

DESIGN & ACCESS STATEMENT

BY

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PROPOSED DEVELOPMENT

AT

**SILVESTER HOUSE
SILVESTER ROAD
WATERLOOVILLE
HAMPSHIRE
PO8 8TD**

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Site Description

The site is within a residential area although forming part of the commercial/retail area for Cowplain. The rear service area is currently an unattractive poorly used car park area although having the benefit of good access and ample parking.

The existing building of Silvester House is currently being converted to form 14 apartments.

The adjacent properties are generally two storey of a traditional construction with pitched roofs. These properties form the frontage to Silvester Road.

Planning History

An application is currently running for the external alterations to the existing building under application APP/12/00601.

Previous application for change of use to form 14 apartments obtained approval via appeal under application 08/53894/021

Planning Policy

Relevant national policies include PPS1, PPS3 and Relevant policies from the Havant Core Strategy such as CS4, CS9, CS16, and CS17.

PPS3 (Housing) encourages the use of sustainable design, garden areas, adequate car parking and design that complements the existing character of the area. The proposed development further extends the approved scheme with adequate parking and access.

Policies CS9 (Housing) The proposed development would also encourage a mixed community, with 1 no 1 bed unit, and 1 no 2 bed, so a variety of households can be accommodated within the application.

As Havant Borough Council needs a variety of new housing, within the borough, windfall sites such as this would provide much needed residential dwellings within the suburban landscape.

The proposal is for a residential development in an area that is predominantly residential. The quality of the environment in this location is not adversely affected. Proposals such as these will ensure that Havant are able to achieve additional dwellings on previously developed land

Concentration and Distribution of Development within the Urban Areas using 'redundant, derelict or underused land and buildings within the urban area' should be the priority for new development.

The parking area is under used and unsightly in context with the surrounding area the surrounding land.

The site is within the built up urban area, so sustainable redevelopment of the site is supported in principle. The residents will also support the local shops and businesses which will help promote the retention of the local centre.

Design

Good design ensures attractive usable, durable, adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.' Good design should contribute positively to making places better for people.'

Planning Authorities should prepare robust policies on design and access. Key objectives should include ensuring that developments, *inter alia*:

- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks:
- Respond to their local context and create or reinforce local distinctiveness.'

Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.

Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

It is considered that the proposal embraces these objectives and would enhance this site and allow for an appropriate re-use of the rear service area of the existing site. The design draws on local, modern styles and is non-contentious.

Design Proposal

The rationale for the proposed development is based on the appearance of the application sites within the street scene and the need to reflect a higher quality appearance through the two frontages within the application.

Providing a small degree of soft landscaping is intended to help soften the hard landscaping with the benefit of the external appearances changes, which again help to soften the outlook whilst raising the quality of the environment.

The proposed development design is in relation to existing surrounding development. It ensures that a development is well mannered in terms of its

relationship to the existing environment. The design intends to link with the immediate street scene and form a seamless connection.

The outlook from these nearby properties would not be adversely affected by the proposal. The proposal conforms to the requirement of local policy.

The provision of access and parking for cars, motor cycles and pedal cycles to the relevant standards. The proposed development is considered to be capable of meeting the required standards. The site is in a sustainable location and has good access to public transport.

Access

Access to local transport routes is close by for public and private transport. The design allows for good access to the proposed units with a ramped access being afforded direct from the highway.

The internal arrangements of the ground floor entrance areas will allow for wheelchair users to actively move around the ground floor areas. Emergency access can be gained to all part of the proposed development and would not restrict evacuation to adjoining buildings.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the proposed works.

The Local Community

We have not consulted the adjacent properties of the pending application and rely upon the notification to the adjacent properties and wider local community via the planning advertisements made by the District Council.

Conclusion

The development of the service area will help to revitalize this un-attractive area and seeks to provide some closure to the street scene at this point.

The proposal represents the best use of this previously developed land in accordance with both national and local plan planning policies.