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DESIGN & ACCESS STATEMENT

Erection of 2 x 3 bed semi-detached dwellings
with garages and associated parking to land
adjacent 80 Serpentine Road, Waterloooville.



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DESIGN & ACCESS STATEMENT



AERIAL VIEW OF SITE TAKEN FROM GOOGLE.

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated adjacent to 80 Serpentine Road, Waterlooville. The site is currently home to an existing semi-detached dwelling which will be refurbished. The existing dwelling sits to the South of the site and there are no trees within the site boundaries with minimal landscaping to the peripheries.

There are a large number of very similar semi-detached properties in the surrounding area and the vacant use of the site is sought providing family homes to compliment the character of the locality.

This design & access statement should be read in conjunction with drawing numbers 8315-01-04 inclusive.

The site itself is approx 500m sq (0.5 Hectares – excluding 80 Serpentine Road) so is ideally suited for two semi- detached dwellings.

PLANNING POLICY

The Havant Borough Core Strategy was adopted by Havant Borough Council on 1 March 2011 and while acknowledging that it will lead to more detailed plans with supporting documents it has been a first point of reference. An examination of the LPA adopted Core Strategy and associated documents suggest that the following have relevance to the current application proposal:-

CS9 - Housing – (sub paragraph) “4 Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form”.

CS15 – Flood and erosion risk – Environment Agency Flood Risk map confirms that the application site is not at risk from flooding.

CS16 - High quality design – it is considered that the proposed development fully complies with the adopted design criteria.

CS17 - Concentration and distribution of development within the urban areas

CS21- Developer requirements – the applicant accepts that a highway infrastructure contribution will be required such provision to be confirmed by a Section 106 Unilateral Obligation.

National Planning Policy Framework - NPPF

The Government introduced the NPPF which came into force on 27 March 2012. The Rt Hon Greg Clark MP announced that the main purpose of planning is to help achieve sustainable development. For a development to be sustainable it needs to secure change for the better while making improved living situations through development implementation. The NPPF provides guidance to LPA's but only takes precedence over the Development Plan where the Development Plan is silent, absent or relevant policies are out-of-date.

The submitted proposal is consistent with the adopted policies of the LPA, the application site is in a sustainable location with buses and shops within easy walking distance, adequate choice of transport is provided through the provision of garages with the space available for secure cycle storage and car parking. The proposal complies with the general guidance which states that efficient and effective use of the land without harm to the established character of the area can be supported providing the design has maximised the land availability whilst maintaining a balance on the important characteristics and prominence of the site.

THE LAYOUT, CONCEPT & AMOUNT

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 2 no. three bedroom dwellings (each to be 89 sq m) with associated parking and an access from Serpentine Road re-using the existing entrance for unit One.

Each dwelling is designed on an East-West axis, with the built form lying no closer than 4.25m from any dwelling. From the East Boundary the built form is approx 29.4m away from the existing dwellings, and from the North 22.5m, and the West approx 24.6m.

The two new dwellings are sited within the lawned area to the North of the existing dwelling. No elevation with habitable windows of the proposed is less than 21m away from any existing dwelling façade.

