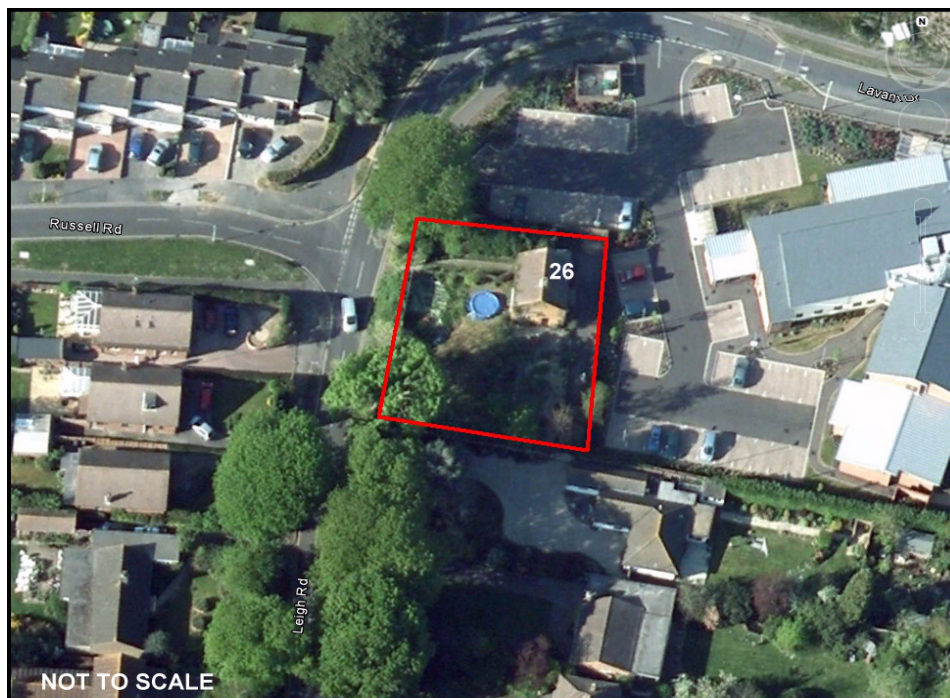


Proposed New House at Land Adjoining 26 Leigh Road, Havant. PO9 2ET for Mr. M. Patterson

Introduction:

This Design and Access Statement has been prepared to support a proposal for the development of a new three storey 4 bedroom dwelling on land adjoining 26 Leigh Road, Havant. The postcode for the area is PO9 2ET. The site is not within a Conservation area. The proposals are made by Mr. Marc Patterson.



Aerial View of the site (not to scale)

Design rationale:

The existing site occupies an area of 788 square metres (0.079 ha) to the East side of Leigh Road, which at this point runs North / South before a slow curve East where Leigh Road becomes Lavant Drive. The site was the large garden area for 26 Leigh Road, a house dating from the 1960's. 26 Leigh Road is in need of refurbishment and repair.

There are two large Horse Chestnut trees set into the West roadside bank fronting Leigh Road, and also a smaller tree group. These trees are named as T1, T2 and TG1 and are all described in detail within the separate Arboricultural Report prepared for the site by Sarah Johnston, (M. Arbor. A, B.Sc.

Arboriculture), Director of Johnston Tree Consultancy. The major trees, T1 and T2 are positioned near the North West and South West corners to the site.

Further reference is made later in this statement to the report. The situation regarding ownership of the trees and their TPO status are unclear as explained in the Arboricultural report .

The existing drive and crossover into the site from Leigh Road are positioned between the RPA's for trees T1 and T2, which are of course informed by the requirements of BS 5837 : 2012. The access drive effectively divides the site into two. Given the areas for these RPA's, at 14.5 metres radius each, development has to be towards the Eastern site boundary to avoid the RPA. This then dictates the driveway shape and extent. The Arboricultural report has defined that the driveways and garage buildings proposed should be "no-dig" construction, and that the drives should be topped with permeable material.

The proposed dwelling, referred to as Plot 1 on the accompanying drawings, is designed as a 4 bedroomed family home constructed in traditional materials for the area. The roof will feature dormer windows and roof lights and is proposed in concrete interlocking tile to match existing dwellings adjoining and on the opposite side of Leigh Road.

Site Accessibility:

The existing site vehicular access and crossover provide a grade of approximately 1 in 8 on entering the site from Leigh Road. As the drive is positioned between the RPA areas of T1 and T2 reduction of the gradient will be possible to provide a less steep access of between 1 in 10 to 1 in 12. This will enable a 3600mm wide driveway shared between the proposed dwelling and the existing house. The drive will lead to a garage and parking area and pathways into the proposed dwelling which will be level, or within Approved Document M and DDA requirements. Level threshold access will be provided at main entrances and Doc M compatible sanitary accommodation will be provided on the ground floor.

