

Design and Access Statement for Mary Rose House - Woolston Road, Havant



Revision 01

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PURPOSE

This Design and Access Statement is intended to support and explain the proposed development of 25 dwellings at the site of Mary Rose House on Woolston Road in Havant (the site).

The Statement explains the design and landscape principles and details and the access arrangements for the scheme, together with the planning policy background. The scheme is built around a careful and detailed site appraisal, an analysis of constraints and opportunities and benefits and from Pre Application feedback from key stakeholders.

We are passionate about improving the quality of our built environment. We believe that any new development should aim at fulfilling the needs of the local and wider community, should enrich the immediate context and in all aspects be sustainable.

A development needs to meet all necessary policy and legal obligations, but to be truly successful, a development will help to improve the quality of the external space and help to create a safe, pleasant and inclusive environment for all by being visually stimulating

We hope this will be helpful to all interested parties and will allow us to develop the site in the best way possible for everyone's benefit.



Preliminary aerial view

Massing study which formed part of the Pre Application submission.

INTRODUCTION

The Martin Ralph Group has been appointed by Guinness Hermitage and in conjunction with PMC Construction have developed a design for this new residential housing scheme on the site of the Mary Rose House.

Guinness Hermitage are also expected to become the end-users and they have helped to identify the mix, sizes and types of houses and flats being proposed.

The design process thus far has benefited from consultation and Pre Application meetings with Havant BC Planning Department. We have also had the opportunity to present initial ideas to the Ward Councillors, all of which has been very helpful and positive.

We believe that we have managed to create a successful and attractive scheme which benefits from all comments and feedback received.



Site location

Mary Rose House sits in the centre of a generous landscaped plot as shown on this version of the measured survey. Full survey is shown on attached drawing 13123 S1.



Malmesbury Lawn Day Care Centre
view from car park to Mary Rose.

USE

The Site

Mary Rose House is located on Woolston Road and is part of Warren Park Ward in Havant. The site is approximately 0.43 ha in size. The existing building is part single storey and part two storey of traditional brick construction.

Access to the site is currently via the main entrance to the adjacent Malmesbury Lawn Day Centre, to the south of the site. The access would need to be changed and we are proposing a new direct access to the site from Woolston Road.

The existing building sits in landscaped grounds, mostly made up of grass areas with a variety of deciduous trees and hedges. The boundary to Woolston Road is a dense mix of hedgerow and trees, but other boundaries are more exposed.

The site is surrounded by a new housing development on two sides, to the west and north-west. The development known as Parchment Place is a Bellway Homes development under construction. Guinness Hermitage provides 28 affordable flats and houses as part of that development. Opposite the site on Woolston Road is existing residential development accessed via Gorley Gourt.



Preliminary Site Plan

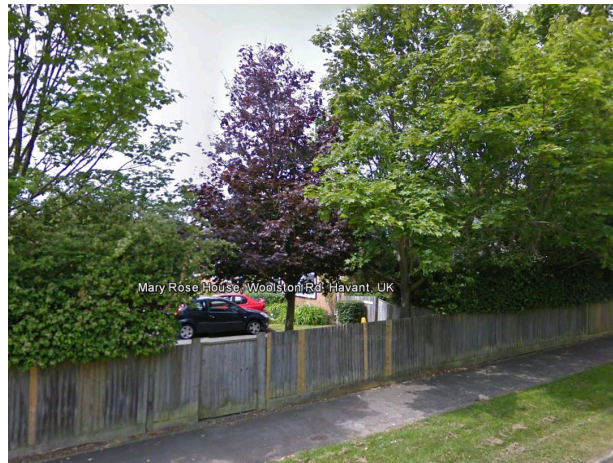
Layout as presented to Local Councillors 13 March 2012.

Development Background

Mary Rose House is part of Southern Health NHS Foundation Trust (PCT). It has been run as a residential care home, but is now surplus to the NHS's requirements due to the 2001 Government published White Paper "Valuing People: A New Strategy for Learning Disability for the 21st Century". This was further supported by "Our Health, Our Care, Our Say" (DOH 2006) and "Valuing People Now" (DOH 2009).

There has been a 2 year project throughout Hampshire to provide the former residents of Mary Rose House and all similar "campus properties" with independent accommodation through "Supported Living". The use of this facility has therefore gradually been reducing over this period.

