DESIGN REFUSE STATEMENT

The Crows Nest, Waterlooville
September 2010

[redacted]



archial
architects

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SECTION 1.0: INTRODUCTION

This statement relates to the proposed construction of 4 new homes to replace the Crows Nest Public House at 64-66 Hazleton Way in the Hampshire village of Cowplain, near Waterlooville. The site is under the jurisdiction of Havant Bourough Council planning authority and this document makes up part of the planning application to that body. This document has been produced with reference to the guidance supplied by CABE's 2006 document 'How to Write Design and Access Statements' and is divided into sections as advised therein.

The proposals have been developed by the agent, Archial Architects, on behalf of, and in conjunction with, the land owners, Acres Developments Ltd. The site is currently in use as a public house and associated surface parking. This document is to be read with the accompanying architectural plans, sections and elevations as well as the recently approved application for 3 bungalows on the adjacent land (APP/10/00158) on 19th August 2010.



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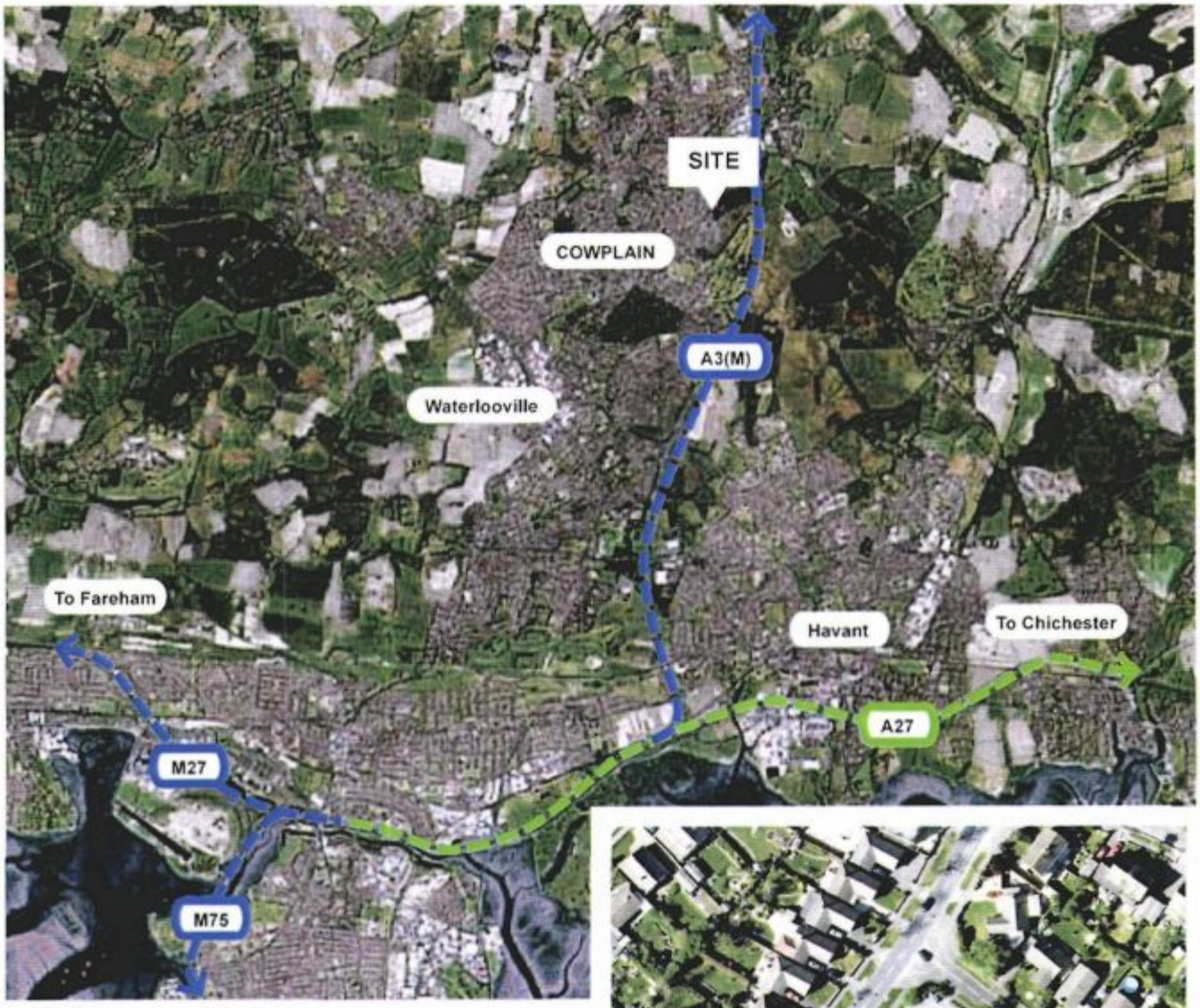
SECTION 2.0: ASSESSMENT

