

June 2014

DESIGN & ACCESS STATEMENT

Proposed single detached dwelling
to land adjacent 15 Langstone Road, Havant

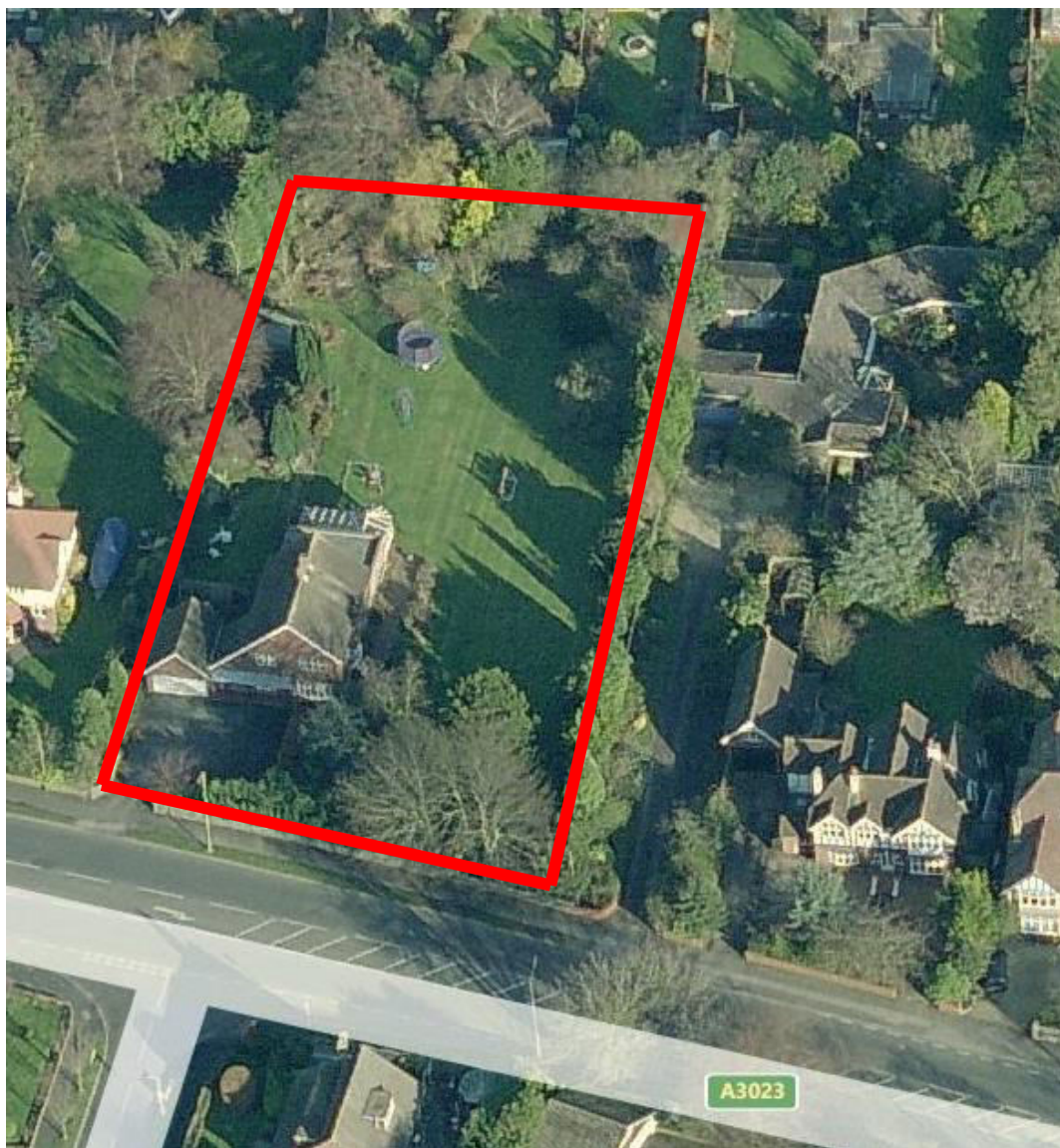


**18 Limberline Spur
hilsea, portsmouth,
hampshire, po3 5hj**

tel : 023 9269 1843
fax : 023 9263 9722

e : info@hrp-architects.com
w : hrp-architects.com

DESIGN & ACCESS STATEMENT



AERIAL VIEW OF SITE TAKEN FROM GOOGLE.

