

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

Contents

1.0	Introduction
2.0	Context of site and surroundings
3.0	Use
4.0	Amount and Layout
5.0	Scale
6.0	Landscaping
7.0	Appearance
8.0	Access
9.0	Public Consultation
10.0	Flood Risk Assessment
11.0	Planning Policy



1.0 Introduction

pdp architecture llp has been instructed by Wilson House to prepare and submit a planning application for a residential development located at 22 Frogmore Lane, Lovedean. This site currently has planning permission for 4 houses in the form of 2no. Semi-detached properties permitted under the decision notice **APP/12/00031** dated 24th August 2012.

2.0 Context of site and surroundings

The existing site is a pocket of land located off the rear of 22 Frogmore Lane and is predominately a grassed area dotted with individual trees and edged with some tree screening.



Location Plan

The site is surrounded by residential properties, with either their rear gardens or gable end walls adjoining the site boundaries. There is a mixture of styles, some with buff facing brick, white cladding and brown roofing tiles, and others with red facing brick, buff facing brick and grey roofing tiles.

The building mix within the local vicinity is predominately residential, with the majority being two-storey in height.

The site is easily accessible by both foot and motor vehicle, with public transport links just a short walk away on Frogmore Lane. It is also located just a short distance from the A3/A3M, therefore creating an ideal development for commuters.



Elaine Gardens



Herriott Close

Due to the location of the site, the context of the surroundings, and the current planning consent it is evident that the scheme is well suited to its local and immediate vicinity. The amount of development proposed is an acceptable level and the site is not overdeveloped and is therefore an economic and sustainable solution for the site. We feel that our proposal would integrate well within the surrounding context.

3.0 Use

The development will comprise of two three bedroom semi-detached houses and two four bedroom detached houses. The principle of residential development on this site has been established by the surrounding residential context within which it sits and the current planning permission. The houses will be sold on the open market.

4.0 Amount and Layout

The total percentage of developed site is 25.6% which leaves the remaining 74.4% as amenity and servicing space.

The proposal would create two, three bedroom houses with the gross internal floor areas of 95.6 sqm per dwelling and two, four bedroom houses with the gross internal floor areas of 112 sqm and 122.8 sqm. The site is 0.114 hectares and the proposal is for 4 units, creating 35 dwellings per hectare, this falls within the low density range within the adopted core strategy for the borough.

The layout of the proposed development has been orientated to take into consideration the surrounding properties and existing adjoining access to the site from Herriott Close. The internal layouts of the proposed have been designed to reduce any overlooking issues. With the buildings being carefully positioned to allow for adequate amenity space for all the houses whilst also allowing for an access road, path and planting to the centre of the site.

The overall footprints of the houses have been designed with the current approved scheme in mind, the length of gardens and overall depths of the houses are similar to the approved, with the main changes being the widths of the new proposed houses. These have been increased to take full potential of the site, creating more saleable family houses with overall footprints that are more in keeping with the current surrounding houses. The proposed houses have been positioned as a continuation of Herriott Close.



Block Plan



Site Section

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

5.0 Scale

The scale of the proposed development has been sympathetically approached to reduce the impact on the neighbouring properties. The proposed houses are all two storeys in height, with two of the properties having single storey garages attached to one side. This arrangement is similar to properties either side of the site.



Herriott Close – Two storeys massing with single storey attached garages, covering the width of the site.



Elaine Gardens – Two storeys massing with single storey attached garages, covering the width of the site.

Due to the 1600mm step in levels from Elaine Gardens down to the proposed site, this naturally creates a stepping in the street scene thus avoiding any overlooking issues on this boundary and creating a more desirable neighbouring relationship in terms of scale.



Site Section

All surrounding buildings within the immediate vicinity are two storeys in height with the majority having single storey garages or extensions on the sides; therefore we feel that the scale and massing of our proposal will integrate well within the surrounding context. Whilst also being sensitively positioned within the site, to reduce any impact on the neighbouring properties.

6.0 Landscaping

The landscaping to this scheme has been designed with careful consideration to how the site will be used. Small landscaped areas to the front of the proposed have been provided to enhance its appearance and to make the car parking area more presentable, as these will be the areas that will be used by both the occupants and the public. Most of the landscaping to the rear of the proposed is laid to lawn for the residents' enjoyment. As for hard landscaping it is proposed that this would be a combination of black macadam and paving slabs, which would depict pedestrian and vehicular areas. The car parking surface would be a porous paving providing a permeable surface.