The same PCT owns and operates the Malmesbury Lawn Day Care Centre. The Centre is part of Age Concern Hampshire and provides day care for older people limited by physical or mental frailty.



Context photographs

Mary Rose House and site as seen from Woolston Road.

SITE ANALYSIS

A full site survey was carried out by Solent Surveys on behalf of the client. We have acquired drawings from the utilities companies, which appear to indicate that no buried services, cables or mains are within the site boundary.

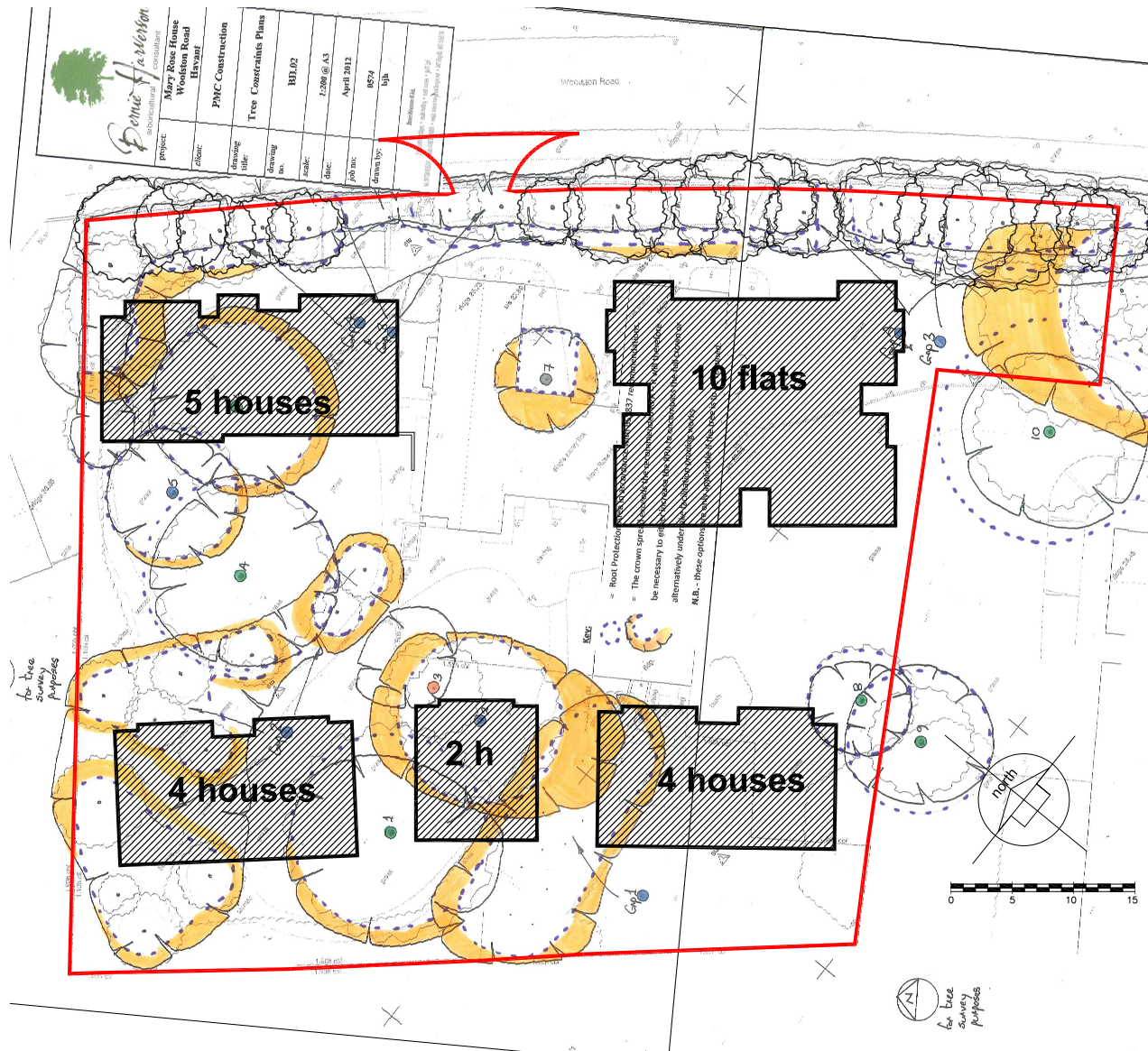


development layout



Parchment Place - Bellway Homes
Copy of the marketing plan provided by the client

Site photographs
Views of the surrounding development at Parchment Place.