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated at no. 15 Langstone Road, Havant, & is currently home to a large dwelling. The existing dwelling sits to the North of the site as can be seen on the image above. There are numerous trees which will be retained all in accordance with the arboricultural report submitted with this application, with mature landscaping to the peripheries, although mainly to the East of the site & unaffected by the proposal.

There are a large number of detached properties in the surrounding area whilst adjacent to the site there are a number of properties which are of similar size to that proposed, further along Langstone Road there has numerous developments which have involved the demolition of existing dwellings and replacement with much larger units, along with the construction of new properties within the boundary of an existing dwelling.

The site context contains a natural screen to the East & South for any proposal together with an existing brick boundary wall and is located just a short distance from the A3 providing excellent links to both Portsmouth & London. The mature character of the existing trees to Langstone Road will be retained so this site aesthetics will not be affected. Given the overall area of the site (300m sq. – 150msq. For existing dwelling & 150.0 for new dwelling), a more effective use is sought providing family homes to compliment the character of the locality.

This design & access statement should be read in conjunction with drawing numbers 8363-01-03 inclusive and is part of an application submitted on behalf of the family who own the dwelling.

The Southern boundary comprise of dense hedgerow & mature trees which will be maintained to ensure this site retains its character all in accordance with the latest 2012 British standards. (Please refer to report compiled by CBA for details).

PLANNING HISTORY : NONE

Pre-application: GEN/13/01108 –

December 2013 a pre-application was submitted and a written response received concluding that the erection of a dwelling is acceptable in principle, but a more modest proposal could be appropriate. The proposed dwelling has been substantially reduced in size/mass following the comments received. An arboricultural report had also been requested which will be submitted with this application.

PLANNING POLICY

Relative to the application are Local Plan Policies CS9 (Housing), CS16 (Design) & CS14 (Use of resources).

The main objectives with regard the specification of new housing are to provide:

- *High quality housing that is well designed and built to a very high standard.*
- *Developments in suitable locations offering a range of community facilities.*
- *Mix of housing to support the area (although site constraints in size at the above and the locality has determined the proposal put forward in this application) & following guidance from pre-application comments.*

The guidance also states that efficient and effective use of the land without harm to the established character of the area can be supported and the design has maximised the land availability whilst maintaining the important characteristics of this predominant site.

Policy CS16 is also relevant to this proposal with regard the requirement of an attractive design with a distinctive identity but respecting the local character. It is with this policy that the proposal is most adhered to, with close attention to the type of dwelling locally but creating a distinctive development, and not something typically standard as seen with the majority of residential

developments. All materials proposed will be of the highest quality and create a vibrant street scene, although still screened well by the existing boundary treatment fronting Langstone Road.

THE LAYOUT, CONCEPT & AMOUNT

The site plan shows a clear division between the public and private realm with the hard landscaping proposed which can be reinforced when specified following a conditional approval. The distance between the existing dwelling & proposed unit is 3.6m so in keeping with the characteristics of the surrounding area.

The concept of the development is to create a pleasant residential scheme, with use of a high level of sustainable materials in both the construction and the 'up-keep' of the units. The proposal is for 1 no. five bedroom dwellings (to be 231 sq m) with associated parking and an access from Langstone Road re-using the existing entrance.

