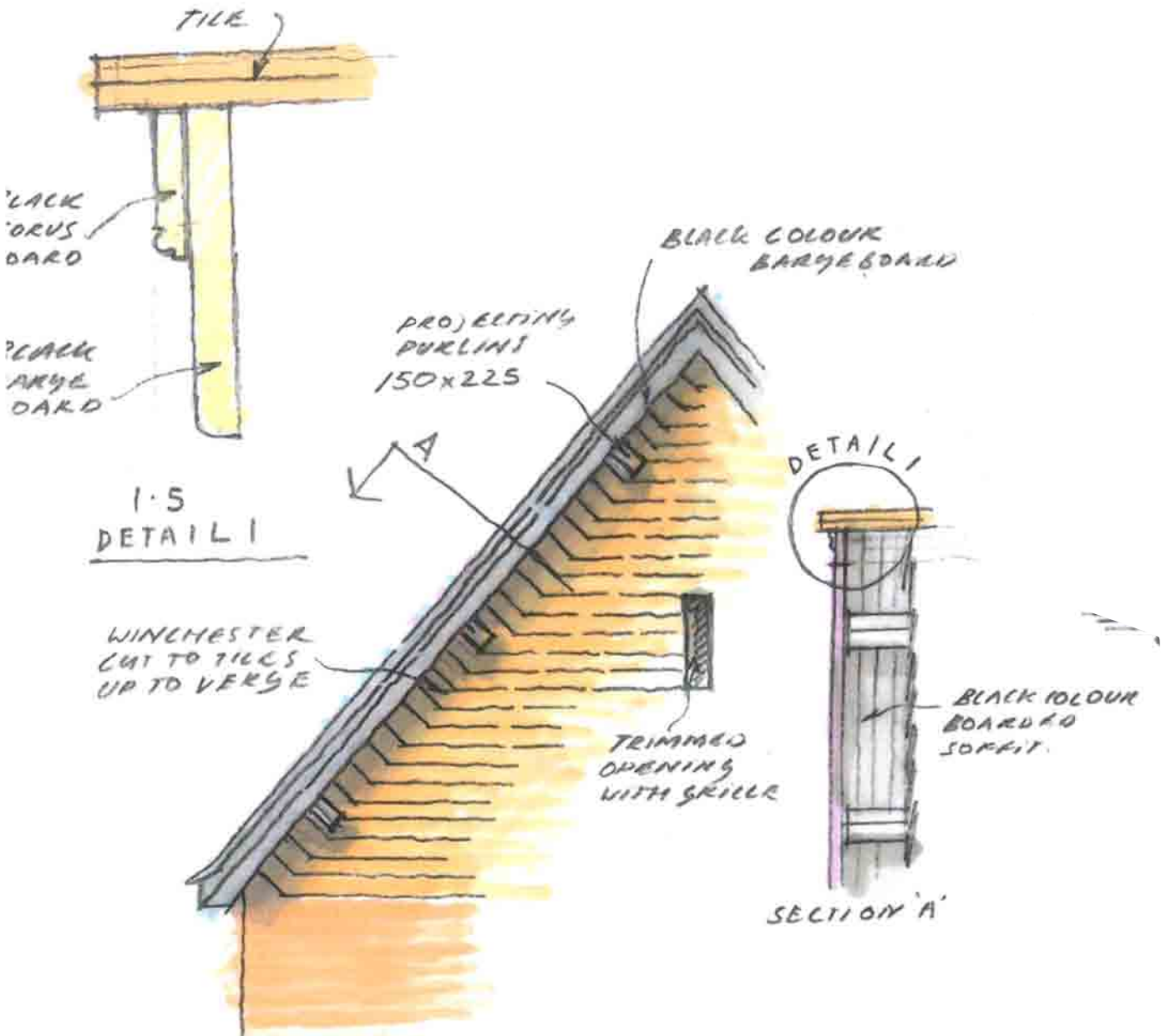
Architectural Detailing



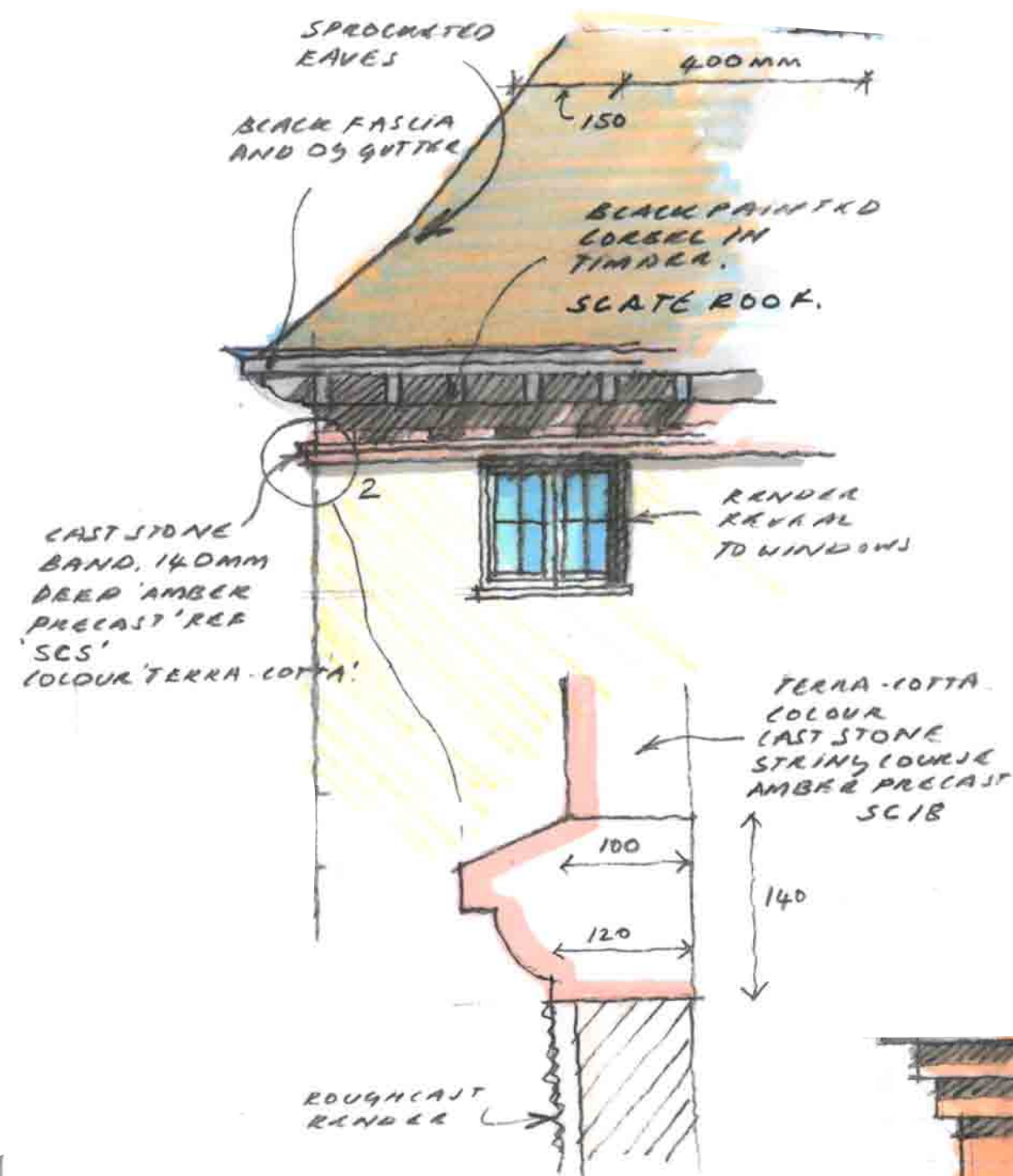
