

Design & Access Statement

Two new chalet bungalows

Land to the rear of 48 Hart Plain Avenue, Waterlooville, Hampshire, PO8 8RX



Revision 03

1. Introduction

The Martin Ralph Group was appointed to produce a design and submit planning application for:

Two proposed detached family dwellings with parking and landscaping on land to the rear of 48 Hart Plain Road, Waterlooville, Hampshire, PO8 8RX

This Design & Access Statement is intended to illustrate how the design has responded to the local context and key planning policies.

2. The Site and Location

Hart Plain Avenue connects Milton Road with London Road (A3) in the heart of Waterlooville and runs East/West. 48 is located centrally within the street and located directly opposite the Cowplain Community School.

The overall site is approximately 1566 m², of which the new Development Area represents 873 m². Character of the surrounding properties is a mixture of bungalows and houses both modern and traditional in appearance, along with a staggered building line which affords great variation and character.



Street Scene

As the site stands today. Image courtesy of Google maps.

Massing Plan

Indicative aerial view showing the two new chalet bungalows at the back and the replacement garage serving the existing unit at the front..





3. Site Character

Street Scene & Characteristics

The street as is today. Varying characteristics resonate with modern houses sitting amongst the more traditional. Building lines are staggered and situated around the school and whole street is punctuated with mature trees.





Neighbouring Properties & Characteristics

The neighbouring properties reinforce the varied nature of the street. With an mixture of styles and ages from 1930's house to the left of the property to a contemporary chalet bungalows within Glenmore Gardens. Brand new houses are currently under construction in the immediate vicinity.



4. Planning Policy

National Planning Policy Framework

The National Planning Policy Framework was published in March 2012. This document sets out the National guidance on the how to operate the planning system and the importance on achieving sustainable development. The Framework states:

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking. For decision-taking this means:

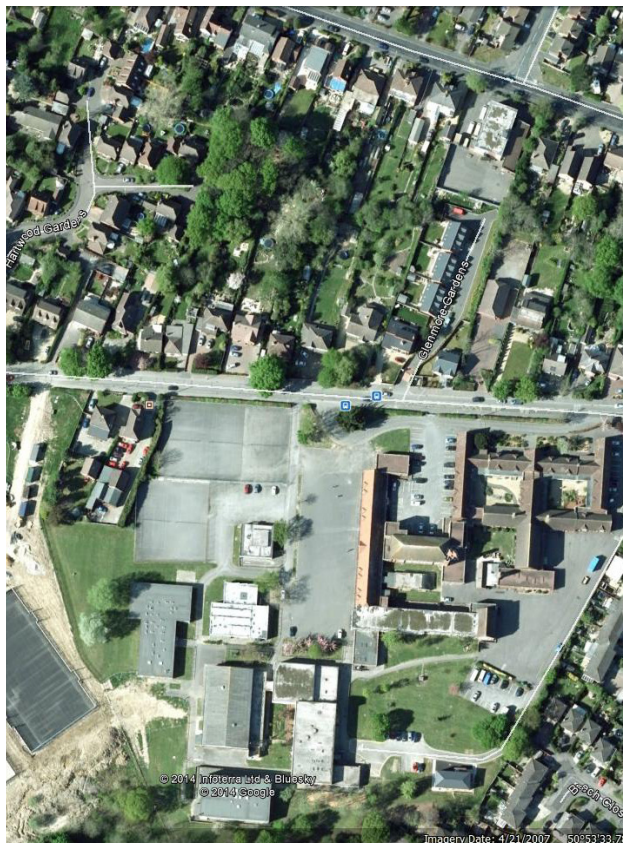
- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;’

Every effort should be made to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.



Ownership Information

Location plan showing the site on OS Map (not to scale).



Aerial Plan

Aerial photograph (©Google Maps) of the site and its context.

Planning Policy Statement 3 'Housing' (PPS3) (2010) and 'Delivering Affordable Housing' (2006) set out the national policy framework for delivering the government's key housing goal that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

The guidance advises that local authorities should: Plan for housing that is developed in suitable locations, making effective use of land and reusing land that has previously been developed.