There are a number of trees on the site and in particular fronting Woolston Road. A detailed tree survey was undertaken by Bernie Harverson and his report and drawings form part of this application.

The base plan in the diagram on this page is an extract from that report and highlights the root protection and pruning recommended for the various trees. This report concludes that although many of these trees are good quality, few of them could be retained due to the proposed development.

We have overlayed the footprint of the proposed new development which demonstrates the effect on the existing site, but we have also shown the number of trees we are now retaining on the Woolston Road boundary (thick black line).

We believe that the pruning will not be excessive of the trees that are remaining and units 1 and 2 step back in order to achieve an appropriate distance to those trees.

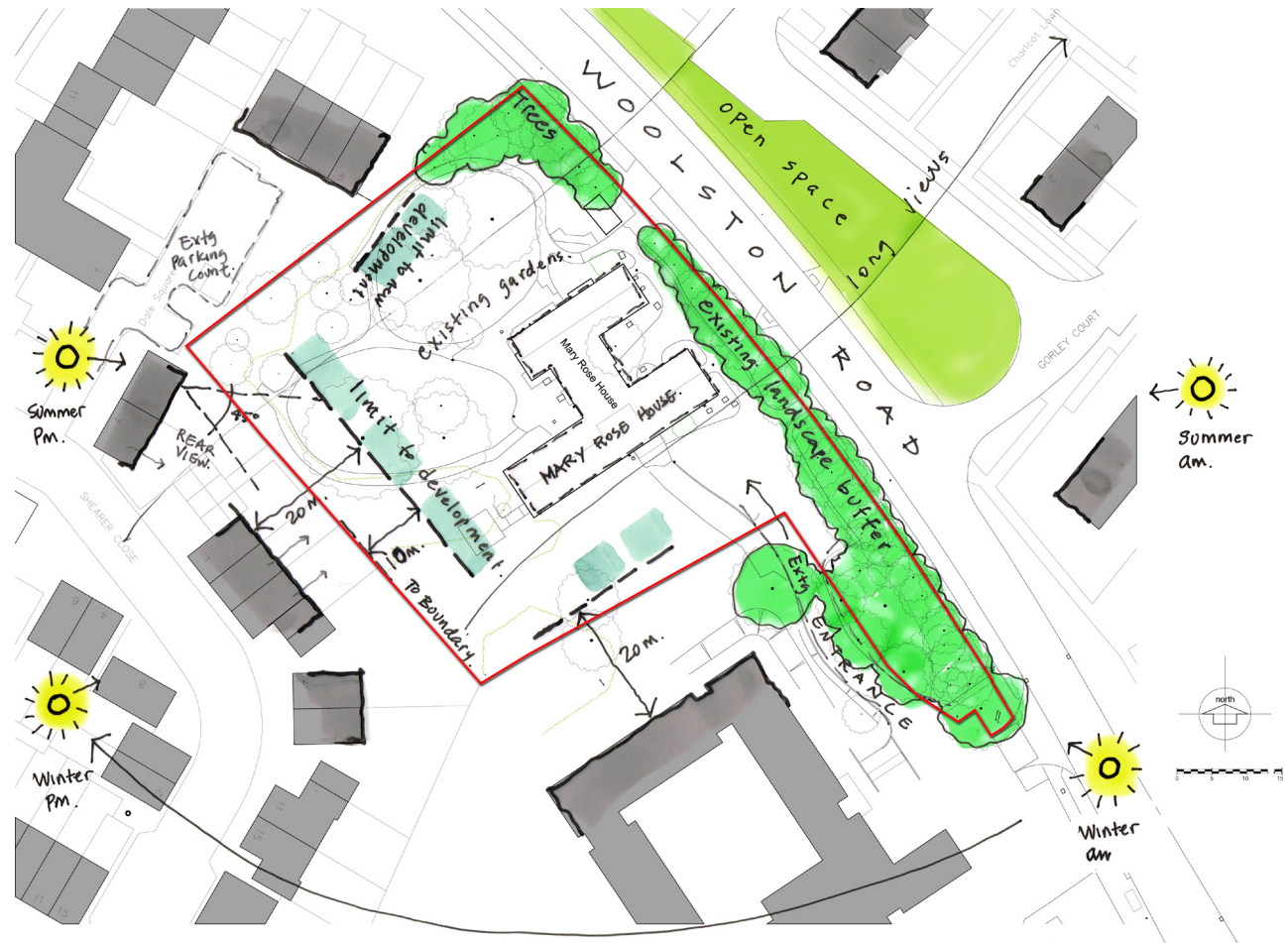
Tree Survey

Overlay of proposed development onto the Arboriculture Survey

DEVELOPMENT AT MARY ROSE HOUSE, HAVANT

It is essential to be guided by all conditions and constraints of a site. The key issues affecting this site are:

- Trees
- Neighbouring Properties
- Access
- Orientation



Initial tree assessment

Although no TPO's exist on the site, we were very keen from the outset to retain as many trees as possible. This diagram illustrates trees that may be affected.

Existing Site Conditions

Orientation, long and short distance views, overlooking and trees are all issues that help to define a new site layout.

Although not part of this project, but subject to Planning Approval, the current owner (Hampshire PCT) is transferring area of land and trees identified on our drawings to Hampshire County Council.



Proposed boundary line
Amended boundary will run along the existing hedge.



Site plan as existing

Layout identifies the trees that are either outside the site or are being retained or removed to accommodate the proposed site plan.

-  Trees outside site boundary - not affected by development
-  Trees within the development being retained
-  Trees within the development that need to be removed
-  New Trees - Indicative only
Refer to landscape design proposal.
-  Site Boundary - 0.43 ha
-  Site area not forming part of the contract but being transferred by the PCT to HCC subject to planning



MAY 2012



Proposed Site Plan

PLANNING POLICY

National Planning Policy

The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012. The NPPF cancels and replaces all earlier Planning Policy Guidance Notes and Statements. Paragraph 13 of the Framework sets out the presumption in favour of sustainable development.

The Government states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....'