The current planning consent gives permission to remove a number of the trees on the site and it is our intention to stick with the current approved scheme, please see the submitted tree report.

Due to the design of the landscaping of this scheme, there are fewer maintenance issues and may be maintained successfully in the long term.

The hard landscaping shall incorporate level access wherever necessary to provide access for people with restricted mobility. The materials shall also be non-slip and there shall be adequate external lighting provided.

7.0 Appearance

The design rational of the proposed is based upon a more traditional style similar to that of the neighbouring properties and other new developments within the immediate vicinity. The use of buff brick and red brick is complimentary to the styles already used within the local area.

The proposed facades use contrasting brick detailing to give each dwelling a sense of individuality whilst also maintaining a distinct character for the new development. The individual porches and single storey elements help break the street scenes and are comparable to the buildings either side of the site. This simple breaking of the massing and brick detailing helps create an interest to the proposed dwellings whilst also not being to dominating. The roofs have also been hipped so that the overall feel of scale is further reduced. With all bathroom and side windows at first floor level being obscured to remove any overlooking issues. The elevations lend themselves to be individual however they still fit comfortably within their surrounding environment.



Street Scene Plots 1&2



Street Scene Plots 3&4

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

8.0 Access

As mentioned before the site will become a continuation of Herriott Close and this will be the main access to the site for both vehicles and pedestrians. Each dwelling will have its own side path and entrance to access their rear gardens. In total 11 car parking spaces have been provided, with three out of the four dwellings being provided with their own garage as part of this total.

Level access will be provided to all entrances, to allow people with restricted mobility to enter the dwellings with relative ease. The proposed would be constructed to be compliant with Part M of the Building Regulations, which relates to access



Diagram Showing Access around the Site

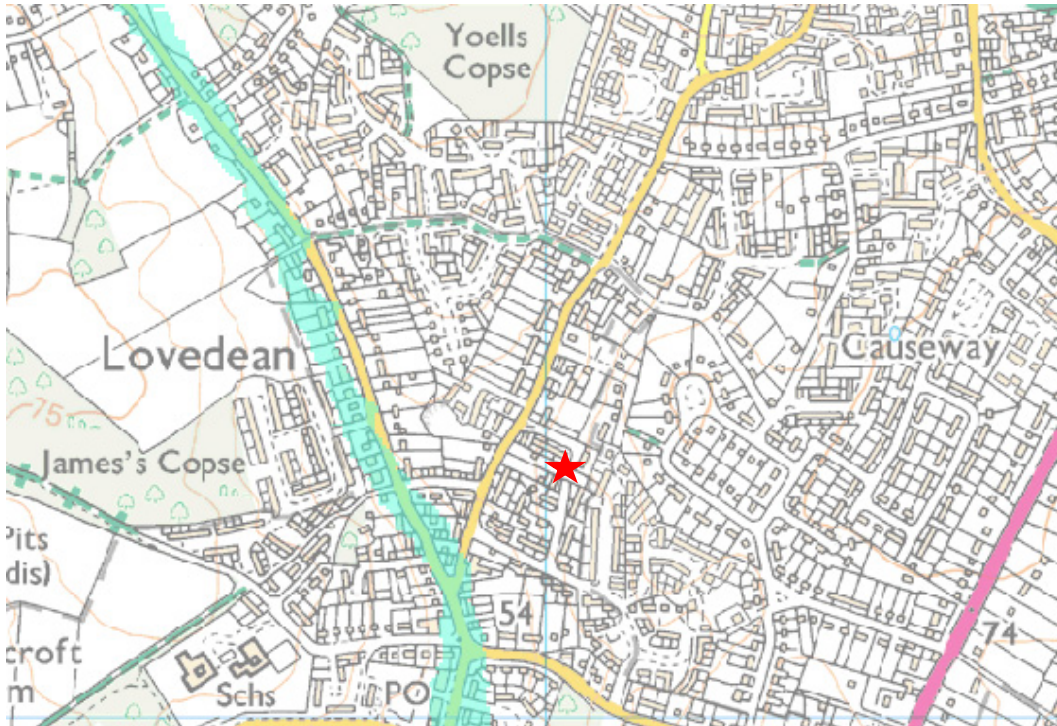
The blue arrows indicate vehicular movement while the green arrows indicate pedestrian. Cyclist would use a combination of both.