Development on this site is acceptable in principle. The Council, in its determination of an application for development within a settlement policy boundary should have regard to the following material considerations:

- Full and efficient use of land;

The principle of additional dwellinghouses on this site would represent a full and efficient use of the land.

- Sympathy with the character and appearance of the area and the suitability in scale, massing, design, appearance, materials, layout and siting, both in itself and in relation to nearby buildings, spaces and views.

Massing and scale of the new dwellings are appropriate, sitting within the boundaries, and are not dominant or over bearing on the existing dwelling or neighbouring properties.

- Landscaping;

Landscaping has been carefully considered and integrated into the scheme.

- Protection of the living conditions of existing and future residents from, for example noise, dominance and loss of light and privacy;

The new dwellings will not cause harm to the neighbours nor affect privacy, loss of light or cause excessive noise.

5. Proposed Site Layout

The layout of the site responds comfortably to the setting and we have ensured that privacy (overlooking) and rights to light are respected.

Access to the new units will be from the existing entrance serving no. 48 and therefore no changes are needed to the Highway or public pavements.

New double garage will be located on the front lawn and will provide adequate turning and parking for four cars, which corresponds to the neighbouring properties.

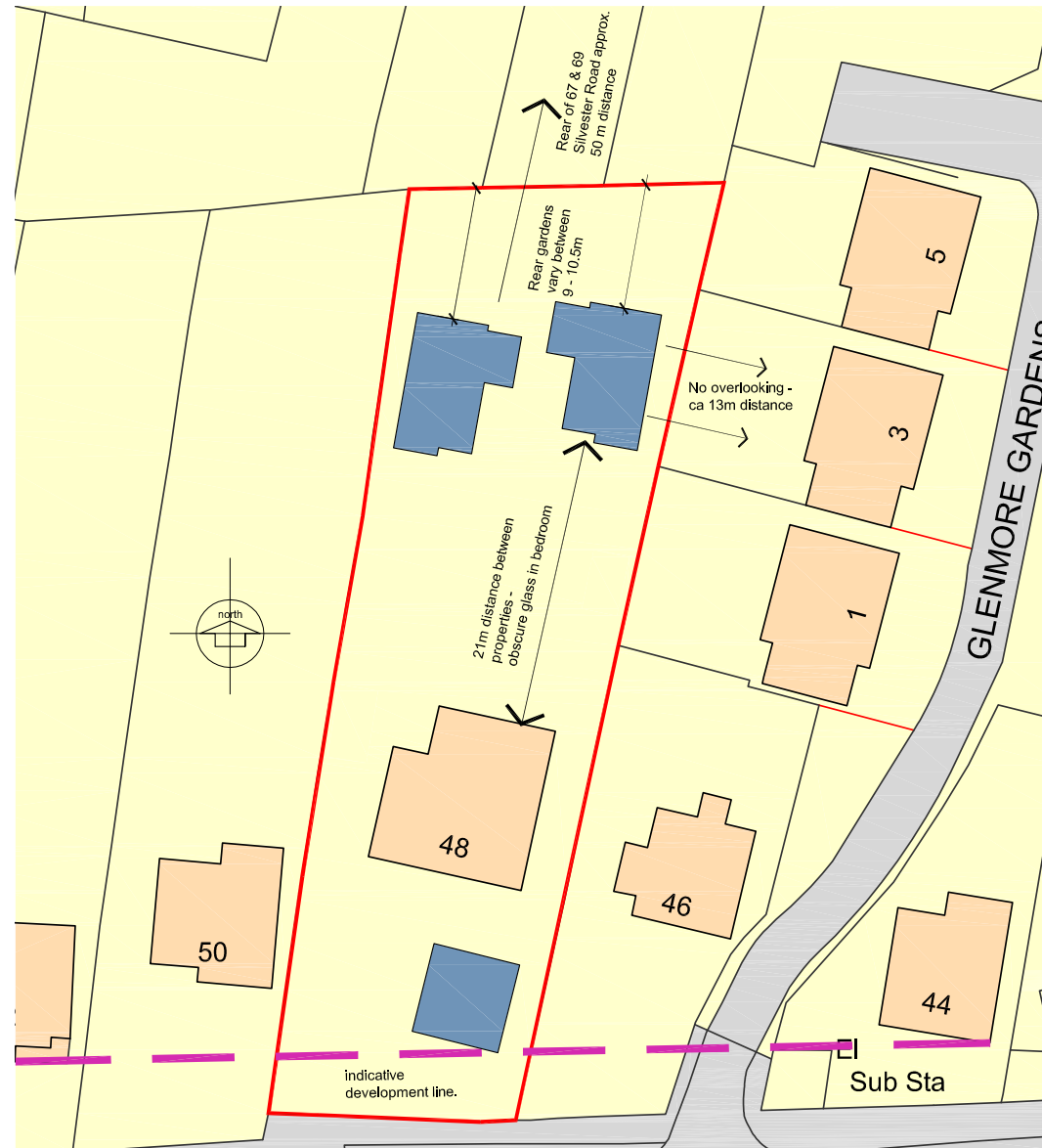
2 new chalet bungalows are located at the rear of this long plot. The two units face mainly front and back and are located approximately 50m from the neighbouring properties at the back and over 20m from the existing bungalow at the front.