The document promotes planning principles which include making effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban and rural areas. Furthermore, the document requires Local Planning Authorities to approach development management decisions positively (i.e. to look for solutions rather than problems so that applications can be approved wherever it is practical to do so).

The NPPF states (at para.7) that there are '... three dimensions to sustainable development: economic, social and environmental.' The social dimension of sustainable development is described in the NPPF as 'supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.

Amongst the Core Planning Principles described at paragraph 17 the NPPF states that planning should 'proactively drive and support sustainable economic development to deliver the homes... that the country needs. Every effort should be made objectively to identify and then meet the housing... development needs of an area, and respond positively to wider opportunities for growth.'

A further planning objective is to '... take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs...'

Section 6 of the NPPF 'Delivering a wide choice of quality homes' explains that in order to boost the supply of housing should '...use their evidence base to ensure that their Local Plan meets the

full, objectively assessed needs for market and affordable housing in the housing market area...'. With regards to residential development, at para. 49 the NPPF states that 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

Furthermore paragraph 50 comments 'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should ... plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand... [and]; where they have identified that affordable housing is needed, set policies for meeting this need on site...'

With regards to design the NPPF states at par. 57 '...It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...'

In respect of architectural design the statement comments (para. 60) that '...Planning policies and decisions 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...'

Paragraph 61 refers to the connection between people and places. It states 'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment....'

Paragraph 196 of the Framework confirms that the NPPF is a material consideration in planning decisions. Paragraph 197 states, furthermore, that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. Despite the cancellation of all foregoing PPG's and PPS's a number of important complementary documents have been produced by Government departments and organisations which remain extant. A companion document entitled 'By Design: Urban

Design in the Planning System: Towards Better Practice, 2000' encourages better design and the stimulation of thinking about urban design.

The guide is relevant to all aspects of the built environment, from the design of buildings and spaces, landscapes, to transport systems; and for planning and development at every scale, from streets and their neighbourhoods, villages and cities.