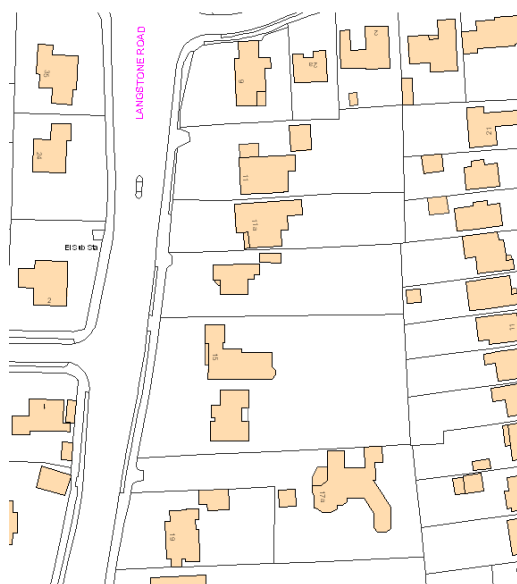
The built form lies no closer than 3.6m from any boundary adjacent to any existing dwelling. From the North Boundary the built form is 3600mm away from the existing dwelling, from the South a min. of 24.4m to the existing bungalow (no. 17a), the West 40.00m and from the East over 70m.

The new dwelling is sited within the lawned area to the south of the existing dwelling, outside the RPA's of all the preserved trees. No elevation of the proposed is less than 21m away from any existing dwelling façade.

SCALE

The scale of the proposal is simply a single detached 2 storey dwelling with no proposed accommodation within the roof space. The massing will reflect the local character and not be out of keeping with a ridge height of 7.5m, lower than that of the adjacent dwelling.

Also, the proposal enables good sized rear and front gardens again keeping the same characteristics of the surrounding area.

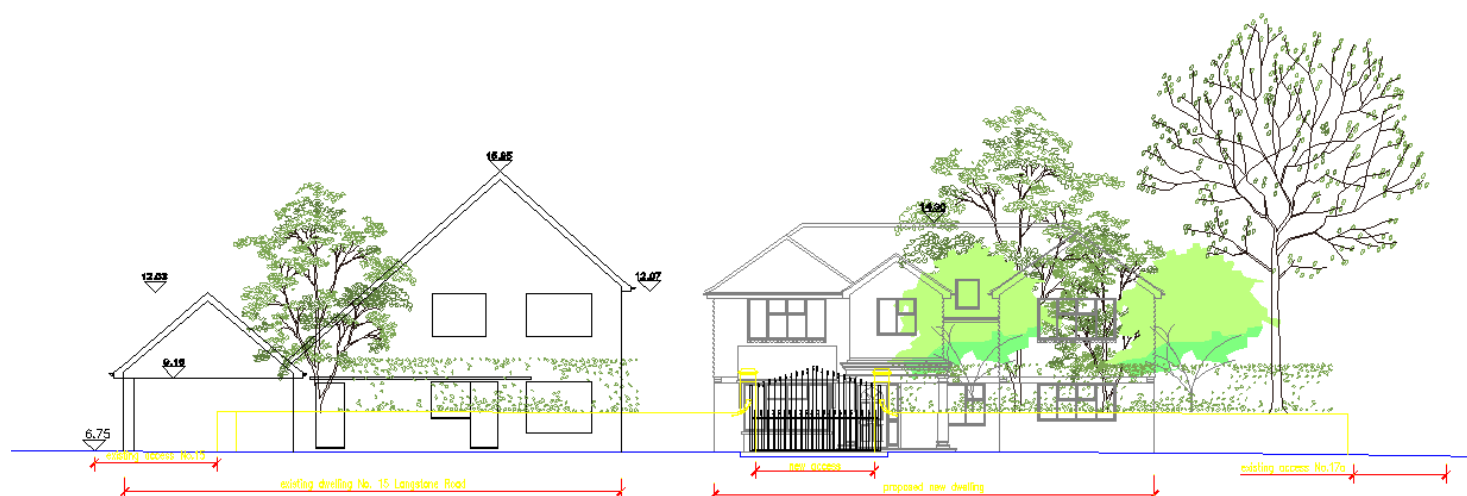


GROUND FIGURE ANALYSIS

Taking into account the surrounding area of Langstone, the proposal of 2 detached dwellings maintains the typical density of the area. The site layout accords with that of the locality and the proposed site massing as the following diagram is well within the existing organic, linear form that surrounds the site.

Proposed Figure Ground Analysis shows the 2 detached dwellings comfortably sited in character of the surrounding environment.