Site Principle

Diagrammatic layout depicting the location of the proposed new dwellings. To the front of the existing a replacement garage.

We have taken great care to ensure that overlooking distances are satisfactory.

The pink dashed line represents the current building line along the many properties on this street. We have ensured that the garage is within that building line.





Garden Elevation

The two new units sit in a generous plot and the gardens will be an attractive asset. Obscure glazing to the lower part of the first floor windows will ensure privacy for the occupants and prevent overlooking to neighbouring gardens.

Distance from units to rear boundary varies from 9 - 10.5m, but windows to the first floor bedroom will have obscure glazing at low level. Likewise with the bedroom facing front, we have taken great care in locating windows in the right place and at appropriate heights, again partially using obscure glazing at low level.

We are proposing new landscaping to help soften the impact of the parking and new garage area to the front of the existing unit.

Currently, a mid height evergreen hedge separates the public pavement from the main garden, with open access to the left.

The site plan indicates that both the host and proposed properties would have adequate amenity and parking space provided.

The new dwellings will include a mixture of permeable paving to the parking / turning areas and to the front and rear.

6. The Accommodation

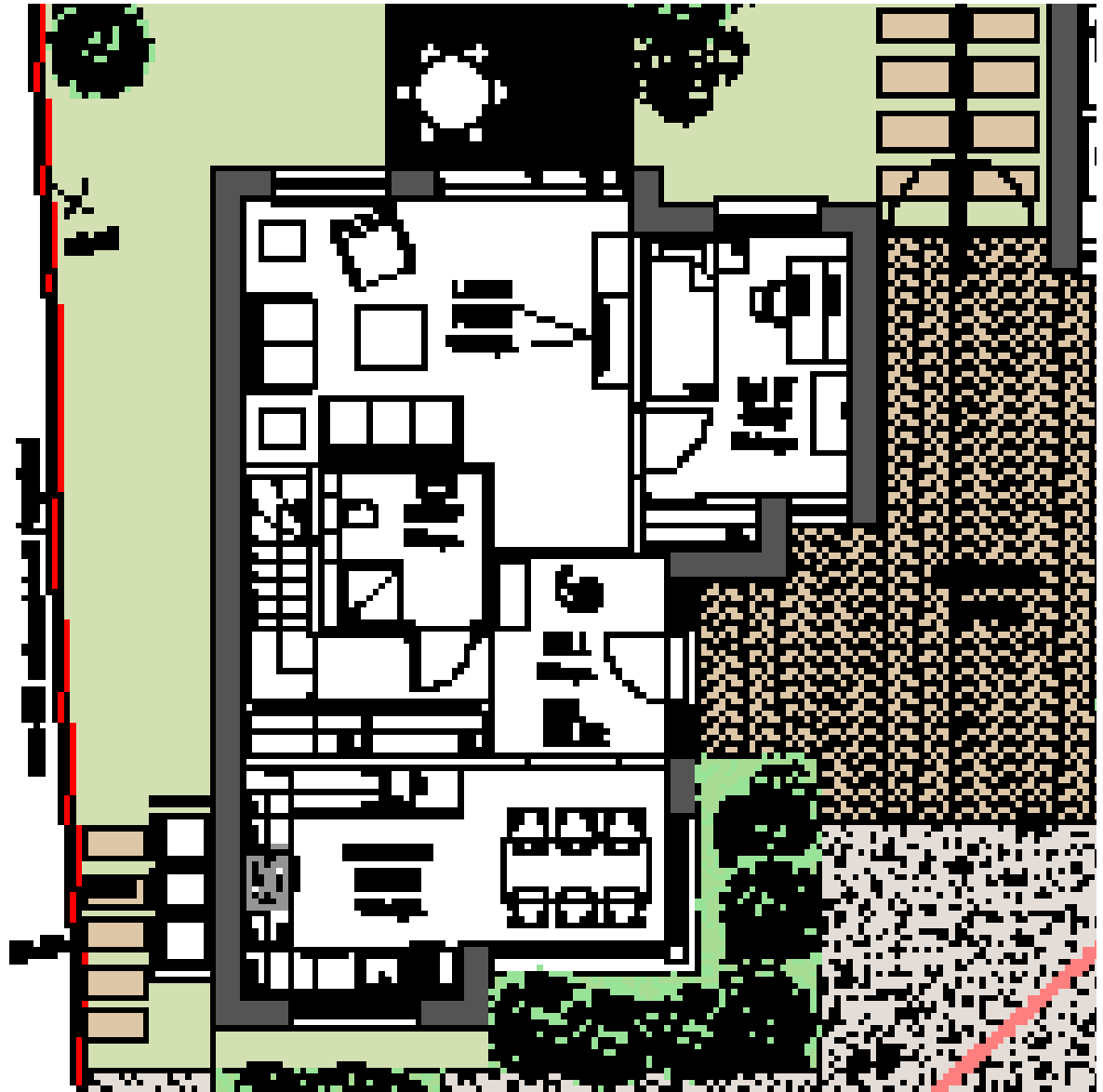
Each proposed new dwelling will be a chalet style bungalow with a gross internal area of **117.3m²**. The accommodation will provide a contemporary internal layout, suited to modern day living with flexible spaces.