Key Plan



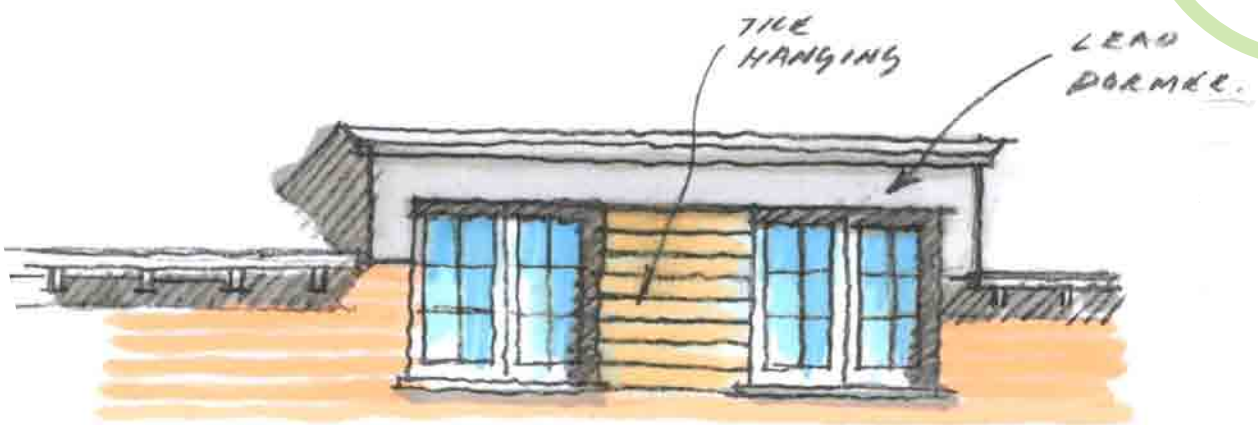
Verge-Parapet 1:50