The drawing below indicates proposed elevation within the site curtilidge & in context of the street elevation along Langstone Road



THE SOLUTION & APPEARANCE

Pre-application looked at a more complex scheme which involved more of the site being built upon. However, after consultation with the client, it was agreed the best use of the site was to provide a smaller dwelling as requested by HBC more fitting to the locality to create an impressive scheme worthy of the existing dwelling.

Looking at the context of the dwellings in the street and in particular the orientation and adjacent proposal it is clear the solution proposed is the most viable setting and will omit the concerns with reference to overlooking. Drawing number 8363-01 shows the distances between the proposal and existing dwellings to the West. On the East facing walls (Front Elevation) the scheme has been designed to create a traditional style dwelling with emphasis on brick detailing & tile hanging.

Other important design issues were the side elevations and the concerns in reference to overlooking. There are no clear glazed windows proposed on the South elevation & the North elevation has no windows.

The rear garden has been designed to incorporate a garage and access to the rear of each dwelling is via a private side gate.

The new dwelling defines the relationship of both new and existing and semi private space which will be reinforced with different surface treatments. This has been specifically designed to create as much natural light within the units together with adequate ventilation whilst avoiding overlooking into neighbouring properties. It is therefore not considered to have any serious overlooking concerns which is fundamental on such a site.

AMOUNT

The proposal submitted is for the following:

Unit One - 5 Bed House 231.0m sq. (2485 sq. ft)

This is equal to 6 units per hectare.

MATERIALS & LANDSCAPING

The proposal will be carried out in a mix of high quality facing brick, interspersed with the use of tile hanging, together with a plain tile to match that of the surrounding area.

The precise materials will be agreed as part of the application process and the form of the elevations will complement those in the vicinity.

Refuse has been moved to be at the private entrance of the mews with a bin collection point in easy reach of the highway.

For details of the landscaping layout and site proposals please refer to drawing 8363-01.

The visual assessment has been shown on drawing 8363-01 (street elevation) to ensure the character of the site and the value of the existing landscape features are retained.

ACCESS

Pedestrian access is directed to the main entrance via the proposed tarmac access road. Cycle storage for the occupants is provided within the garage which will be a min. 6 x 6m. Parking provision is provided with a min. 3 no. spaces for the dwelling as indicated on drawing number 8363-01, although several vehicles can easily be accommodated. There is also plenty of visitor parking available so no vehicles will be parked on Langstone Road.

It is also proposed to create a new entrance to the proposed dwelling to match the existing entrance with Brick piers and steel gates. (Please refer to HRP Architects drawing number 8363-01 for details)

The dwelling will be designed in accordance with Part M of the Building Regulations documentation so a level threshold will be provided. Occupants regardless of disability have easy access throughout the site with particular attention to enable wheelchair access throughout the ground floor and rear garden areas.

Access to local amenities is achievable on foot and a regular bus service runs close by connecting the area to the town centre and Portsmouth, the main city centre, where there is a high level of shops and similar services.