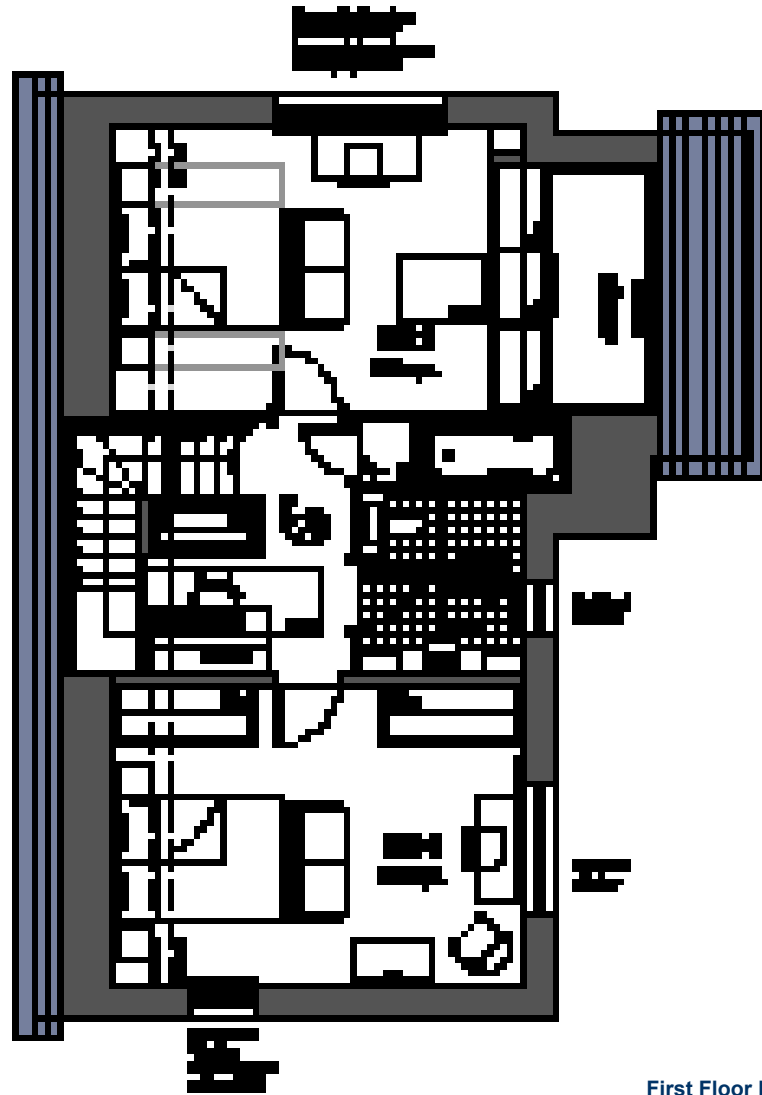
The ground floor is open with a lot of emphasis on providing good daylight and ample storage and utility space in addition to a third, single bedroom/study. At the front the kitchen/diner is light open and airy with dual aspect windows which overlook the front garden.

Internal access to the rear garden is provided from the living area. The ground floor area as shown is **53.8m²**.

Actual FFL may vary a bit due to natural topo levels within the site, but there will be level access to both units and the rear deck will also be easily accessible. Ground floor shower room is generous in size and will enable to house to be Lifetime Home compliant.

Ground Floor Layout





First Floor Layout

The first floor contains two generous double bedrooms with built in storage, separated by a family bathroom. Occupying a slightly greater footprint there is a flexible sitting/study area on the landing also. Floor area is **63.5m²**.

Parking at the front for five cars.

Bike storage within a new shed at the rear (exact location is indicative).

Refuse and recycling bin storage on the side of each unit - communal bin collection point located close to the entrance.



Replacement Garage

Aerial view of the replacement garage at the front showing the existing shared access.



Rear View

View of the two new chalet bungalows from the back. Indicative decks and bike sheds shown within the rear garden/



Entrance drive

Indicative view looking down the new drive. New boundary wall separating the existing bungalow.



New Units (this page and the following)

The two new units will have a fresh, contemporary look, but using standard materials that are common in this area.

Walls will be mixture of brick and light coloured render. Small amount of timber cladding is used on many neighbouring properties - some dark stained and others more natural colour.

Windows and doors will be grey aluminium or UPVC and all fascias and soffits will also be finished in dark grey to match. Dark slate roofing will match most of the neighbours.



Front Entrance

Indicative view of the entrances. Warm coloured, tactile materials add a homely feel and tie in with the character of the local area, whilst glazing adds surveillance and security to the area.

7. Environment

Sustainability

The proposed dwellings are to be built with suitable insulation, ventilation and materials to meet the current Code for Sustainable Homes Level 4. Although a formal assessment is not being submitted we are confident that the design & construction of these houses will meet the criteria. Solar/Thermal Panels may be integrated to accord with Part L of the building regulations (not shown).