9.0 Public Consultation

As the principle for a residential development has already been established through the current planning consent and that the amount of development falls within acceptable criteria for the adopted core strategy for the borough, and along with the foot prints for the proposed being comparable with buildings either side of the site, it was not considered that further public consultation was required.

10.0 Flood Risk Assessment

The map shows that the site is not in a flood risk zone and therefore is not currently at risk from flooding. This map was sourced from the environment agency website and was correct as of 5th April 2013.



11.0 Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012. This document has replaced all previous national planning policy including all PPG's and PPS's.

The National Planning Policy Framework, March 2012

The Government states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....' The document promotes planning principles which include making effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban and rural areas. Furthermore, the document requires Local Planning Authorities to approach development management decisions positively (i.e. to look for solutions rather than problems so that applications can be approved wherever it is practical to do so).

The NPPF states (at para.7) that there are '... three dimensions to sustainable development: economic, social and environmental.' The economic role is described as 'contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

development requirements, including the provision of infrastructure.’ The social role requires planning to support ‘...strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being....’ The environmental role relates to the protection and enhancement of ‘...our natural, built and historic environment...’

Amongst the Core Planning Principles described at paragraph 17 the NPPF states that planning should ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’.

In order to deliver sustainable development, it is recognised that there needs to be support for a wide choice of high quality homes. It is stated at paragraph 49 that ‘Housing applications should be considered in the context of the presumption in favour of sustainable development.’ Furthermore it is noted at paragraph 53 that ‘Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’

Havant Borough Local Development Framework

The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the Council's Local Development Framework and sets out the spatial planning strategy for the area up to 2026.

Policies that are considered to be of particular relevance to the current proposal are as follows:

- CS9 Housing (*aims to deliver new dwellings that 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*);
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough;
- CS14 Efficient Use of Resources (*requires residential development to meet Level 3 of the Code for Sustainable Homes*);
- CS16 High Quality Design;
- CS17 Concentration and Distribution of Development within the Urban Areas (*encourages the most effective use of land by prioritising development within the urban areas on previously developed land*);
- CS21 Developer Requirements (*where appropriate financial contributions will be sought to ensure the delivery of all types of infrastructure*);
- DM8 Conservation, Protection and Enhancement of Existing Natural Features (*of relevance – the protection of trees*);
- DM13 Car and Cycle Parking on Residential Development (*car and cycle parking must be provided in accordance with standards*).
- DM12 Mitigating the Impacts of Travel (*Requires adequate provision for integrated and improved transport infrastructure*).

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

The Havant Borough District-Wide Local Plan, 1996-2011

This document has now mainly been superseded by the adopted Core Strategy. There are some “saved” policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current proposal.

Havant Borough council have also produced various Supplementary Planning Documents of relevance to this application. Those which are particularly relevant are listed below:

Borough Design Guide Supplementary Planning Document, December 2011

This SPD supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the Borough. It sets out the Council’s design expectations with regard to new development, explaining 7 key principles of good design. It provides examples and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.

The document provides some specific guidelines for residential development, and of relevance to this application, is paragraphs 5.05 where back-to-back distances are discussed. It states that *“where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation”*. It goes on to recommend that garden lengths should normally be 10 metres.

Additionally, the document, at paragraph 5.33, provides advice on ‘Infill Development’. Paragraph 5.33 states *“Infill development should look to the immediate site context for reference and respect the layout and character of the surrounding area, looking to immediate neighbouring properties in the first instance...”*

The Appendices of the document provides Character Appraisals of various parts of the Borough. The application site falls within area ‘7b: Causeway Environs, Horndean – Residential Suburb’ which is recognised as being “... characterised by detached and semi-detached, one and two storey homes...”

Housing Supplementary Planning Document, July 2011

This document provides further guidance in respect of Core Strategy Policy CS9 and seeks to guide housing development. It also provides additional information about off-site affordable housing provision and explains the calculation method for in-lieu financial contributions.

Residential Parking and Cycling Provision, March 2010

This document sets out the required number of on-site car parking, short stay and long stay cycle parking spaces per dwelling, according to the number of bedrooms.