2.1: LOCATION

The site lies to the north east of the Cowplain Village centre, just a few hundred yards to the west of the A3M and approximately approximately two miles north of Waterlooville, the nearest town centre. The site sits within a large area of Twentieth Century suburban development which has grown along the A3 London to Portsmouth road and has become part of the larger Portsmouth urban area.





Arial Photographs - Not to Scale

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SECTION 2.0: ASSESSMENT

2.2: CONTEXT

The housing estate of which the site is part appears to retain, almost without exception, the original structure and layout of original development. The site, currently a public house, is part of a small collection of service buildings – neighbouring the pub to the south west is a terrace of shops with flats overhead.

The public house and service buildings are articulated in a manner to contrast with the surrounding residential buildings. Most obviously they are of greater footprint and height but they also contrast with their surroundings in architectural appearance. The proposals seek to act as a buffer between the change in height and mass of the recently approved bungalows at the corner of Eglantine Walk (planning approval APP/10/00158) and the mixed use, two-storey service buildings to the south of the site on Hazleton Way. With this in mind, it is proposed that the plot sizes, whilst slightly narrower than the L-shaped bungalows to the rear of the site, respond to its immediate neighbour by mirroring the plot widths of the service buildings to the south, whilst fragmenting the urban grain into individual detached units. Furthermore the proposal reduces in height so that the final unit, plot 4, minimises the impact of the proposed development onto the recently approved bungalows at the corner of Eglantine Walk. In order to attain more modern development densities and efficiency of land use we have proposed chalet style bungalows and houses with some living accommodation at first floor level but with low eaves and ridge heights to correlate with surrounding residential development.

The housing of the vicinity are further characterised by the following:

- L shaped plan forms
- Off street curtilage parking in front
- Low pitched roofs
- Detached homes with private front and rear gardens
- Use of timber, buff brickwork, render, PVC cladding, random coursed stonework and concrete tiles