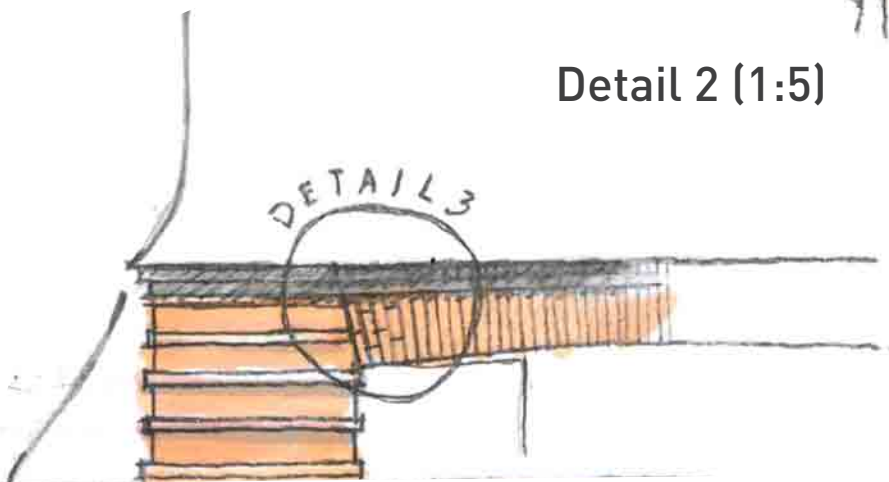
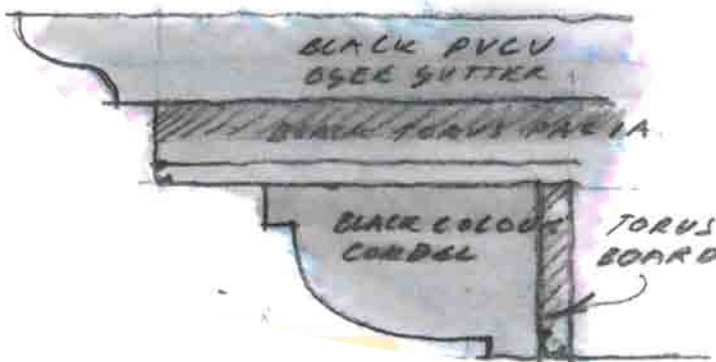
Verge/Bargeboard 1:50



