

Space about Dwellings Audit Notes

Responding to Havant Borough Council Design Guide Supplementary Planning Document (December 2011).

The existing topography of the Havant retail park, the site naturally creates visual separation from the surrounding context. This provides a unique opportunity to develop a site specific suburban typology for modern residential living, with minimal impact on existing neighbouring properties. The proposed 2/3 story housing, garden depths and separation distances have been designed to preserve the amenity of existing neighbouring properties, and to accord with the 'Havant Borough Council Design Guide Supplementary Planning Document – December 2011 (HBCDG)' Paragraph 5.05 point 1 and 2, Back to Back Distances, between new and existing developments.

This new development comprises a network of houses, public and private spaces and road layout in a perimeter block design with a mews style homezone character, to reflect paragraph 5.03 and 5.04 of the HBCDG. All the housing contained within the site are 2/3 story in height, necessary in order to integrate appropriately with the surrounding topography and any lesser scale would be inappropriate to its context.

The following points are relevant when considering the proposed design against the Havant Borough council design guidance:-

1. The majority of the housing comprises 2 and 3 storey elements, and have been articulated and stepped back in plan, both in width and depth (generally to the private garden side) deliberately to maintain appropriate separation and privacy. The two storey to three storey steps in the majority of the elevations also allows visibility up and beyond the houses as viewed from the neighbouring gardens, helping to filter sunlight into the private gardens and minimise overshadowing.

The 2/3 story massing of the houses creates a positive architectural backdrop when viewed from outside the site, internally from the public realm and from neighbouring gardens.

2. In relation to garden depth and separation distances (HBCDG paragraph 5.06), preservation of amenity to adjoining new properties has in most parts been achieved by careful internal planning of the houses. These include the location of 2nd floor windows to habitable room away from back to back neighbouring plots.eg. Plots 3, 11, 16, 17, 38 and 41.
3. Overall garden depth (HBCDG paragraph 5.05 point 4) ,where the 10m garden depths are not fully compliant, are compensated by the wide frontage widths of all the houses, creating larger garden sizes than would be expected in standard narrow frontage new-build terrace, semi-detached and detached properties, e.g. Plots 9, 11,20,21,41,46 and 49
4. The majority of the houses, except the smaller 3 bed 5 person units 1, 2, 26-36 and 46 to 49, have 1st floor amenity, which provides screened private amenity space in addition to the gardens.
5. Due to the nature of this specific suburban typology for modern residential living, some overlooking of gardens from the upper floors of dwellings has been unavoidable in a small number of cases (HBCDG paragraph 5.06 and 5.13). Plots 4 to 8, 10, and 42 to 45 have a single habitable bedroom on the 2nd floor. To help mitigate the overlooking issue, and in discussions with the Havant landscape consultant, planting has been introduced to the rear

of these properties to screen and soften the overall appearance as viewed from inside and outside these houses, as suggested in the HBCDG paragraph 5.06.

The proposed tree species will be documented within the landscape masterplan and maintenance strategy that accompanies the planning application. They will help to partially screen views, minimising excessive shading and maintenance to the house plots stated above.

6. Plot 2 and 28 garden depths meet the requirement for 10m back to gable separation distances and garden depths (HBCDG paragraph 5.05 point 3 and 4) against plots 4 and 30 respectively. To improve and maximise the amount of daylight to these units, the ground floor glazing to the kitchen/dining room has been increased to comply with the Building Regulations, and to meet standards set out in BS8206 Part II (which accords with the Code for sustainable home) as suggested in the HBCDG paragraph 5.07.