Assessment of the Proposed Development in a Context with Current Planning Policy

Planning permission is sought for the redevelopment of a large former rear garden to the rear on No.22 Frogmore Lane with the construction of two detached (4 bedroom) and two semi-detached (3 bedroom) two storey houses. The proposed development would incorporate 11 onsite parking spaces (3 within garages) for both residents and their visitors. Additionally, the proposal would provide each dwelling with domestic waste/recyclables storage facilities. The proposed houses would be built largely within the footprint of development previously permitted by the Local Planning Authority under APP/12/00031 on 24th August 2012.

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk

As has been described elsewhere in this Design and Access Statement, the existing site forms part of a very large rear garden extending eastwards from the back of No.22 Frogmore Lane. The proposal would take access from Herriot Close to the south with houses being set to the west and east of the proposed parking and manoeuvring area.

The application site lies within the defined Urban Area where the broad principle of development is accepted, subject to an appropriate assessment of local constraints being undertaken and compliance with the other relevant Development Plan policy. The site is within a convenient walking distance of shops and services in Milton Road from which a regular bus services can be taken to Havant and Portsmouth (X40) and Chichester (300). It is considered, therefore, that the proposal represents 'sustainable development' as defined by the NPPF. As such, it is considered that there should be a presumption in favour of the proposed residential redevelopment of this site.

Policy CS11 of the Core Strategy relates to the protecting the special environment of the Borough. Policy DM8 also seeks to protect existing natural features. The proposal would result in the retention of many of the trees located within the sites boundaries. Whilst it is accepted that the proposal would mean that a number of existing trees within the site would have to be removed the applicants will ensure that a landscape scheme would be implemented, including some replacement tree planting where necessary, that would provide the housing development with a high quality 'green' environment. As such, it is considered that the proposal would be compliant with policies CS11, 'Protecting and Enhancing the Special Environment and Heritage of Havant Borough' and DM8 'Conservation, Protection and Enhancement of Existing Natural Features' of the Core Strategy.

Given that the proposed development would be constructed to meet Level 3 of the Code for Sustainable Homes it is considered that the proposal is compliant with Policy CS14 'Efficient use of Resources' of the Core Strategy.

Of particular note is Policy CS16, seeking a 'High Quality of Design' in all development proposals. This policy requires development to *respond to and draw inspiration from, and respect the local context*. The site has been the subject of a previously approved scheme which established issues such as layout, scale and garden length. It is considered that the provision of a pair of detached houses has enabled the design of the housing development to evolve and improve with the introduction of front gables to these two houses which adds variety and visual interest to the streetscape. As such the form and layout of the proposed scheme is considered to be acceptable and would respond to, reflect and complement the pattern and character of existing development in the area. The proposal is considered to be compliant, therefore, with Policy CS16, 'High Quality of Design' of the Core Strategy and also the Council's Borough Design Guide SPD.

Policy CS17 of the Core Strategy relates to the 'Concentration and Distribution of Development within the Urban Areas'. The application site is within the Waterlooville area as defined on Figure 8.1: Spatial Distribution Map (Key Diagram) within the Core Strategy. It is considered, therefore, that the proposal would deliver a high quality housing scheme in an identified area of the Borough, on an area of underused land. Given the foregoing it is considered that the proposal would be compliant with policy CS17 of the Core Strategy.



Policies CS20, 'Transport and Access Strategy', DM12, 'Mitigating the Impacts of Travel' and DM13, 'Car and Cycle Parking on Residential Development' are of relevance to the determination of this application.

These policies should be read alongside a Supplementary Planning Document (SPD) on Residential Parking and Cycle Provision which was adopted by the Borough Council in March 2010. The provision of 10 parking spaces would provide an appropriate level of provision for this development. Given the foregoing it is considered that the proposed development is compliant with Core Strategy policies CS20, DM12 and DM13.

Policy CS21 of the Core Strategy relates to 'Developer Requirements'. The applicants will be happy to agree to appropriate and reasonable infrastructure contributions in relation to this development. Given the foregoing it is considered that the proposal would be compliant with policy CS21 of the Core Strategy.

It is concluded that, in terms of current planning policy, the proposed development would be an example of 'sustainable development' and as such would be compliant with both the NPPF and the Havant Borough Core Strategy.

Design and Access statement

22 Frogmore Lane, Lovedean



pdp architecture llp

chartered architects
town planning
interior design consultants

2 beechworth road, havant, po9 1ax
Tel: 02392 481100
Fax: 02392 475050
Email: pdp@pdp-architects.co.uk