

November 2012

DESIGN & ACCESS STATEMENT

Proposed 2 no. detached dwellings
to land adjacent 8 Langstone Road, Havant



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DESIGN & ACCESS STATEMENT



AERIAL VIEW OF SITE TAKEN FROM GOOGLE

THE SITE BACKGROUND & CURRENT USE.

The proposed site is situated at Southbrook, 8 Langstone Road, Havant. The site is currently home to an existing large Victorian dwelling which will be refurbished. The existing dwelling is also in a very poor state of repair and sits to the North of the site. There are several trees which will be retained all in accordance with the arboricultural report submitted with this application, with mature landscaping to the peripheries.

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 been a couple of developments which have involved the demolition of existing dwellings and replacement with much larger units.

The site context contains a natural screen to the East 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 (295m sq.), 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 8299-01-05 inclusive and is part of an application submitted on behalf of T Ware Developments Ltd.

The site itself is approx 295m sq (0.3 hectares) so is ideally suited for a large detached dwellings, and is also in response to the previously approved scheme for apartments.

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 The Tree Advice Trust for details).

PLANNING HISTORY

Planning Ref: 90/55345/000 –

Renewal of outline application for the erection of 7 detached houses and 2 blocks of 2-storey flats comprising 12 2-bedroomed flats with associated road and site work.

Planning Ref: 95/55345/001 –

Outline Application for the erection of 7 detached houses & 2 blocks of 2 storey flats comprising 12 2-bed. flats with associated road & site works

Planning Ref: 96/55345/002 –

Outline application for the construction of ten 4 bedroom dwellings, associated parking, associated works to trees covered by TPO 1060 and new vehicular accesses onto The Mallards and Brookmead Way.

Planning Ref: 00/55345/005 –

Variation of condition of planning permission 96/55345/2 dated 28/11/96 to extend the period for the commencement of development from 5 years to 8 years from the date of permission (Condition 1) and to extend the period for the submission of reserved matters from 3 years to 6 years from the date of grant of permission.

Planning Ref: 05/55345/013 –

Erection of 14 dwellings comprising of 6no. 2 bed flats and 8no. 3 bed dwellings with associated car parking, bin and cycle storage and new vehicular access to Brookmead Way and The Mallards. Felling and pruning of trees the subject of TPO 1060.

Planning Ref: APP/11/00006 –

Outline application for the erection of new building comprising 6No. apartments, extension to existing dwelling and conversion to 8No. apartments and associated parking.

PLANNING POLICY

Relative to the application are Local Plan Policies PPS1 (Delivering Sustainable Development), PPS3 (Guidance in relation to Housing) & PPG13 (Transport).

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)*

Policy PPS3 has been subject to discussion due to the image of developers 'garden grabbing'. However, with sites such as this, 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 D1 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 brick boundary wall.

THE LAYOUT, CONCEPT & AMOUNT

Together with our clients we have had extensive correspondence with Tree Advice Trust prior to submitting a full application which will be of the highest quality for this significant site. 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 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. five bedroom dwellings (each to be 268 sq m) with associated parking and an access from Langstone Road re-using the existing entrance.

Each dwelling is designed on an East-West axis, with the built form lying no closer than 6.1m from any boundary adjacent to any existing dwelling. From the North Boundary the built form is 6100mm away from the proposed new fence to the existing dwelling, from the South a min. of 8.7m, the West 8.75m and from the East 6.6m.

The two new dwellings are 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.

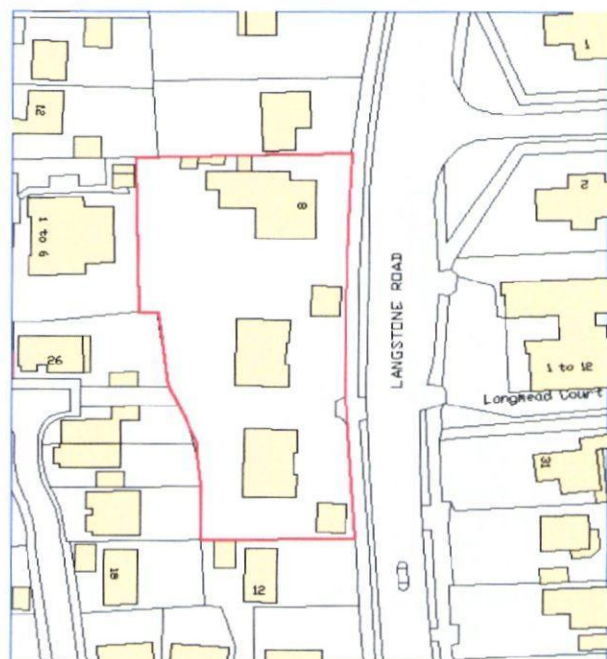
SCALE

The scale of the proposal is simply 2 storey dwellings 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 each dwelling being typically 8.25m.

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 curtilage & in context of the street elevation along Langstone Road (Top: Front Elevation and below is Street Elevation).