Two Storey service buildings on Hazleton Way





Example of Bungalows with roof conversions on Hazleton Way





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SECTION 2.0: ASSESSMENT

2.2: CONTEXT - CONTINUED



Corner view of the site from the junction of Eglantine Walk and Hazleton Way





View of the site with mixed use, two-storey buildings beyond



SECTION 2.0: ASSESSMENT

2.2: CONTEXT - CONTINUED



View towards the site from Hazleton Way





View towards the two-storey mixed use building to the south



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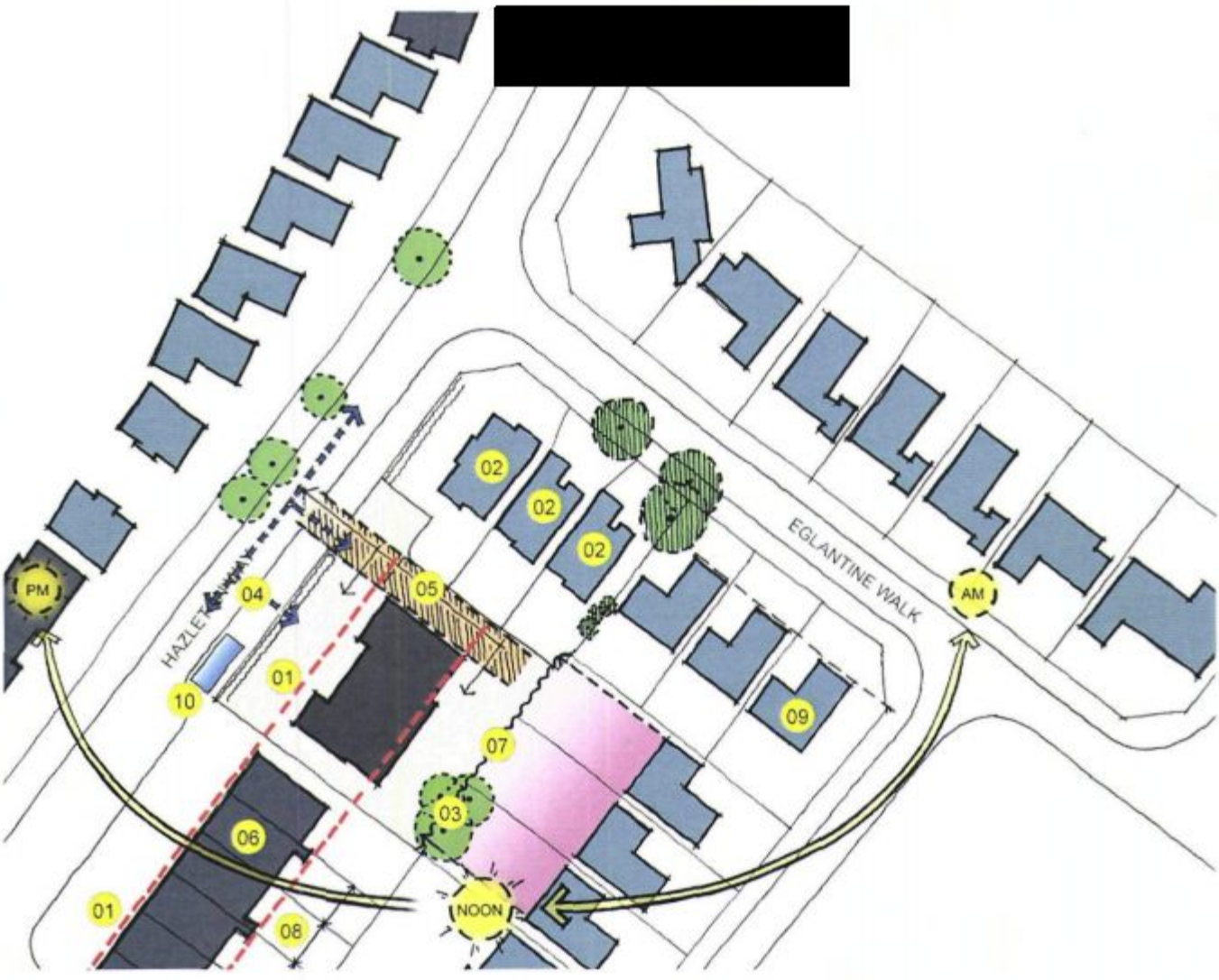
SECTION 2.0: ASSESSMENT

2.3: SITE APPRAISAL



01 - Strong building lines along Hazleton Way
02 - Approved application APP 10/00158
03 - Existing Trees at rear of site
04 - Access points possible along site edge set back from corner junction
05 - Existing vehicular access access to rear of public house
06 - 2 Storey mixed-use building to south of site
07 - 21m overlooking distance to rear of properties on Eglantine Close
08 - Opportunity to maintain rhythm of plot width along Hazleton Way
09 - Surrounding houses typically 'L' shaped in plan
10 - Existing Bus Stop

Apx. Extent of development boundary

Bungalows

2 Storey Building

SECTION 2.0: ASSESSMENT

2.4: BRIEF

The brief was developed in conjunction with the client to best utilise the land under their control in a manner that was deemed appropriate to the site and it's context. In consideration of all the assessment points covered above, a development of 4 new detached chalet style units was proposed.

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SECTION 3.0: EVALUATION

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3.1: DESIGN CONCEPT

The concept is to incorporate 3 no. 3 bedroom houses along Hazleton Way with a smaller, less dominant 3-bedroom bungalow property addressing the existing, and proposed bungalows along Eglantine Walk. Each property will have curtilage parking, accessed from Hazleton Way and private gardens to the rear

As shown below, the concept develops many of the opportun[redacted]whilst working within the existing constraints.



Proposed Design Concept - Not to Scale

01 - Existing building lines to both streets maintained
02 - Street access to new dwellings from Hazleton Way, angled away from existing bus stop
03 - Existing Trees at rear of site retained
04 - Private rear gardens with access to driveway
05 - New dwellings with plot widths matching adjacent poperty
06 - 2 storey mixed-use terrace block
07 - Existing bus stop

SECTION 3.0: EVALUATION

3.2: PLANNING POLICY

3.2.1: PRINCIPLE OF DEVELOPMENT

This site is currently occupied by a public house, the loss of which is subject to consideration under Local Plan Policy CS1 – Community Buildings. This policy advises that the "loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings".

