

DESIGN & ACCESS STATEMENT

relating to

**PROPOSED 2 No. DETACHED FOUR BEDROOM
TWO STOREY HOUSES**

at

**20 THE CRESCENT, WATERLOOVILLE
HAMPSHIRE PO7 5EU**

July 2013

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To accompany an amended application for full planning consent for 2 no. detached four bedroom two storey houses to supersede the current permission reference APP/12/00718 dated 29 October 2012.

INTRODUCTION

The currently approved house design has been carefully scrutinised prior to progressing the project towards the construction phase. In so doing, it has been discovered that there are various shortcomings in the quality of design and serious constructional problems which need to be addressed if the scheme is to be viable and buildable. These are broadly as follows:

- From a review of the submitted planning drawings, it is noted that the second floor loft room was originally to form the master bedroom, despite its awkward long and narrow plan shape and restricted headroom. To achieve any kind of use, this relied upon a gabled roof profile to the front and rear elevations. However, the approved design was subsequently modified to have hipped ends which further reduced the usable loft room area to a size which is considered to be grossly inadequate. As no sectional information has been provided, the assumptions made on available headroom are at best optimistic and at worst unachievable given the construction depth for the roof structure needed to meet current structural and thermal insulation criteria.
- The configuration of the staircase shown on plan simply does not work. Residential storey heights (typically around 2.6m floor to floor) require stairs (particularly those incorporating winders) to virtually overlay one another if the 2m clear headroom required by Building Regulations to the lower flight is to be met. As the upper flight has been 'stretched' to land in the loft room nearer to the ridge where (hopefully) 2m headroom would be available, the headroom to the stair below would be entirely compromised.
- The floor plans are considered to be quite poorly laid out and do not make efficient use of the space available. The ground floor, in particular, is very 'cellular' in nature and does not reflect modern living expectations where an open plan arrangement would be considered more desirable and more marketable, particularly where floor space is limited.
- The single storey front and rear additions are thought to add a complexity to the design and to the construction which is not considered necessary nor desirable. The rear addition would create restricted ceiling height over part of the living room in a quite arbitrary internal position and the front addition creates space in the hallway which is not particularly useful. Also, the position of the front external wall at first floor level above the front addition does not appear to coincide with any structure below. This would reduce the buildability of the scheme and may result in excessive cost for no particular gain.
- It has been noted that, following consultation, there was some concern raised by Building Control regarding the extent of unprotected areas produced by openings shown on the flank walls of the currently proposed houses. Without some modification, the current scheme would not have complied with this requirement of the Building Regulations which is intended to limit the potential risk of fire spread from one building to another.

- The chosen external materials of brick walls are not seen as an ideal choice where the flank walls of adjoining properties and the space between the new houses are relatively close. This can have an oppressive effect. A lighter facade material would help to increase reflected daylight around the buildings and avoid any 'heaviness', reducing the apparent mass of each of the new buildings.
- Lastly, the natural upward slope of the site from the highway frontage to the rear is of some significance but no provision appears to have been made in the external works for dealing with this fact.

In view of the above, it has been decided to completely review the scheme in order to overcome these problems and to arrive at a more considered design appropriate to the site while retaining the very basic principles of the current permission.

DESIGN

Use and Amount

The current planning permission has already established that the site will accommodate two detached houses by splitting it centrally into two equal width plots. This principle has been adopted in the amended proposal included in this revised application.

The currently approved houses each have an overall footprint of 15.3m long and 7m wide (scaled). They also have an estimated gross internal floor area of 148m² including the second floor loft room containing the fourth bedroom.

The now amended design of each house has an overall footprint of 12.3m long and 7m wide and a gross internal floor area of 128m² (64m² per floor). This excludes the conservatories which would be offered to purchasers as an option. There is no accommodation now proposed on the second floor within the loft space.

Layout

The existing houses fronting the south side of The Crescent do not have their front facades parallel to the road as the plots are laid out obliquely. This produces a staggered effect on plan with no distinct building line.

The footprint of each of the proposed houses follows this staggered arrangement in order to limit the length of flank wall presented to each of the adjoining properties and to each other. They will therefore not have any detrimental effect on the amenity of their neighbours. The positioning of the two houses has been set to align their front facades with the facades of No.18 & No.22 to provide a satisfactory transition between the two building lines. This also ensures that the new buildings are set back behind the original bungalow building line with sufficient front garden area to accommodate the driveways and parking.

There is also sufficient room to grade the drives and entrance paths to follow as close as possible to the natural slope of the site with a satisfactory gradient for wheelchair access into the dwelling.

