

Design and access statement

110 Hambledon road, Waterlooville PO7 6UT

By PDC Design and development July 2014.

Introduction:

This design and access statement has been produced to accompany an outline planning application for the demolition of a chalet style bungalow and its replacement with a small group of four modern houses.



Site location.

Assessment:

The site is located on the corner of Hambledon Road and Petersham Close, with the frontage onto and vehicular access from Hambledon Road. Petersham Close is a private cul-de-sac consisting of 5 detached dwellings. At present, the site is comprised of a detached, chalet style bungalow set within the centre of the plot. The south eastern boundary which runs parallel with Petersham Close consists of a 1.8m high wooden fence, which also extends along the rear of the plot, which shares a side boundary with No. 5 Petersham Close. The side boundary with No. 112a Hambledon Road also consists of a 1.8m high fence, although there are a number of mature hedgerows and shrubs which screen this boundary within the curtilage of No. 112a. The front boundary with Hambledon Road consists of a 1.5m high curved brick wall with iron entrance gates.

A small area on the Northern boundary is located within flood zone 2 and it is not anticipated that flood risk would in itself be a significant constraint to development.



Hambledon road looking east



Hambledon road looking west

Economic Context:

The aim of the project is to create market housing which will utilise the developable area of the proposed site and achieve a high quality design.

The development will provide construction related jobs during the construction phase and will also provide indirect opportunities for training schemes

Materials and labour will be sourced locally where possible

Evaluation and design:

Policy CS16 of the Havant Borough Core Strategy 2011 states that new development should respond to, draws inspiration from and respects local context.

- Planning permission previously granted for development on the site with good access to local amenities.
- Opportunity to create a contained group of dwellings of modern character.
- Opportunity to reflect the emerging international style of local architecture in contemporary dwellings and draw reference from the local vernacular.



Local vernacular



Emerging architecture

Design:

The design was inspired by the criteria of the site using the curved design to turn the rigid four corners and keeping the design within the form of the Petersham close development in the use of a chalet style, whilst linking the local vernacular and emerging architecture.



Proposed design.

Materials:

Curved brickwork in rustic facing brick.

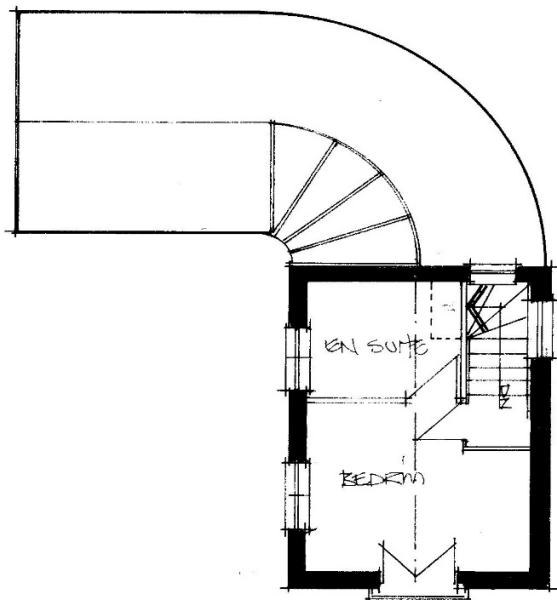
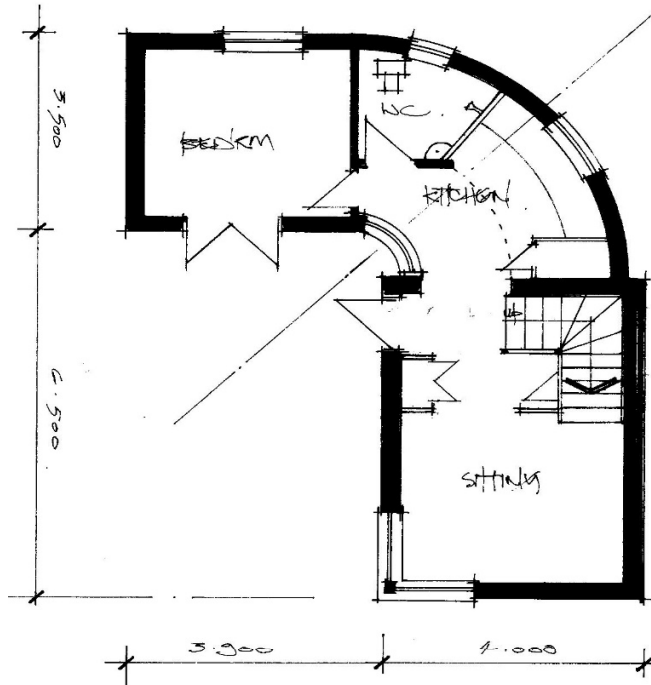
Rendered panels elsewhere.

Cement fibre cladding coordinated colours.

Grey frames

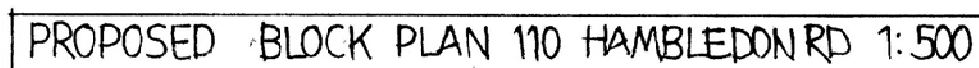
Slate roof.

GROUND FLOOR



FIRST FLOOR

Proposed design.



In the use of a two tiered design, by careful siting, the development has little or no impact on windows that may face the site and generally minimum distances are achieved within the site.

Amount and scale:

Amount.

The proposal is for a group of four detached two bedroom houses the number has been established by reference to previous planning applications and evaluating the sites potential whilst addressing the constraints.

Scale.

The use of single and one and a half storeys with vaulted ceilings avoid the use of excessive volume of roof voids with glazing of appropriate scale to the locality. The combination of single and one and a half storeys present a less formal reduced scale.

Appearance:

The Design Philosophy is to create modern buildings that would harmonize with the character of the surrounding area. The buildings present a simple palette of materials including: brickwork, render, glazing and boarding in keeping with the semi rural location. The houses will employ repetitive forms and details to establish a rhythm to unify the development.

Access and Landscaping:

Access.

The properties will be designed to provide access under part M of the building regulations.

Pedestrian access will be provided via paved entrance paths.

Vehicular access.

The main access is from Hambledon road and located in a similar position to the current access.

Parking allowance is for six cars on an unallocated basis capable of entering and exiting the site in a forward gear. Bin storage is to be incorporated within the design adjacent to the parking area.

Landscaping.

Hard landscape materials will be limited to the main vehicular access and pedestrian paths.

Strategic planting will be used soften the visual impact of the entrance to the site following adaption of the existing heavy brick detailing.