The supporting text to that policy confirms that public houses are included within the definition of community buildings along with village halls, churches and other community/leisure buildings. There is no supporting text to explain how individual proposals should be assessed against the policy.

A planning application was submitted in May 2010 and was granted in granted August 2010 for the erection of three dwellings on the car park land to the side of the pub building (ref: APP/10/00158), with a reduced level of car parking to be retained to serve the pub. This was accepted by the Council following demonstration that the level and type of trade the pub was attracting did not require the additional car parking provision.

Since that time the pub has continued to trade poorly. The current tenants benefit from paying a very low rent but are still unable to generate sufficient profit to sustain the business in the long term.

The location of the site and the nature of the facility are such that it is never going to attract a significant trade as it does not have the right sphere of influence. The site is in a relatively small and compact residential area characterised largely by bungalows, indicating an older population. When considered in relation to the number of other nearby pubs and restaurants it is facing a lot of competition (see plan in Appendix). Even with the whole site, the facility is not large enough to attract an operator to invest a lot of money in the building to improve it. Furthermore, such proposal on a site such as this would be unlikely to be acceptable given the proximity of neighbouring residents.

The site has been marketed for sale, either as the whole site or the reduced site, since February 2010. The asking price was set to reflect the value of the property as a going concern. The main interest in the site was from developers looking for redevelopment opportunities.

There was serious interest in the whole site from the Freemasons and terms of sale were agreed. They were looking to extend the existing building and use the site as a Masonic centre with public halls. However, their pre-application enquiry to the Council (ref: GEN/10/00262) did not receive a positive response. They have, therefore, withdrawn their interest in the site.

Since that time there has been no serious interest. This is confirmed in the letter from Holloway, Iliffe and Mitchell provided in the appendix to this Statement.

Returning to the requirements of Policy CS1, it is necessary to demonstrate that if this facility were lost, there would be adequate alternative provision remaining. The plan in the appendix to this report shows the site in relation to other shops and services in the area, particularly other "community buildings". It can be seen that there will be more than adequate provision remaining within walking distance of the residents currently living close to the application site. The requirements of Policy CS1 are, therefore, fully satisfied.

Policy UA1 of the Local Plan advises that development should be concentrated within the urban areas, including Waterlooville. This development of a previous developed site satisfies the requirements of this policy.

Taking the above factors into account, the loss of the public house and the redevelopment of the site for housing is fully in accordance with the policies of the Local Plan and should be found to be acceptable.

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SECTION 3.0: EVALUATION

3.2.2: MIX, DESIGN, LAYOUT AND AMENITY

The proposed layout results in the provision of four x 3 bed houses. This mix, combined with the three x 3 and 4 bed houses already approved on the adjacent land, satisfies the need for a range of size dwellings required by Policy H6.

On a site of 0.113 ha, this equates to a density of 35.4 dw/ha. When the adjoining land with permission for three dwellings is included in the calculation, on a combined site of 0.212 ha, the seven units result in a density of 33 dw/ha. The proposals are, therefore, fully in accordance with Policy H5, which encourages developments of at least 30 dw/ha.

The site is significantly below the 0.5ha threshold for affordable housing set out in Policy H8. The development is, accordingly, proposed as wholly private.

Policy D1 of the Local Plan sets out a number of criteria for new development to meet to ensure it is of a high quality. By following the same principles of layout and design adopted by adjacent development and the proposal recently approved on the adjoining land, this development will ensure a lift to the area which complements the site and its surroundings.

The development has been designed to ensure any impact on the privacy of existing and future residents is acceptable. The new dwellings are all provided with private car parking and rear gardens with adequate separation distances to the sides and rear.

The street scene elevation demonstrates how the proposal has been designed to provide an appropriate transition between the adjacent two storey terrace of shops with flats above and the recently approved chalet style bungalows to the other side.

The design, layout and amenity considerations of the scheme fully accord with the criteria of Policy D1 and should be found to be entirely acceptable.

Our approach to architecture seeks to avoid dishonest copies of outdated styles and construction techniques and focuses on an honest, modern and sensitive and reinterpretation of context using appropriate materials and massing.

3.2.3: PARKING AND HIGHWAYS

In accordance with Local Plan Policy T9 and the Residential Parking and Cycle Provision SPD March 2010 the proposed dwellings are served by two parking spaces each on driveways to the front of the houses and will be provided with secure enclosed storage for cycles. This will be accommodated whilst also allowing for suitable soft landscaping to the front of the properties.

