

DESIGN & ACCESS STATEMENT

BARNCROFT WAY, HAVANT

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INTRODUCTION

This document has been produced to support the Reserved Matters Planning Application submitted to Havant Borough Council for 34 No. dwelling units. The application site currently has Outline Planning Approval (Reference APP/11/01082) for two parcels of land on the former Infant and Junior School site. This application is for the larger site accessed from Barncroft Way.

This Reserved Matters submission has been further informed by a public consultation held on 10th April 2014. A Statement of Community Involvement accompanies this application and explains in more detail the nature of the issues raised by local people and the applicant’s design response. The pre-application meetings were held with Officers from Havant Borough Council on the 1st May 2014. The content of this document reflects the issues discussed at the meeting and supports the plans submitted for consideration by Havant Borough Council.



SITE STATUS 1.0

SITE CONTEXT

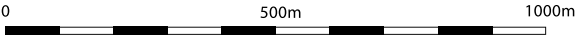
The site is located 1.7km (1 mile) north-west of Havant town centre and is within the defined Leigh Park Regeneration Area. Leigh Park local centre itself is 1km (0.7miles) to the east of the site. The site is within the urban area of Havant and is within 400m of local shops at Middle Park Way.



KEY

 The Site

Context Plan



SITE DESCRIPTION

The proposed site extends to 1.05ha (2.6 acres). The site is in the location of the former Barncroft Infant School which has now been demolished. The site comprises areas of hard standing, parking areas, roads and footpaths associated with its former use. The site is triangular shaped with boundaries on three sides. To the north it is bounded by residential properties in Barncroft Way and Ashley Close. To the south eastern boundary is Hooks Row footpath and to the west is the new Barncroft Primary School. The Site has one vehicle access point from Barncroft Way. The details for this new road junction were approved as part of the Outline Planning Application. The site also retains a pedestrian access along the northern boundary which links the new primary school with Barncroft Way. This pedestrian access will be retained as part of the proposed reserved matters application.

KEY

 Site Boundary



SITE CONTEXT 2.0

LOCAL CONTEXT

With the exception of the new primary school the streets surrounding the site are all residential areas within the urban centre of Havant. Typically around Barncroft Way the houses are council houses, two storeys high in terrace runs with relatively plain frontages. The streets to the southern area of the site, in Park Lane, are generally more semi-detached and detached properties. Typically the materials used are brick or painted render and concrete tiles.



Key Plan



Priorsdean Crescent terrace housing



Redbridge Grove rear elevation



Park Lane short terrace and semi - detached houses



Ashley Close

CONSTRAINTS AND OPPORTUNITIES

The main constraints and opportunities are listed below;

CONSTRAINTS

- Vehicular access from Barncroft Way only.
- Existing mature trees worthy of retention.
- Existing pedestrian route from Barncroft Primary School to Barncroft Way within site boundary.
- 2.4 high boundary fence to new primary school.

OPPORTUNITIES

- Retention of existing mature trees to enhance new spaces.
- Enhance pedestrian linkage to primary school use and provide dual use with dwelling access.

KEY

-  Site Boundary
-  Site Access
-  Pedestrian Access To Barncroft Primary School
-  Hooks Row Footpath
-  Existing Trees
-  Demolished Infant school
-  Site Of New Primary School
-  Boundary To Primary School



Constraints and Opportunities Plan

0 50m 100m

SITE PHOTOS



A. View towards site from Barncroft Way.



B. View into site entrance



C. View into site



D. Existing path to primary school



Key Plan

0 50m 100m



E. View to entrance from within site



F. Hooks Row footpath