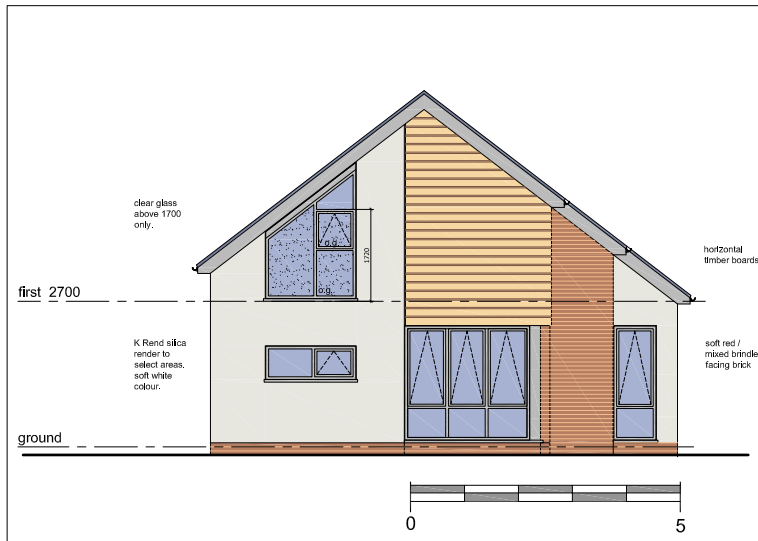
The properties are to tie in to the existing drainage systems and measures to ensure a percentage of grey water can be stored and reused within the buildings is to be considered.

Flooding

The properties do not lie within flood zones but consideration for run-off water with permeable paving and landscaping will ensure surface water is kept to a minimum.

Biodiversity

The proposed dwellings do not lay within the curtilage of any SSSI, SPA, SAC or Ramsar sites as set out in the Havant Biodiversity checklist nor will it affect any protected species.
(Source NaturalEngland)