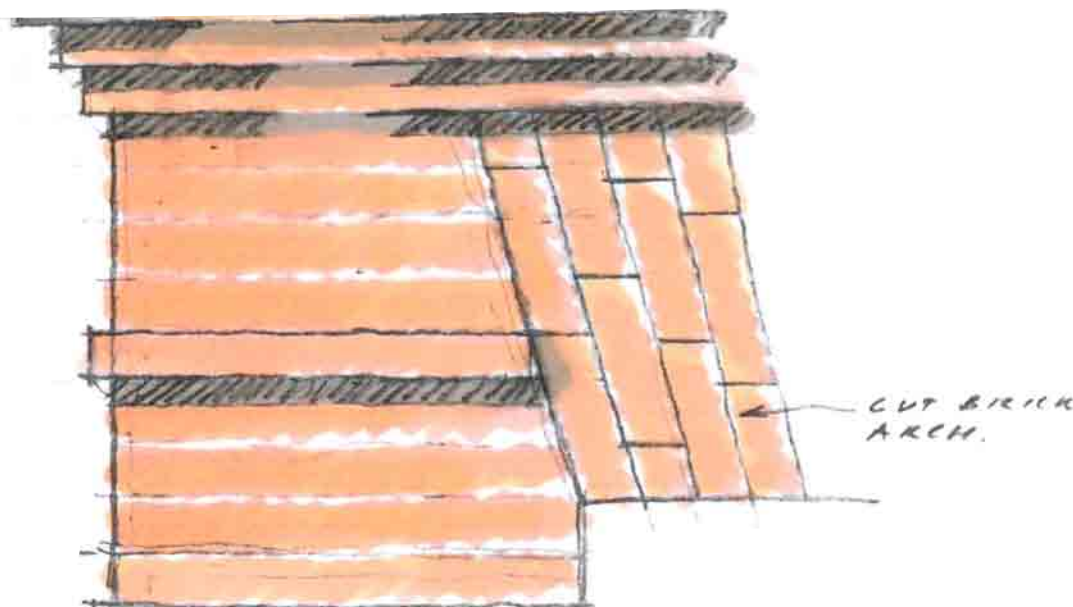
Detail 2 (1:5)



Dormer (1:50)



Detail 2 (1:5)

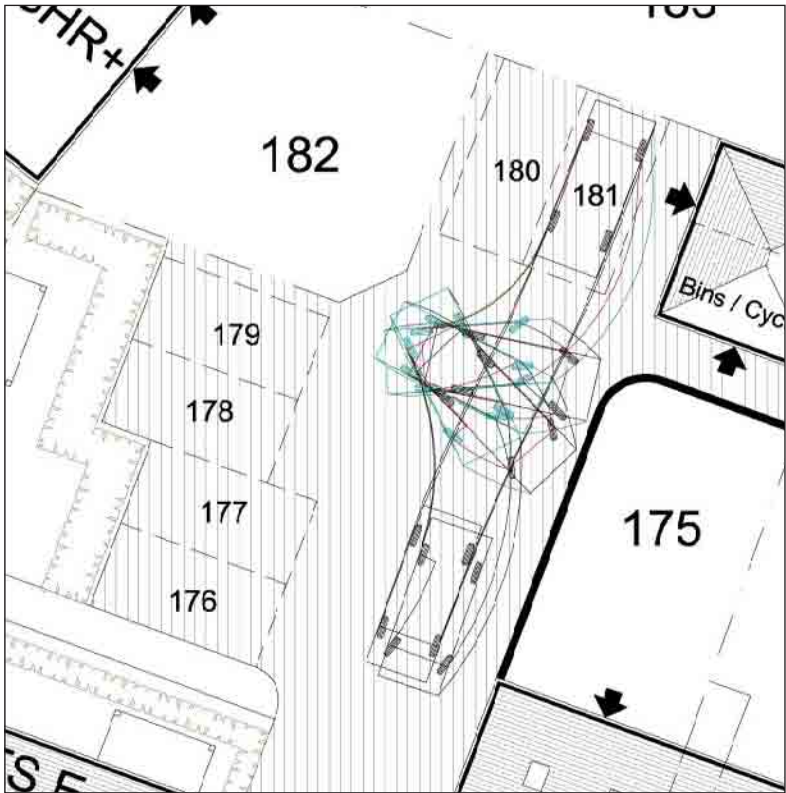


Detail 3 (1:5)