Advice has been sought from a number of sources: The intention was to ensure that inclusive design principles were involved from an early stage, cognizant with the existing environment of the site.

Design References referred to include:

- * The Disability Discrimination Act 1995
- * Building Regulations Approved Document Part M (2010)
- * British Standards BS8300, Access for Disabled People
- * Neufert's Architect's Data : March 2012
- * "Good Signs" – Dundee University for the Disability Rights Commission - 2003
Improving signs for people with a learning disability.

Also,

- BS 5387:2012
- Specialist Arboricultural report and site assessment by Johnston Tree Consultancy.

Planning History :

This particular site has not been the subject of previous applications for Planning approval in its own right, there are no entries of applications on the Havant Borough Council Planning Applications records. There are recent applications for pruning and other works to adjoining trees, however, as the attached specialist Arboricultural survey has been specifically commissioned for this application these are not referred to here.

Planning Considerations:

In the process of design, reference has been made to various Havant Borough Council development guidance publications, the current Saved Local Plan policies (2011) and the Adopted Core Strategy, together with the associated Proposals Maps and guides. The site is immediately outside the CS19.8

allocated area (future Health facilities and infrastructure) at Oak Park. It is not considered that this proposal could have any effect on such possible future infrastructure development.

Although the site itself is outside any specific Core Strategy referenced areas the proposed dwelling has to be, as good design always demands, tailored to meet the general planning guidance for design, access, sustainability and environmental considerations in association with the client requirements, financial constraints, and also with regards to the sustainability of the proposal going forwards over time and the future of the economic and also ecological viability of the area in which it is situated.

The servicing functions of the proposed dwelling, such as drainage and waste / refuse disposal need also to be considered. Drainage is to be addressed in more detail at Building Regulation stage, however, with the requirements of the large RPA areas foul drainage will, of necessity, have to be run along the main access driveway between the RPA areas and drainage out to the highway mains system. Rainwater drainage is proposed in new soakaways, sized to BS and located outside the RPA areas, a minimum of 4 metres from any buildings.

The site is not within an area recognised as being in a flood zone and we consider that the proposals will not have any adverse impact on neighbouring or surrounding buildings in terms of adding any environmental risk or negative impact on visual amenity.

The retention of the existing large trees to the front of the site and the arrangements for their protection will help maintain the site biodiversity which does exist in terms of a range of tree species and hedgerows to the North, South and East boundaries of the site. An existing silver birch on the East site boundary is recommended for removal (identified as T3 in the attached Arboricultural report). Two new small trees are proposed to replace this and will be subject to a planting scheme to be submitted and approved separately.

General development issues:

There are a large variety of tenures, plot sizes and dwelling sizes in this area together with a variety of other commercial and public uses. This does indicate that the area is a good example of the diversity of social use which is recognised as important in national Planning legislation. The site itself is of good size, even given the constraints of tree protection areas, and will provide a good setting for long term and sustainable domestic development. Adjoining dwellings are set back from Leigh Road, reflecting the situation of large boundary trees along the East side of Leigh Road and the proposal echoes this arrangement.

Design and appearance:

The design and appearance of properties in the area is based on traditional materials and generally feature pitched roofs and separate garages, which is a format adopted for this proposal, where the separate single storey garages can be constructed on a surface raft to avoid depth of dig in forming excavations. The Arboricultural report recognises this as a suitable construction method in the RPA areas and together with a "no-dig" driveway construction will respect the existing trees on the site and allow for adequate parking and safe access and egress from the site.

Materials proposed for the house are traditional materials of flint feature walling with facing brick quoins. Roofs are proposed to be pitched in interlocking concrete tile or slate with mortar verges and segmental ridge tiles, the facing bricks and tiles to be agreed with the Planning officer and samples will be made available for inspection before any approved work commences. Facing brick banding in contrasting brick, brick details at roof verges and soldier courses over windows are proposed to add feature to the elevations. The use of roof lights is proposed to add feature to single storey roof areas and on main roofs to introduce light over stairwells. All these materials and styles are to be found in the construction of existing buildings in the surrounding area.

Rainwater goods are proposed as traditional half-round gutters and downpipes in black, with leaf guards fitted to outlets.

Windows are proposed to be double glazed casement type in pvc frames featuring high thermal performance ratings. External doors will be to match. Exact colour and style to be agreed with the Planning Officer and, if required, samples to be made available for approval before work commences.

Conclusions:

We believe that the proposed dwelling will be appropriate and sustainable in this area. The proposed materials and sizes, together with the site position and access layout, are designed to be sympathetic to the site and to offer protection to the existing trees both during and after any construction period. During construction, alongside tree protection measures, on-site facilities such as wheel washing areas and secure site fencing and material storage would be provided to ensure minimal disruption to existing amenities.

We respectfully ask that the Planning Authority is able to assess this application with a view to an approval.

Paul Nicholson Design,
February 28th 2014



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for

Mr. M. Patterson.