The alignment of the vehicular crossovers to serve the dwellings is affected by the location of a bus stop to the front of the site. The driveways have been skewed slightly to ensure that access and egress can be safely achieved without any conflict with buses waiting at the stop. This has been done without compromising the design of the scheme or the operation of the parking spaces.

SECTION 4.0: DESIGN

4.1: LAYOUT



Proposed Site Plan - Not to Scale

4.2: AMOUNT

The proposals will provide three new family homes (4 x 3 Bed home) with a gross internal floor area of 475 sqm. The three bedroom properties each have an average gross internal floor area of 118sqm (exclusive of external balconies), two bathrooms and off street driveway parking.

Each house has at least 90 sqm of private external space to the rear with additional soft landscaped external space at the front of the property. All of these figures are well above typical national housebuilder standards and would provide a level of spacious accommodation for local families not always available with new homes.

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SECTION 4.0: DESIGN

4.3: SCALE

In line with the evaluation and assessment above, the proposals seek to provide both an economically viable density and mitigate between the bungalows of Eglantine Walk and the larger service buildings in the immediate vicinity of Hazleton Way. This is accomplished by using a Chalet Bungalow/House typology with an increase in scale and mass towards the larger 2 storey mixed use building.

4.4: LANDSCAPE

The proposals allow for additional soft landscaping to be incorporated into both the frontage of the Public House and the frontage to the new housing. What is more, new driveways will be constructed in permeable paving bringing about a net reduction in the impermeable surfacing on the site and reducing the load on local storm sewers.

All existing trees within and around the site will be protected and retained in accordance with the guidance of CBA Trees, the Arboriculturalists who have been appointed to advise on this development.

4.5: APPEARANCE

With reference to items 2.2 and 3.2.4 above the proposals seek to present a modern set of 21st century homes that respond to their context in terms of massing, scale, rhythm and materiality whilst maintaining a character that is faithful to the era in which they were conceived.

4.6: ACCESS, COLLECTIONS AND DELIVERY

Two new vehicular access points to the new houses are proposed off Hazleton Way which are arranged to provide sufficient distance from existing junctions. The vehicular crossovers across the public footpath have been skewed slightly to ensure that access and egress can be safely achieved without any conflict with buses waiting at the stop.

The flat site enables the design to incorporate the requirements of Approved Document M simply and access to all new houses will be possible for all.

Refuse collections are currently provided from the street and will be collected from the front of each property. Each property has side access to the rear garden where mobile refuse containers (including recyclable waste) can be stored safely and out of sight.