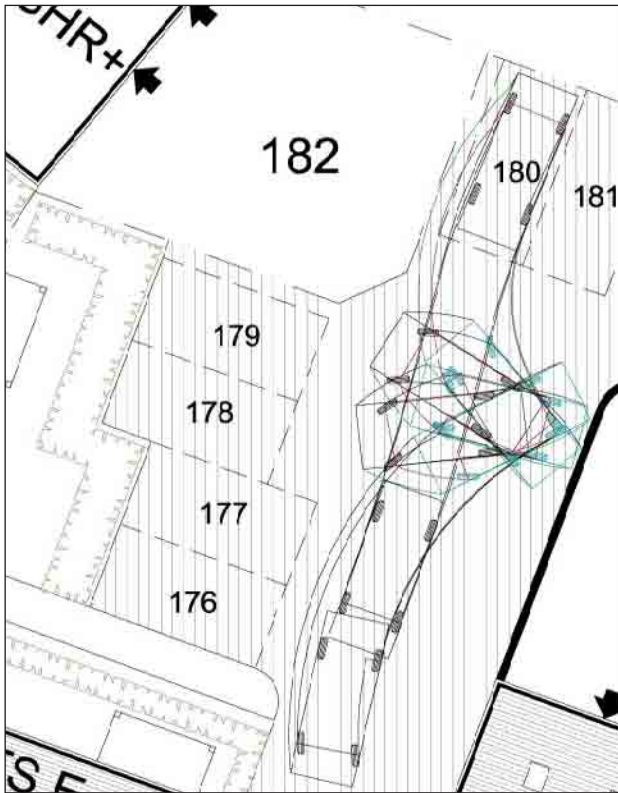
Tracking

Parking

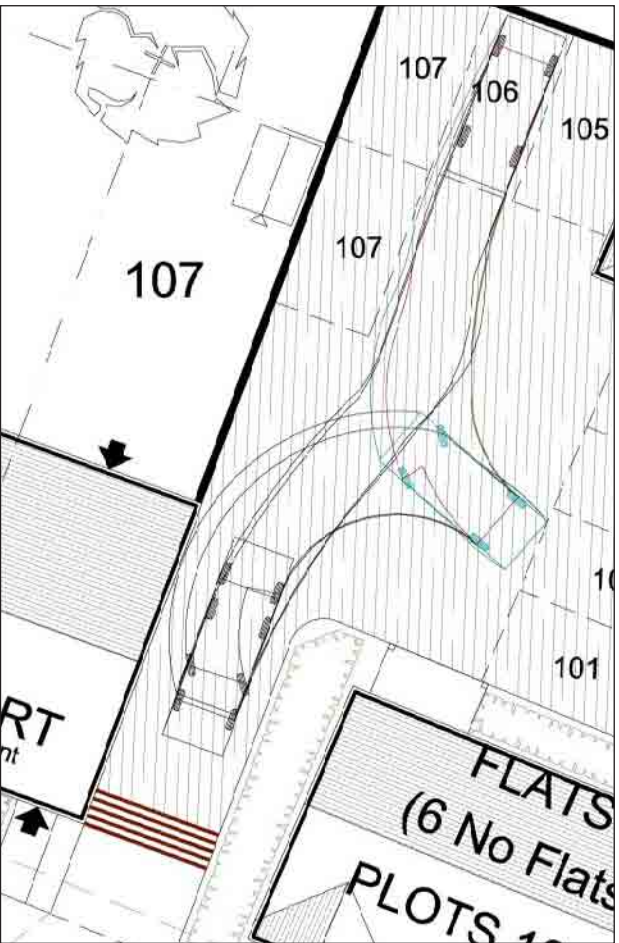
Several of the tighter parking courtyards and the revised design for the cross over to the swale have been tested for vehicle tracking. An extract of the track plots is shown on the accompanying plans.



