

Design & Access Statement**for****The Brewmaster Public House Site, Hart Plain Avenue,
Waterlooville, PO8 8QP****Proposed Residential Development****1.0 INTRODUCTION**

This statement is prepared in support of our design proposals for a residential development following demolition of the existing Brewmaster Public House.

It is prepared on behalf of the site owners, Hart Plain Avenue Limited.

This statement is to be read in conjunction with the following drawings and supporting information.

PLC drawings: 12.1862.100P4,101P4,102P4,103P4,104P1,105P1 & 106P1

Solent Survey drawings:11971/S1

Arboricultural Statement prepared by Ruskins Group Consultancy

Community Facilities Assessment – July 2012 prepared by WYG

Planning Statement prepared by WYG

Transport Report prepared by PDT Hampshire

Marketing Report by Lambert Smith Hampton

2.0 Site Description

The site extends to 0.09 hectares in size, and is currently occupied by a 2-storey public house. There are 3 No large mature trees located on the northern boundary.



3.0 Surrounding Context

The site is located in a predominantly residential area. To the north of the site is Hart Plain Avenue, along the northern edge of which are dwellings fronting Albretia Avenue with fenced rear gardens facing Hart Plain Avenue. To the south of the site are the rear gardens of 2-storey residential properties along Oaklands Grove. South of the public house is a 2-storey parade of shops which include a One-Stop convenience store and hairdressers with what appears to be residential accommodation above. To the east of the site is Stuart Borrow House – a 3-storey block of flats which in Housing Association ownership. In general, the surrounding area is characterised by 1, 2 and 3-storey housing in varied plot sizes and ranging from flats and terraces to detached houses and bungalows. The closest railway station to the site is Rowlands Castle at over 3 miles away. The site is also served by a frequent bus service.





4.0 Planning History

06/88153/003: Erection of a pair of semi-detached 4 bedroom houses, associated car parking utilising altered access to Hart Plain Avenue. **Refused: 9.10.06**

11/00893: Proposed mixed use development to comprise 11No. residential units and 1No. A1 retail unit with associated parking / refuse stores. **Permission 15.03.12**

12/00009: Discharge of Condition No's 2, 3, 4, 5, 6, 7, 14, 15, 26 and 31 of Planning Permission APP/11/00893. **Delegated**

12/00721: Variation of Condition 2 of Planning Permission APP/11/00893 to allow a change in external render. Variation of Condition 34 of APP/11/00893 to allow an increase in height of approx 200mm; alterations to fenestration; and alterations to panels on northern elevation. **Awaiting Decision**

5.0 Planning Policy Context

National Planning Guidance

The National Planning Policy Framework (published March 2012) promoting sustainable development is applicable.

Statutory Development Plan

The Development Plan comprises the South East Plan which was approved in 2009 and the Havant Borough Core Strategy adopted on 1 March 2011. Both cover the period to 2026. The Secretary of State has announced his intention to abolish the South East Plan, which is a material factor for decision-makers to take into account. In any event, there are considered to be no policies within the South East Plan of direct relevance to this proposal.

Havant Borough Core Strategy

The Core Strategy includes an overall vision of how the area and the places within it should develop. It also sets objectives to ensure the overall vision is delivered.

Policy CS9 supports housing proposals which contribute to achieving the housing target of 6,300 units between 2006 and 2026; deliver 30-40% affordable housing on sites of 5 dwellings or more; ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing; achieve an appropriate density of development for the location; and provide a mix of housing types to meet identified local housing need.

Policy CS14 requires new residential dwellings to meet Level 3 of the Code for Sustainable Homes.

Policy CS16 promotes high quality design which responds to local context rather than 'off the peg' designs or poor imitations of architectural styles. The site is not located within a conservation area and there are no listed buildings located on or adjacent to the site.

The scheme as a whole is designed to be contemporary in character seeking to improve the post-war character of the area and in particular that of the existing parade of shops and public house which is to be replaced. The site is the subject of a Tree Preservation Order, the implications of which are addressed in the separate Arboricultural Statement prepared by Ruskins Group Consultancy.

Policy CS17 seeks to concentrate development within the 5 main settlements, one of which is Waterlooville. The proposed scheme meets this aspiration.

Policy CS21 seeks developer contributions to necessary infrastructure. As the scheme proposes a residential element, financial contributions in accordance with Circular 05/05 will be applicable.

Policy DM11 requires safe and secure vehicular and cycle parking and turning facilities to adopted standards. The access and parking areas for the scheme will be laid out to comply with appropriate standards.

Policy DM13 imposes appropriate car parking standards on residential development. Please refer to the accompanying Transport Report prepared by PDT Hampshire for more information.

6.0 Development Considerations

Principle

The proposed demolition of the existing Public House will provide an excellent opportunity for the regeneration of the site and replacement with a residential development.

The attached report demonstrates that the pub has been adequately marketed with no interest expressed from other alternative end-users; there are sufficient alternative pubs within easy walking distance to the site and the proposed use will not adversely impact on the existing local centres.

Use

The site currently has an A4 (Drinking Establishment) use which includes ancillary residential accommodation at first floor.

The scheme proposes 9 No. residential units. These would be of benefit to the community and would regenerate this prominent corner site by significantly improving the streetscene. There are a variety of alternative public houses in the local area that could serve the local population, notably The Rainbow near the junction of Milton Road and Hart Plain Avenue. The Brewmaster has been closed for over two years, and is neither a viable business nor popular in the locality.