Parking Court
Rear view of Units 1-5

Havant Borough Local Development Framework

The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the council's Local Development Framework and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:

CS9 Housing

This policy requires the delivery, on average, of 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution;

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS14 Efficient use of Resources

(requires residential development to meet Level 3 of the Code for Sustainable Homes)

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas

CS20 Transport and Access Strategy

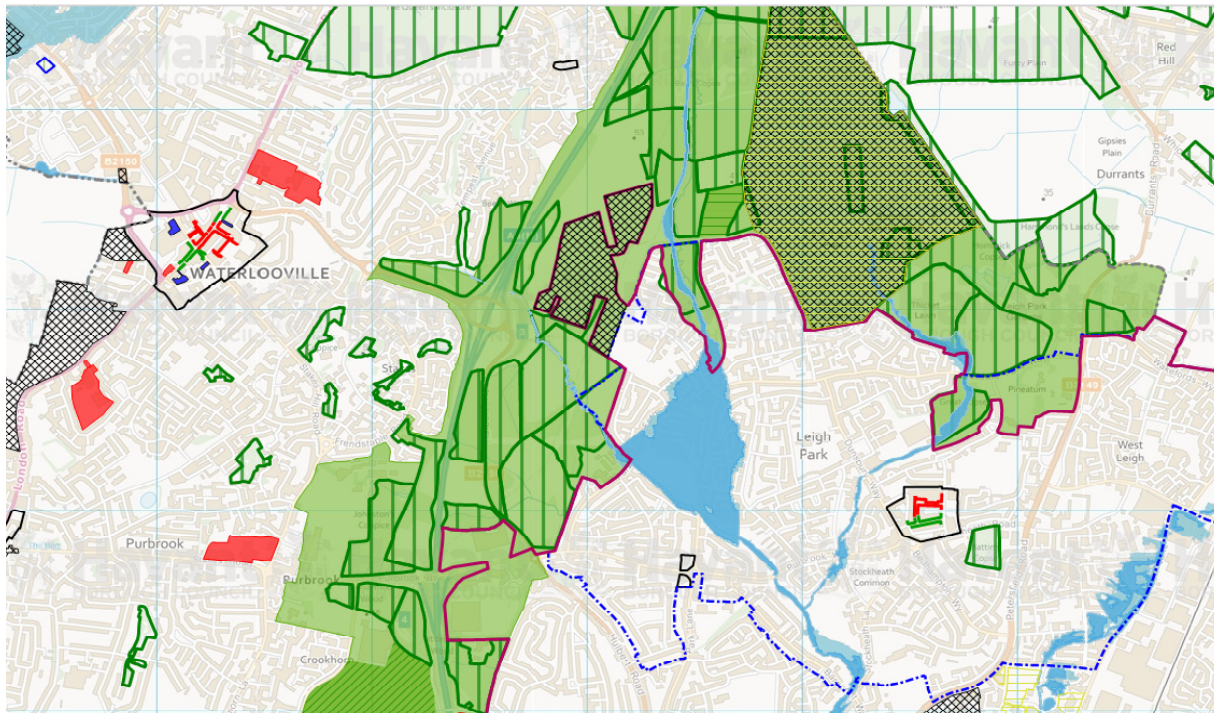
CS21 Developer Requirements

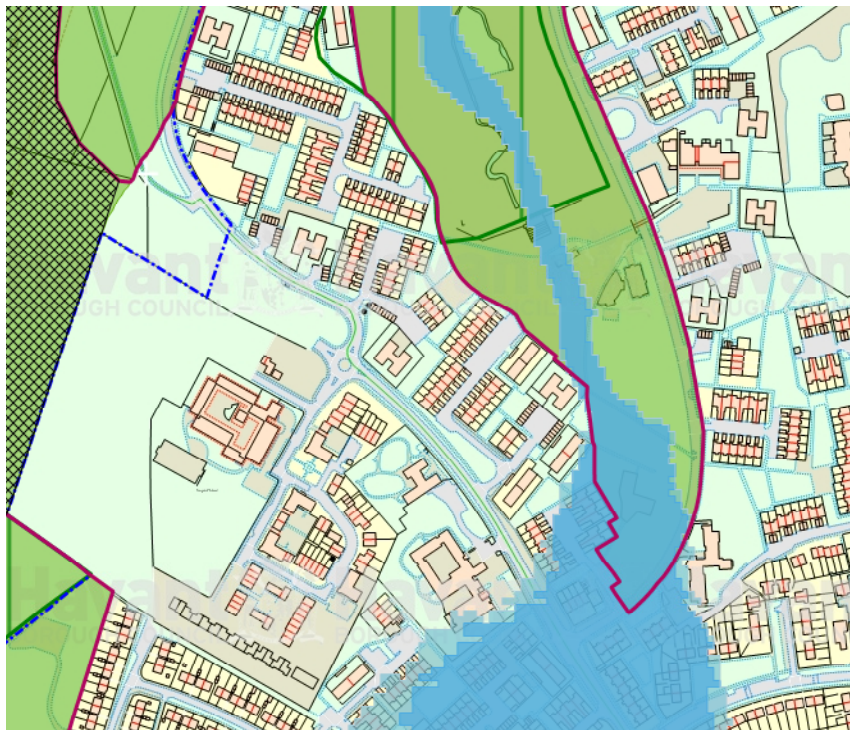
DM8 Conservation, Protection and Enhancement of Existing Natural Features (of relevance – the protection of trees)