SUSTAINABLE DEVELOPMENT

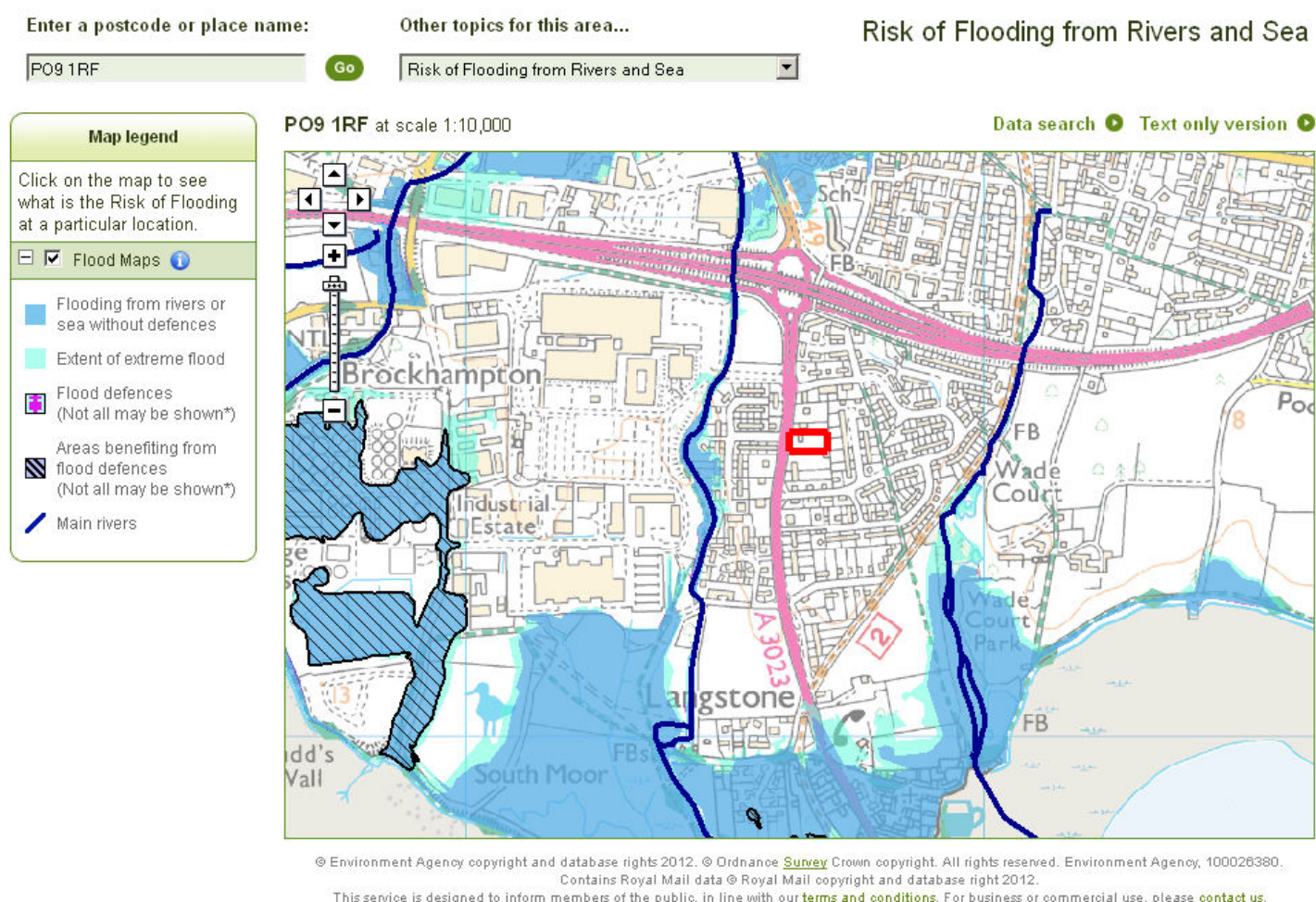
HRP Architects have always had a strong regard for providing homes with the best possible attention paid to sustainable development. The drainage strategy will be determined to meet the highest level possible required of the Code for Sustainable Homes. Thermally, the specification will exceed the

minimum standards set by Building Control & the proposal indicates private house soakaways, permeable private parking areas & cellular confinement system to Root protection areas.

Sustainability will be integrated throughout the design & construction of the site.

Close attention has also been paid to the construction of the detached garages with regard the position in relation to existing trees. After consultation, details of the garage construction has been included within the application of HRP drawing number 8363-03.

FLOOD RISK



The map shown on the previous plan shows the position of the site within the flood risk areas in accordance with data from the environment agency website. It can therefore be proven that the site does not currently sit within an area to be at risk of flooding.

CONCLUSION

The design has from the outset attempted to create a scheme which is influenced by the surrounding buildings whilst providing new living accommodation of the highest standard. This has been achieved with an emphasis on thoughtful design, adequate parking provision and means of sustainable transportation. By recognising the location and its importance the solution is a high quality development which by the use of materials local to the aesthetic nature of the area will further complement its environment and we trust the planning department following months of consultation will be supportive of this application.