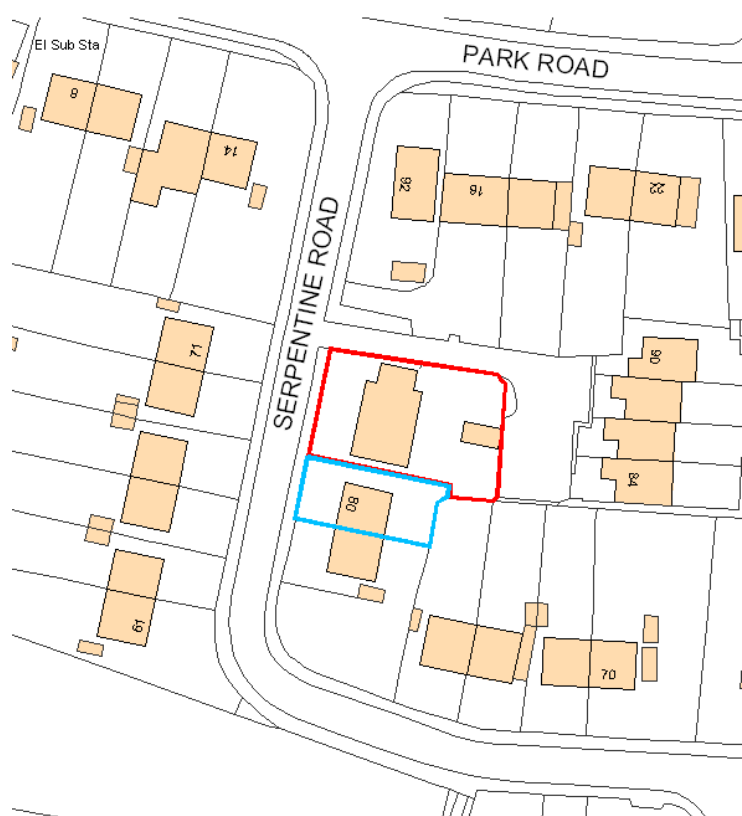
SCALE

The scale and design of the proposal dwellings acknowledges the prevailing character in the immediate area which is typically two storey with no accommodation being proposed within the roof space. The massing at two storeys will reflect the local character and will not be visualised as inappropriate with the ridge height of each dwelling being typically 8.5m.

Drawing 8315 – 01 illustrates that each dwelling will benefit from the provision of good sized private rear and front gardens again responding to the same characteristics of the surrounding area.

GROUND FIGURE ANALYSIS

Taking into account the surrounding area of this residential environment, 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 in context of the street elevation along Serpentine Road.



THE SOLUTION & APPEARANCE

Early feasibility studies 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 dwellings more fitting to the locality to create an impressive scheme worthy this important corner site.

A strong architectural style has been developed for the site, this being simple, domestic scale dwellings typical of the local vernacular. Detailing and features such as corbel brickwork, projecting eills & dominant porches to provide dwellings of the highest quality.

Looking at the context of the existing dwellings in the street and in particular the orientation and adjacent proposal it is clear the solution proposed being East to West is the most viable setting and will omit the concerns with reference to overlooking. Drawing number 8315-01 shows the distances between the proposal and existing dwellings to the East.

The aesthetics provide an interesting mix of brickwork & render with the use of brick coursing, a feature evident in existing dwellings adjacent to the site combine to create an interesting solution.

Other important design issues were the side elevations and the concerns in reference to overlooking. There are no clear glazed windows proposed on the side elevations and the rear garden to Unit Two has been designed to incorporate a garage and access to the rear via a private gate.

The boundary to each side of the site where required will be re-built as on the site plan within the cartilage of the site with close boarded fencing to the rear.

These new dwellings define 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 scheme is designed to maximize the use of the land in the most efficient way feasible, so taking into account the surrounding area, 2 semi-detached dwellings was deemed the most feasible solution.

The proposal submitted is for the following:

Unit One - 3 Bed House 89.0m sq. (955 sq. ft)
Unit Two - 3 Bed House 89.0m sq. (955 sq. ft)

This is equal to 4 units per hectare.

MATERIALS & LANDSCAPING

The proposal will be carried out in a mix of high quality facing brick, interspersed with the use of render, together with a intermediate brick course 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 storage is proposed close to the private gated side entrance of each dwelling and within easy reach of the highway.

For details of the landscaping layout and site proposals please refer to drawing 8315-01.

The visual assessment has been shown on drawing 8315-02(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 existing tarmac access road. Cycle storage for the occupants is provided within the garage which will be a min. 3 x 6m. Parking provision is provided with a min. 4 no. spaces for the two dwellings as indicated on drawing number 8315-01.

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

Our client has 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 if required of the Code for Sustainable Homes. Thermally, the specification will exceed the minimum standards set by Building Control & the proposal will provide private house soakaways & permeable private parking areas.

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

CONCLUSION

To ensure the design meets the standards and requirements of the Local Authority, prior to submission a pre-application was sent to determine the principles of the development prior to full submission. It was concluded that in principle the development is considered acceptable and would therefore not have any adverse impact on the existing properties.

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 replace the poorly maintained dwelling which currently stands and has done for a number of years.