

Design and Access Statement

Prepared by Randell Design Group

For

Land Adjacent to no. 43 Portsdown Hill Road, Havant

This document is in support of a Planning Application for three dwellings at the land adjacent to 43a Portsdown Hill Road, Bedhampton, Havant. The proposed works are documented in the enclosed regulatory forms, design drawings and the following Design and Access Statement.



Context

The site is located in an established residential area and is accessed off Portsdown Hill Road.

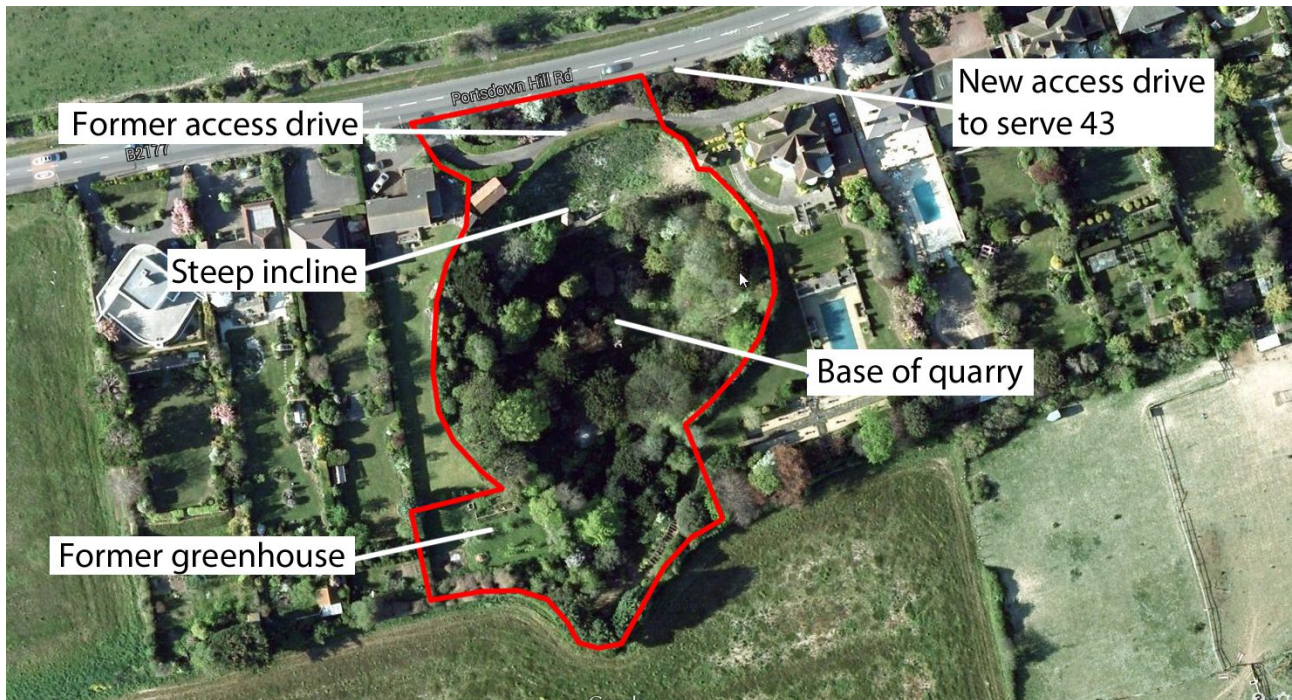
The site is a former chalk quarry which is understood to have been in use until the 1930's. Until recently the site provided access to No. 43, this has now been replaced by a new access to Portsdown Hill Road located close to the eastern boundary of the site.

The surrounding dwellings are varied in size, style and material finishes. The adjacent building to the west is a 1970's two storey dwelling with the property to the east comprising a two storey 1930's dwelling.

Site description and topography

The northern edge side of the site has a gradient falling from the vehicular entrance to the eastern boundary with a fall of approximately 2m. This gradient falls outside of the area which had been quarried which is approximately 13m from the northern boundary. The former quarry banks are a steep incline ranging from 35 to 45 degrees, with a drop of approximately 17m. The base of the quarry has pond and many mature trees.

An existing garage located on the western boundary is to be removed.



A number of mature trees are located on the northern boundary of the site, set behind retaining wall with a timber fence over. The northern boundary condition results in the site being heavily screened from Portsdown Hill Road, this is further emphasised by the topography of the site with falls away from the road.



Northern boundary condition

The other boundary conditions comprise of the following;

- Eastern boundary – Closed boarded fence with a summerhouse located on the site boundary.
- Southern boundary – Chain-link fence
- Southern boundary of 43a – Timber fence
- Western boundary – Dense planting adjacent to 43a and a chain link fence to where the former greenhouse is located.