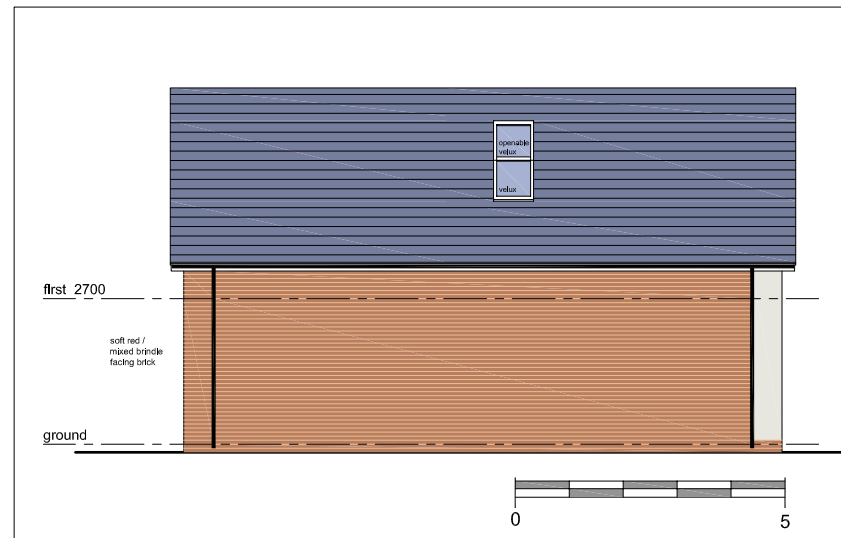


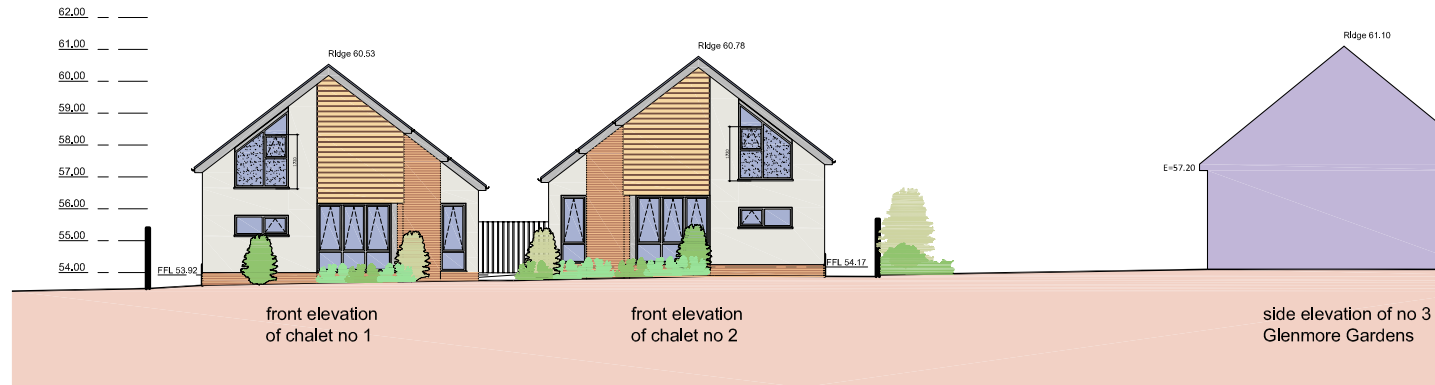
FRONT ELEVATION



SIDE ELEVATION

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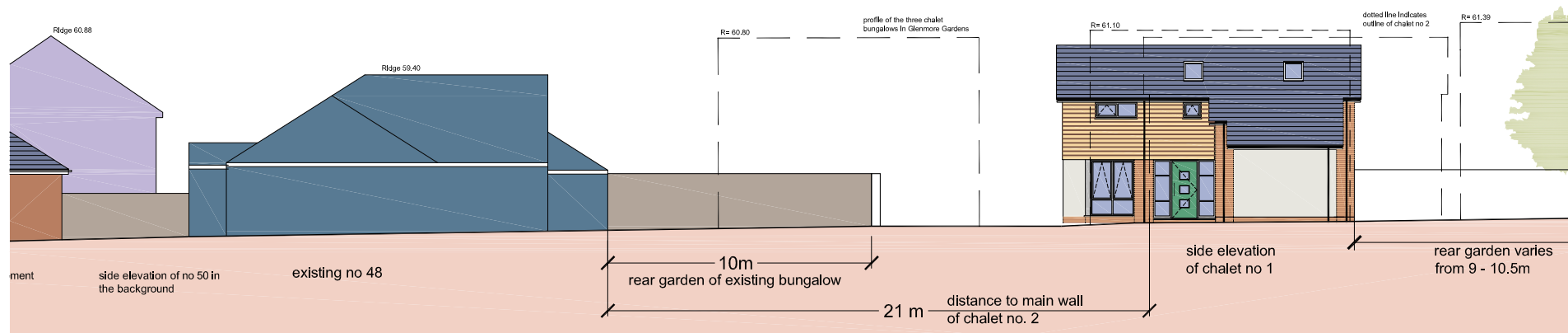




Ridge Height, Scale & Form.

Diagrammatic cross section comparing the profile of the current proposal with that of the existing ridge heights.

The proposed form ties in with the existing context with a gabled roof with various cut outs and off-sets, but the overall height is lower than the immediate neighbours.





8. Supporting Material

Arboricultural Assessment

A detailed Arboricultural Report was undertaken for the site. Separate report by John Shutler Tree Services covers the Implication Assessment and Arboricultural Method Statement. A Tree Constraints Plan and Tree Protection Plan are included as well. Note. None of the trees affected are of good quality as set out in this report.

Transport Assessment

Also included is a Transport Assessment by JPC Highway Consultants. This report takes on board the location of the house and the anticipated impact of two new dwellings being added. Conclusion is that the modest increase in traffic only represents half the normal expected threshold of a private drive and this development will have minimal implications for road safety.

9. Conclusion

We believe that this development is appropriate and justified and meets the aspirations of all the Planning Policies.

Location, height and aesthetics have all been carefully considered to be appropriate to the area. We trust this will be favourably received.



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