Internally, the floor plans have been entirely redesigned to provide open plan living to the ground floor in keeping with modern standards and to accommodate all four bedrooms on the first floor, all by efficient use of the available space. This plan arrangement also limits the need for ground floor windows on the flanks of the building and avoids them altogether at first floor level, helped by the judicious use of roof windows to light the stairway and bathrooms. By this means, there are no overlooking issues and the previous problem of excessive unprotected areas is also avoided.

Sliding/folding doors are included across the width of the living area where south facing onto the garden to allow the room to be opened up to the outdoor space in the summer and provide plenty of natural light in the winter.

In order to provide an option to purchasers, conservatories are included as part of the application which can be built by the developer at the same time as the house rather than being the subject of a later add-on.

Scale

The proposed dwellings are similar in scale to those found in the vicinity of the site and that of the currently approved houses. The omission of accommodation at second floor level and subsequently lower roof pitch allows the ridge heights to be significantly lower (approximately 7.3m from ground floor to ridge) compared to the approved houses (shown approximately 8.5m from ground floor to ridge). The hipped end design to the roof has been maintained.

The width of each house is exactly as the approved design at a nominal 7m to maintain similar distances between them and to the adjoining houses on either side.

Appearance

The aim of the submitted design is to produce a cleaner, uncluttered look to the houses in contrast to the over-complicated and 'fussy' look of the currently approved design. This is achieved by adopting totally rendered white facades using a high performance fine grain self-coloured acrylic render system in conjunction with simple fenestration and an artificial slate hipped roof. A horizontal emphasis is given to the elevations by means of a shallow projecting 'platband' feature at first floor level formed in the render which also breaks down the wall area to a smaller visual scale.

Corner windows to the Study and Bedroom 3 above add interest to the street elevation and provide views along the street in both directions resulting from the oblique alignment of the highway line.

A covered porch is provided at the entrance with a simple artificial slate covered lean-to roof (to match the main roof) supported on a painted timber post.

Landscaping

All soft areas to the front gardens would be laid to turf initially to allow homeowners to form planting beds and plant to their own individual taste.

Environmental Sustainability

The selected construction method will be to use a Kingspan TEK SIPs (Structural Insulated Panel) System which consists of factory made prefabricated sandwich panels which incorporate high levels of insulation. The system is quick to erect, saving valuable time on site and reducing the amount of material storage and waste. The advantages of this system are:

- Highly energy efficient.
- U-value range between 0.10 W/m²·K and 0.22 W/m²·K.
- Very low air permeability.
- Low site wastage as schemes are designed, cut and palletised in the factory meaning no excess building materials are delivered to site.
- All the components for a typical Kingspan **TEK®** Building System scheme e.g. panels and ancillaries, come from one source, therefore there are fewer deliveries compared to more traditional construction methods where components can often be sourced from and delivered by a number of different distributors or manufacturers. The overall result is less transport, which reduces the project's impact on the environment.
- Manufactured with a blowing agent that has zero Ozone Depletion Potential (ODP) and low Global Warming Potential (GWP).

This system would be installed in conjunction with a whole house ventilation and heat recovery system together with low energy lighting to further reduce energy needs.

ACCESS

The existing vehicular access to the former bungalow would need to be adjusted in position to suit the new drive position serving the house on Plot 2 and a new access formed to serve that on Plot 1.

Parking would be provided for at least two cars within the parking and turning area of each house together with space for a third car on each drive.

Level access (within the gradient limits set out within Part M of the Building Regulations) would be provided into each dwelling for disabled and wheelchair users via the front entrance door.

Hardstandings would be provided for two wheeled bins per dwelling for separate storage of household waste and recyclable material. These are located close to the highway to be accessible on collection days and can be sited at the rear out of sight at other times.

Proprietary secure weatherproof cycle stores would be provided and sited where shown on the plans. These would allow storage of at least two bikes per dwelling. Details of a suitable product are included in this application.

CONCLUSION

It is considered that this revised proposal and its amended house design and layout represents a significant improvement on the previously approved scheme. It is the result of a careful analysis of the site and its context to provide houses which respect their neighbours, enhance the setting and meet the needs of likely end users.

Thought has been given not only to their sustainability and energy needs but also to their buildability and construction method in order to ensure that any disruption to neighbours during the building phase is kept to a minimum.

It is hoped that the level of information, including the proposed materials and site setup proposals as submitted in this application will be sufficient to satisfy any pre-start conditions similar to those attached to the previous permission, thereby allowing a rapid start on site should permission be granted.

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