DM12 Mitigating the Impacts of Travel

DM13 Car and Cycle Parking on Residential Development

The above policies are considered to be in general conformity with the NPPF and are, therefore, relevant to the determination of this application.





Local Plan - Core Strategy

These diagrams have been borrowed from the current interactive online Core Strategy document in order to show the overall context. As they demonstrate, there are no significant planning constraints that affect the site.

Although close, the site is not affected by flooding and is outside Flood Zones 2 and 3.



The Havant Borough District-Wide Local Plan, 1996-2011

This document has now mainly been superseded by the adopted Core Strategy. There are some “saved” policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current application proposal.

Havant Borough Council have also produced a Supplementary Planning Document, Residential Parking and Cycling Provision, March 2010. This document sets out guidelines for the number of on-site car parking, short stay and long stay cycle parking spaces per dwelling, according to the number of bedrooms.

Assessment of the Proposed Development in a Context with Current Planning Policy

Planning permission is sought for the redevelopment of the Mary Rose Care Home with the construction of 15 x three bedroom houses; 6 x two bedroom flats, and; 4 x one bedroom flats.

The proposed development would incorporate 32 onsite parking spaces for both residents and their visitors. Additionally, the proposal would provide each dwelling with secure cycle parking and domestic waste/recyclables storage facilities. All of the dwellings would be provided as affordable housing – with the mix comprising affordable rented and shared ownership.

As has been described elsewhere in this Design and Access Statement the existing 12 bedroom residential care home occupies a central position within the site.

The proposed scheme would be served by a new centrally located access from Woolston Road. The road into the site would have a 'T' shaped layout providing access to the individual dwellings. To the west of the access onto Woolston Road would be a terrace of 5 x three bedroom dwellings; to the east of the access would be a block of 10 flats (6 x two beds; 4 x one beds). To the south of the site would be 10 more three bedroom houses arranged in two terraces of four and one pair of semi-detached houses.

The application site lies within the defined Urban Area where the broad principle of development is accepted, subject to an appropriate assessment of local constraints being undertaken and compliance with the other relevant Development Plan policy.

The site is within a convenient walking distance of shops and services in Leigh Park and is served by a regular bus service between Havant and Portsmouth town centres. Additionally, the proposal would result in the redevelopment of previously developed land. It is considered, therefore, that the proposal represents 'sustainable development' as defined by the NPPF. As such, it is considered that there should be a presumption in favour of the proposed residential redevelopment of this site.

It is noted that policy CS9 of the Core Strategy (which is consolidated by the Havant Borough Council Housing Supplementary Planning Document (adopted 27th July 2011)) requires developments of 15 or more dwellings to provide a minimum of 30% of the units as affordable housing. In accordance with this policy the applicants,

Guinness Hermitage, confirm that they will secure 32% (or eight of the dwellings) as affordable housing through the S106 Planning Obligation. In addition to the 32% of affordable units secured via the S106 Planning Obligation the applicants would also provide and manage the remaining 17 dwellings as affordable housing.

As such all 25 dwellings would be provided as affordable housing, being a mix of affordable rented and shared ownership. Given the above, it is considered that the proposal would be compliant with policy CS9, 'Housing' of the Core Strategy.