Development layout

The drawing 2.22 enclosed with this application indicates the relationship of the proposed development with the pattern of surrounding. It is clear that the proposed three dwellings sit comfortably with similar separation distances to the existing pattern. Furthermore that widths of the proposed dwellings is similar to the existing dwellings.

Design rationale

The existing buildings on Portsdown Hill road are varied in style and materials, there are also dwellings buildings which clearly reflect the time upon which they were built, for example no. 47 which is a 1930's Art Deco two storey flat roofed dwelling.

The proposed design rationale intends to follow this trend by providing 3 no. dwellings which are contemporary in form and materials used.

The three dwellings are designed to take advantage of the steep slope of the dell, which results in the dwellings presenting a modest 2 storey frontage to Portsdown Hill Road relatively screened by the existing vegetation and boundary condition on the northern boundary. The dwellings take advantage of the topography of the site and step down the slope of the quarry resulting in the dwellings being 4 stories at the rear.

The stepping of the dwellings allows for terraces to be provided which take advantage of the views over Langstone Harbour and Portsmouth and the secluded quarry base at the lower levels.

The proposed roof form has been designed to minimise the impact on the public realm to the north with the use of a hipped roof, while the southern element is formed out of a gable which allows for solar gain and a vaulted ceiling to the master bedroom.



The materials proposed comprise of warm coloured grey brick and zinc on the frontage with the addition on render and gabion walls to the sides and rear.

The proposed use of zinc is a contemporary interpretation of the use of slate, zinc being a natural material requires no maintenance and will have long life span, the material will also darken slightly with age as the patina develops.



No. 41a with slate tile hanging and slate roof

Slate roofs and slate tile hanging is found within the local context for example no. 41a.

The use of gabion walls reflects the engineering required to build the dwellings, as these types of structures are often used for retaining walls, while the render will provide soft contrast to the proposed other materials. The articulation of the form of the dwellings and the material proposed reflects the topography of the site.

The proposed galvanised steel external stairs will provide a safe access to the base of the site, steel is provided as it will be a non slip surface and is durable, unlike timber.

The dwellings have been orientated to minimise overlooking to maintain privacy between the dwellings and adjacent houses.

Vehicular access and parking

The existing vehicular access will be retained in its current form. 3 Car parking spaces are proposed to each of the dwellings. Each of the dwellings has a utility room which can accommodate bicycles.

Landscaping



The development incorporates a new drive, parking and footpaths. It is proposed that a SUD's compliant permeable resin bound finish be used. Where new hardstanding is proposed over the Root Protection Zones the build up is to be over the existing ground utilising a geotextile membrane along with a geocell (for example Terram Tree Root Protection Geocell, refer to ground detail enclosed with the application) filled with a compacted angular aggregate along with a further geotextile membrane and the final SUD's compliant finish over.

New planting on the slope of the quarry between the dwellings is proposed, and to the front of the dwellings. Additional dense planting is proposed along the eastern boundary.

No additional fencing is proposed, the existing fence on the northern boundary will be replaced to match where required

A land management plan has been included with the application, denoting the areas of ownership, with the main dell area being placed under a management company for the three dwellings.

Flood risk

The site does not fall within a flood risk zone according to the EA website. The surface drainage will comprise of SUD's for all new hard landscaping and surface water run-off from the dwelling roofs will be discharged into the pond at the base of the site. The level changes will not result in any increased risk of flooding for the new surface water run off.

Sustainability

The proposed dwelling will achieve a minimum of CfSH level three. Solar hot water and air source heat pumps are proposed for the provision of hot water and central heating. A fabric approach first has been adopted with the use of high performance insulation, windows and doors proposed. The glazing on the southern aspect of the dwellings will also take advantage of natural solar gain.

Building regulations and access

A new footpath access from Portsdown Hill Road is proposed to allow for safe access for fire appliances to comply with the max 45m distance to the furthest room in a dwelling.

We have been in correspondence with Dave Reed at HBC who has confirmed that the site constitutes an exceptional case given the slope of the banks and as such ambient access to the dwellings is required, not a level access.

Furthermore the open stair within the dwellings is considered to be acceptable as there are multiple points of escape located on the ground, upper and lower basement levels.

Parking and footpaths to the dwellings are designed in accordance with ambient disabled access requirements.

Site logistics

A site set-up and management plan has been provided with this application.

Conclusion

The proposals represent a high quality development, the careful consideration of location, scale and material application will we believe be a positive addition to Portsdown Hill Road.