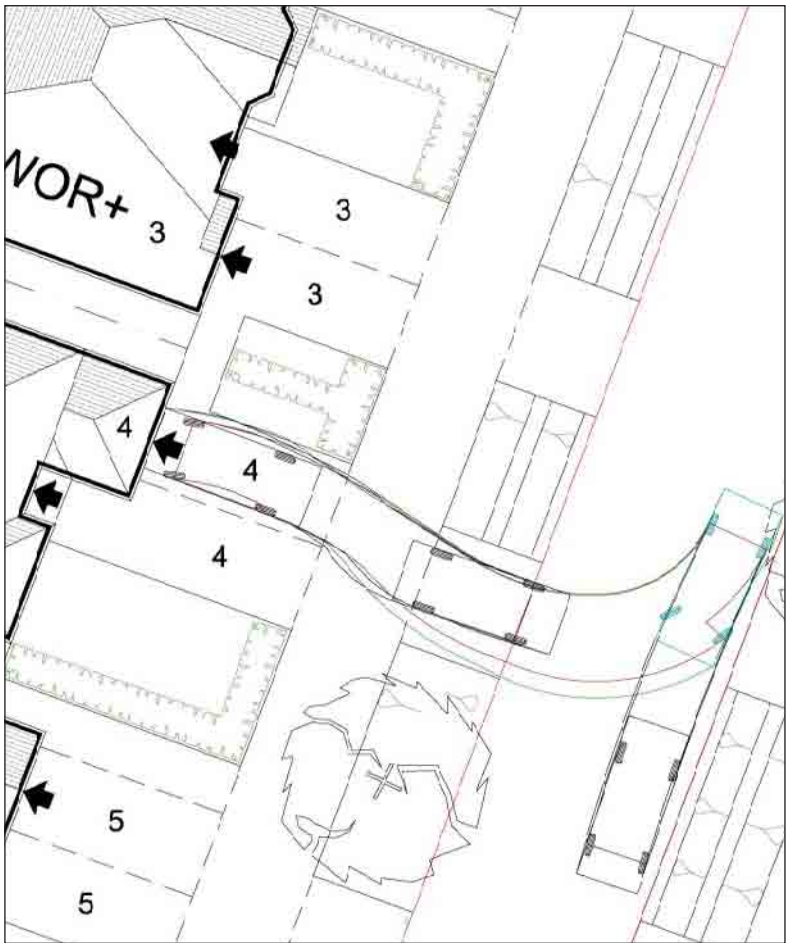
Vehicle tracking to courtyard Flats E



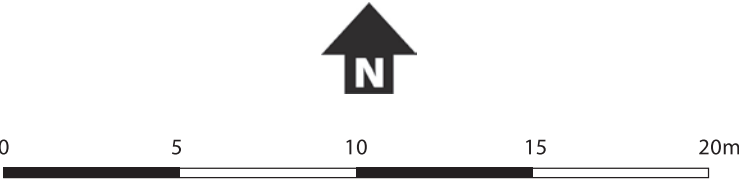
Vehicle tracking to Flats B



Courtyard



Typical vehicle cross over to swale



Glazing



Concern was raised that the standard glazing specification across the site was not sufficient to deal with the low frequency noises associated with traffic noise.

The minimum specification of the glazing units has therefore been increased to (4mm glass, 6 to 20mm Cavity & 10mm glass). This applies to all properties facing London Road.

All glazing to habitable rooms to also incorporate 'system 3' ventilation regime in accordance with Building Regulations (part F).

Mayer Brown Noise Protection Screening Addendum provides full information on the mitigation measures provided.



Layout indicating properties to have enhanced glazing specification



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