Policy CS11 of the Core Strategy relates to the protecting the special environment of the Borough. Policy DM8 also seeks to protect existing natural features. The proposal would result in the retention of most of the trees located on the Woolston Road boundary. Whilst it is accepted that the proposal would mean that a number of existing trees within the site would have to be removed the applicants will ensure that a landscape scheme would be implemented that would provide the housing development with a high quality 'green' environment.

As such, it is considered that the proposal would be compliant with policies CS11, 'Protecting and Enhancing the Special Environment and Heritage of Havant Borough' and DM8 'Conservation, Protection and Enhancement of Existing Natural Features' of the Core Strategy.

Given that the proposed development would be constructed to meet Level 3 of the Code for Sustainable Homes it is considered that the proposal is compliant with Policy CS14 'Efficient use of Resources' of the Core Strategy.

Of particular note is **Policy CS16**, seeking a 'High Quality of Design' in all development proposals. This policy requires development to respond to and draw inspiration from, and respect the local context. The evolution of this proposal is explained earlier in the Design and Access Statement.

The proposal has been the subject of extensive pre-application consultation with Officers of the Council where issues such as the layout, scale and housing mix have been discussed. As such the form and layout of the proposed scheme is considered to be acceptable and would respond to, reflect and complement the pattern and character of existing development in the area. The proposal is considered to be compliant, therefore, with Policy CS16, 'High Quality of Design' of the Core Strategy.

Policy CS17 of the Core Strategy relates to the 'Concentration and Distribution of Development within the Urban Areas'. The application site is within the Leigh Park area as defined on Figure 8.1: Spatial Distribution Map (Key Diagram) within the Core Strategy and is just south-east of the Strategic Site of Dunsbury Hill Farm.

It is considered, therefore, that the proposal would deliver a high quality housing scheme in an identified area of the Borough, on underused land and buildings. Given the foregoing it is considered that the proposal would be compliant with policy CS17 of the Core Strategy.

Policies CS20, 'Transport and Access Strategy', DM12, 'Mitigating the Impacts of Travel' and DM13, 'Car and Cycle Parking on Residential Development' are of relevance to the determination of this application.

These policies should be read alongside a Supplementary Planning Document (SPD) on Residential Parking and Cycle Provision which was adopted by the Borough Council in March 2010. Matters relating to trip generation, car and cycle parking provision, and highway safety have been considered by Consultants pdt(Hampshire) who have produced a Transport Statement to accompany this application. The document explains that: -



New entrance of Woolston Road coincides with the location of existing street light opposite.

- future residents of the site will have convenient access to a range of shops, services and facilities in Leigh Park and Havant Town Centre;
- Any net increase in the number of vehicle trips generated by the development would not have a significant effect upon Woolston Road or Middle Park Way;
- There is good visibility in both directions from the site access onto Woolston Road;
- The provision of 32 parking spaces (13 allocated 19 shared) would provide an appropriate level of provision for this development;
- Cycle parking will be provided in accordance with the Council's standards.
- The applicant will make a contribution of £20,913 via a S106 agreement towards Transport infrastructure.

Given the above it is considered that the proposed development is compliant with Core Strategy policies CS20, DM12 and DM13.

Policy CS21 of the Core Strategy relates to 'Developer Requirements'. The applicants have been in discussion with the local planning authority in relation to both Transportation and Play Space contributions.

With regards to Transportation infrastructure the applicants have agreed to make a financial contribution calculated in accordance with the Hampshire County Council Transport Contributions Policy of £20,913 which will help finance local transport initiatives.

The local planning authority calculates its Playing Space contribution on the basis of the number of bedrooms within a proposed residential development. The proposal would result in the provision of 61 bedrooms within the 25 dwellings. The existing building provides independent accommodation through Supported Living for its residents who have learning disabilities, physical disabilities or sensory impairments.



Main Entrance

New perimeter fence and boundary improvements help to make the new project both attractive and safe.

It is understood that existing residents are supported by both staff and visitors and regularly enjoy trips out into the community, local parks and places of interest.

The buildings existing Class C2 use (Residential Institutions) accommodates 12 bedrooms. This use class would allow, without planning permission, the building to be occupied as a residential education and training centre, or as another type of home (for instance a children's home) where some form of care is provided.