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 executive dwellings more fitting to the locality to create an impressive scheme worthy of the existing dwelling.

A strong architectural style has been development for the site, this being simple, domestic scale dwellings typical of the local vernacular. High quality detailing and features such as projecting glass bays, dominant porches, rooflights and stone-work have been included to provide dwellings of the highest quality.

Looking at the context of the 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 8299-01 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 & high quality materials.

The aesthetics provide an interesting mix of brickwork with the use of brick corbel stone coursing. This together with the design of 2 dwellings situated off their own private access road (by re-using the existing entrance) combine to create an exclusive development and interesting solution to what previously was a large unused space.

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 & the first floor has been re-designed in size to reduce the proposed mass of each individual property, but stil create an impressive property.

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 boundary to each side of the site where required will be re-built as on the site plan with a brick wall incorporated 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 detached dwellings was deemed the most feasible solution as opposed to the previously approved apartments, creating less traffic and vehicle movements.

The proposal submitted is for the following:

Unit One - 2 Bed House 268.0m sq. (2880 sq. ft)
Unit Two - 2 Bed House 268.0m sq. (2880 sq. ft)

This is equal to 10 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 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 8299-01.

The visual assessment has been shown on drawing 8299-02(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. 6 x 6m. Parking provision is provided with a min. 4 no. spaces for the dwelling as indicated on drawing number 8299-01. 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 existing dwelling (8 Langstone Road) to match the existing entrance with Brick piers and steel gates. (Please refer to HRP Architects drawing number 8299-02 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

Our client, T Ware Developments Ltd, 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 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 and advice from The Tree Advice Trust, details of the garage construction has been included within the application of HRP drawing number 8299-05.

FLOOD RISK

Enter a postcode or place name:

Other topics for this area...

Risk of Flooding from Rivers and Sea

PO9 1RF

Go

Risk of Flooding from Rivers and Sea

Map legend

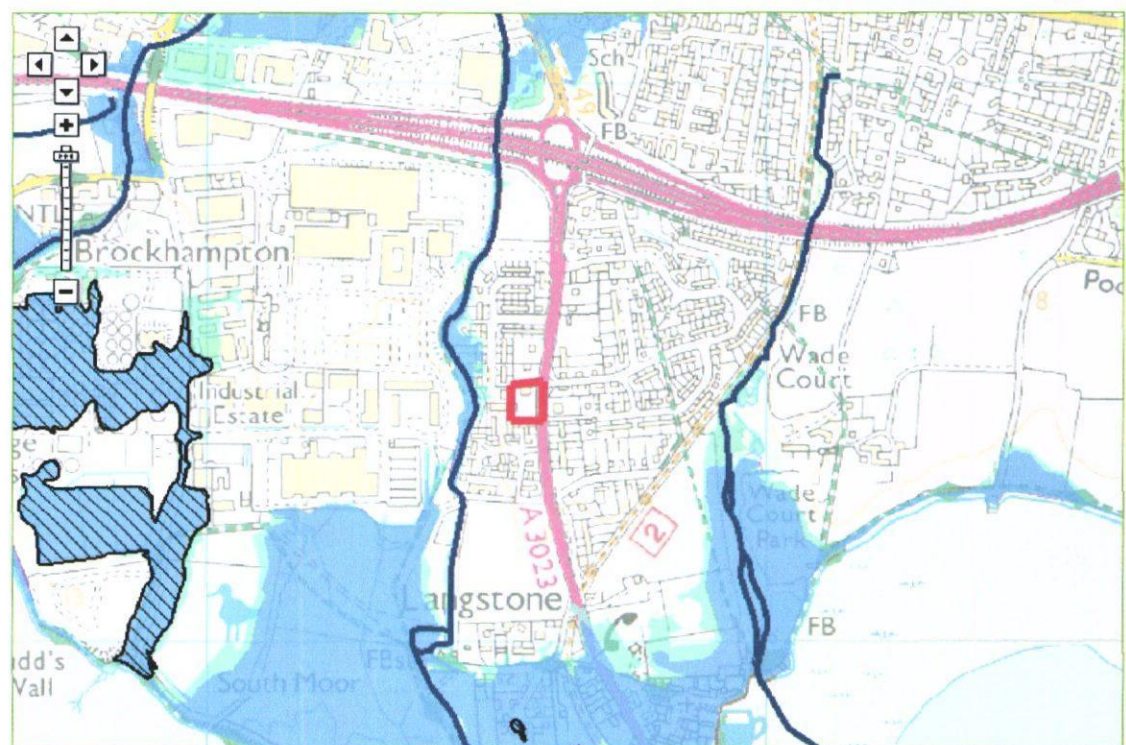
Click on the map to see what is the Risk of Flooding at a particular location.

☒ Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

PO9 1RF at scale 1:10,000

Data search Text only version



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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 proposal represents an exciting and rare opportunity to enhance the character of this part of Langstone and re-instate the existing dwelling into something both local residents and visitors can be proud of.

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.