SECTION 5.0: APPENDIX

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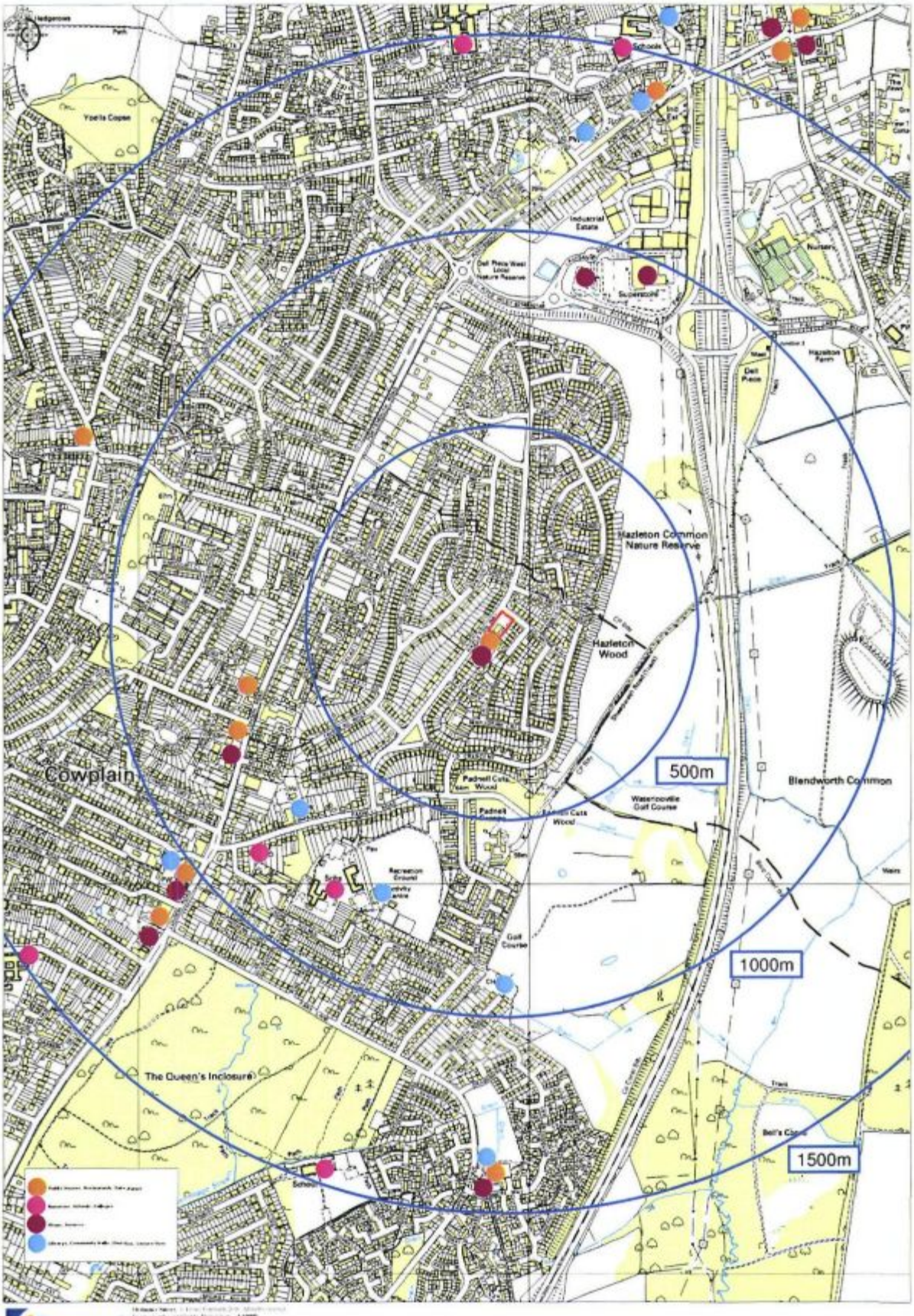

Community Buildings Assessment

Our Ref: DCH/JMB/310810
1st September 2010

RECEIVED ON
06 SEP 2010

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Dear Paul

Re: Crows Nest Public House Hazelton Way Waterlooville Hampshire PO8 9BY

Following the withdrawal of the Freemasons from the purchase of this property I am writing to confirm the current situation.

We did of course receive your instructions on 1st February 2010 to market the property with the benefit of full vacant possession at an asking price of £300,000.

Details were prepared and we erected a marketing board on the property. Details were circulated to interested applicants on our database and to those companies to whom we felt the property would be of special interest.

We also incorporated the property within our own website and included it within the EGI Property link which is one of the major search engines for commercial property generally.

We initially received enquiries and carried out various viewings but in the main these were from local developers who are looking for redevelopment opportunities.

The most serious interest we received was from the Freemasons who were interested in adapting the premises to their specific requirements and required the whole site including the existing car park for their own parking purposes.

The building in its current form proved to be too small to accommodate their various activities and had plans prepared showing how they wished to extend the property particularly along the left hand elevation and to the rear to provide meeting and dining room areas.

Cont/...

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A.C. STIRLING

RICS

HOLLOWAY ILIFFE & MITCHELL LIMITED
REGISTERED IN ENGLAND NO. 4760036

The Freemasons along with their advisor had pre-application meeting with the planning department of Havant Borough Council who initially indicated that their proposals were not contentious.

However the planning authority subsequently advised the Freemasons that their proposals were considered to be overdevelopment of the site and required them to reduce the depth of the rear extension by 3m. This would substantially reduce the useable area of the extension and limit their use for the building. The planning authority also suggested that they extend the first floor to accommodate their requirements but unfortunately the cost of carrying out these works has proved to be prohibitive.

Initially we agreed terms for the sale of the site to the Freemasons and Solicitors were instructed but after a considerable period of negotiation they unfortunately had to withdraw and returned the papers.

Since then we have continued to market the property particularly the Crows Nest Pub in isolation to the car park but to date have received very little serious interest.

I understand you are considering obtaining planning permission to redevelopment the public house site for residential purposes which in the light of interest shown to date would seem to be the most viable route.

Please let me know if I can be of any further assistance but in the meantime will of course continue to market the building as agreed.

Kind regards
Yours sincerely

D C Holloway FRICS
HOLLOWAY ILIFFE & MITCHELL
derek@hi-m.co.uk