7.0 Amount

The application proposes a total of 9 No, two bed apartments as follows:

Unit No.	m ²	sqft	Beds	Persons
Apt1	68	732	2	4
Apt 2	68	732	2	4
Apt 3	68	732	2	4
Apt 4	68	732	2	4
Apt 5	68	732	2	4
Apt 6	68	732	2	4
Apt 7	65	699	2	3
Apt 8	65	699	2	3
Apt9	66	699	2	3

The amount of accommodation proposed is a direct result of the analysis of the physical and environmental constraints of the site, recognizing the existing building lines, relationships with adjacent buildings and site features.

A total of 8 car parking spaces are proposed,
2 No. Sheffield cycle hoops are to cater for short term visitor use whilst long term Cycle parking will also be provided in accordance with the Council's adopted standards in a secure external store located on the southern boundary.

Please refer to the accompanying Transport Statement by PDT Hampshire which comments on the proposed level of parking provision.

8.0 Scale

The surrounding area includes a two storey parade of shops to the south, two storey housing to the north and a three storey block of flats to the east of the site. Under Planning permission, **11/00893**, a three storey flatted scheme was approved as part of a larger scheme for the entire site in March 2012.

This application proposes a three storey residential block to Hart Plain Avenue, with the top floor contained within a mansard roof and is designed to take account of the surrounding buildings, impact on streetscene and site constraints including the nearby TPO's.

The design of the block acknowledges the relationship with the mature group of oak trees to the north western corner, resulting in the movement of the proposed building footprint away from the trees to ensure they are not adversely impacted. A sensitive method of construction will be used to safeguard the trees. A tree survey is provided in support of the application and demonstrates that the proposed development can be achieved on site without unacceptable impacts on trees.

9.0 Layout Design

The proposed demolition of the existing Public House will enable the opportunity for a replacement residential development.

In ascertaining the layout potential of the site, we have considered the following factors as being of particular importance:

- 1) Reinforcement of street frontage and effect upon the streetscene.
- 2) Potential impact upon neighbouring occupiers (separation/overlooking distances)
- 3) Level of amenity for future occupiers
- 4) Highway implications (access and parking)
- 5) Impact upon existing trees

The site includes several trees which are the subject of Tree Preservation Orders.

An arboricultural assessment has identified certain constraints in regard to root protection, crown spread and overshadowing potential. (refer to Arboricultural Constraints Assessment by Ruskin Group Consultancy).

The proposed development reflects the constraints identified and ensures that residential units will enjoy an acceptable relationship with the local environment.

All units would benefit from the extensive provision of on site amenity area (IRO 200 sqm. Units 2 and 3 would include additional private courtyard space.

It is intended that all vehicular access is restricted to the northern part of the site. (refer to PDT Hampshire, Traffic Consultants assessment in regard to Highways/parking provision).

It is proposed to retain the existing trees which provide good amenity value to the locality, and a positive and attractive corner statement.

In connection with the loss of community facility, refer to Community Facilities Assessment July 2012 prepared by WYG

10.0 Environmental Statement

The following measures are to be incorporated within the scheme

It is proposed that the new development will generate at least 10% of energy requirement from on site renewable energy equipment.

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values
- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low –E glass
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings

Each apartment would include access to secure cycle storage, thus encouraging residents to choose this alternative means of transport.

3) Adaptation measures:

Surface water: measures to prevent increases in surface water runoff include:

- Minimising the amount of non porous hard standing areas in favour of grass or permeable paving

4) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed
- The simple, traditional detailing of the apartment block ensures ease of construction – buildability

5) Landscaping and planting

- External boundary treatments include hedging to act as protective windbreaks.
- Drought tolerant, low maintenance, native planting is proposed

6) Wildlife considerations

Measures to help wildlife in adapting to climate change will include:

- Retention of existing trees and provision of hedging/planting for wildlife habitat, screening, food sources, shelter etc

11.0 Appearance

Although there is no characteristic development type to which new development can easily relate, there is the opportunity to ensure that the solution is of an appropriate

scale and design which will appear compatible with the surrounding development and is one which would not have a detrimental impact on the character of the local area.

A contemporary aesthetic is proposed comprising a palette of facing brickwork, white render and cedar boarding and artificial slate to the mansard roof and aluminium windows. Brick boundary walls with metal railings provide both private communal areas and defensible space for the residential units.

The eaves height of the mansard roof lines up with the height of the two storey flat roofed parade to the south, whilst the vertical window treatment along with timber boarding provide a modern interpretation of the adjoining parade of shops.

The proposed scheme seeks to provide a positive improvement to the setting with a building form which acts as a transition between 2 storey parade of shops to the south and the 3 storey flatted environment to the east. The incorporation of a 2.5 storey form would successfully achieve such a transition in scale.



Perspective View from Chaplains Avenue



Perspective view from North



Perspective view from South

A brick built bin store with flat roof is provided within acceptable distance to both the flats and the highways for collection.

12.0 Landscaping

It is intended to introduce boundary planting and vegetation in order to soften and provide screening.

The north western corner will retain the landscaping zone under the trees, with new hedging and grassed area behind perimeter boundary wall / railings.



13.0 Access

Access to the buildings will be provided in accordance with Part M of Building Regulations. A lift is to be provided within the block, this will enable people of all abilities to access all floors of the building..

The site is accessible by public transport. Service 39 runs regularly (every 15 minutes between 0800 and 1900) between Havant Bus Station and Wecock. The nearest railway station is at Havant. (refer to PDT Transport Statement)

14.0 Conclusion

It is considered that the proposals will improve both the quality and appearance of the area; are appropriate for the location and are in accordance with relevant National and local planning policies.