The applicants are of the view that existing residents of the Mary Rose House (or residents who might occupy the building under another type of Class C2 use) have as much opportunity to access and use playing spaces within the Borough as would the future occupiers of the proposed houses. The existing 12 residents are taken accompanied to local parks, to other recreational areas for walking, picnics in the summer and general outside leisure activities within the Borough. Weather permitting; they are accompanied on journeys outside the premises every day. These trips could be one person with their carer or several small groups with several members of staff. As such, it is considered reasonable that the financial contribution generated by this development, for the provision or upkeep of local Playing Spaces, should be calculated on the basis of the 'net gain' in the number of bedrooms that would take place as a consequence of this development being granted planning permission (i.e. 49 bedrooms).

The applicants are, therefore, happy to make a financial contribution of £26,631.50 (i.e. £543.50 x 49) towards Playing Space.

The applicants are, therefore, happy to make a financial contribution of £26,631.50 (i.e. £543.50 x 49) towards Playing Space. Given the foregoing it is considered that the proposal would be compliant with policy CS21 of the Core Strategy.

It is concluded that, in terms of current planning policy, the proposed development would be an example of 'sustainable development' and as such would be compliant with both the NPPF and the Havant Borough Core Strategy.



Communal garden space

Some of the many Norway Maple trees that form part of the boundary along Woolston Road.

AMOUNT

25 affordable units to be provided by Guinness Hermitage.

15 no. 5 person / 3 bedroom houses – 117 sqm
 4 no. 4 person / 2 bedroom flats – 73.5 sqm
 2 no. 4 person / 2 bedroom flats - 75 sqm
 4 no. 2 person / 1 bedroom flats – 58 sqm each

All houses and flats will be designed to Code 3 (CSH). Refer to a separate Code Assessment produced by SRE Consultants.

Houses have been designed to be Lifetime Homes compliant which includes correctly sized accommodation and future through floor lift if needed.

All the houses will have south facing private garden space which can be accessed from the rear. They are arranged in blocks of 2, 4 and 5 units with most end units having side entry which helps to animate the gable walls and improves surveillance for the development as a whole.

Third bedroom will be located within the roof and will have velux type windows at high level to reduce overlooking.

Flats are close to the main entrance and in addition to the 5 houses at the front, provide views and active frontage to Woolston Road and the entrance plaza.

Site		
Site Area		0.43ha
Existing building footprint		457 sqm
Total Floor Area (GIA)		640 sqm
Proposal		
Building footprint		1209 sqm
Total number of units	25	
Shared Ownership	7	
Affordable Rented	18	
Building Density (dph)	58.1 dph	
Building Height	2-3 stories	
Communal Open Space		105 sqm
Dwellings (total)	Nos	(GIA)
3 bedroom houses @ 117 sqm per unit	15	1,755.0
2 bedroom flats @ 73.5 sqm per unit	4	294.0
2 bedroom flats @ 75.0 sqm per unit	2	150.0
1 bedroom flats @ 58.0 sqm per unit	4	232.0
Total		2,431.0
Policy H9 – (S106 Planning Obligations)		
Affordable provision 30 – 40%	8	32%
Affordable average provision sought 30 – 40% via S106	8	32%
Actual provision by Applicant	25	100%
Parking Facilities		
Vehicular Parking total	32	
Accessible parking spaces (included)	2	
Garage spaces (included)	6	
Bicycle Parking (Houses)	30	
Bicycle Parking (Flats)	20	

Accommodation Schedule



Proposed aerial view

Flats and houses are set back from the landscaped buffer along Woolston Road.



Heart of the development

Indicative view from houses looking towards flats and main entrance

LAYOUT

The number of units, mix and sizes of the accommodation has been approved by Guinness Hermitage. All the flats and houses benefit from a generous internal layout which more than meets minimum HQI standards in terms of sizes, layout and storage provision.

The ground floor flats now have their private garden space as was suggested in a meeting with the Local Councillors. The undercroft car parking has now been turned into private garages as recommended.



Rear view of flats

Parking court view. of the flats showing the 1 bed units above garages



Ground floor layout of flats

Simple layout with two 2 bed flats, services rooms and garages for 6 cars.

The Flats

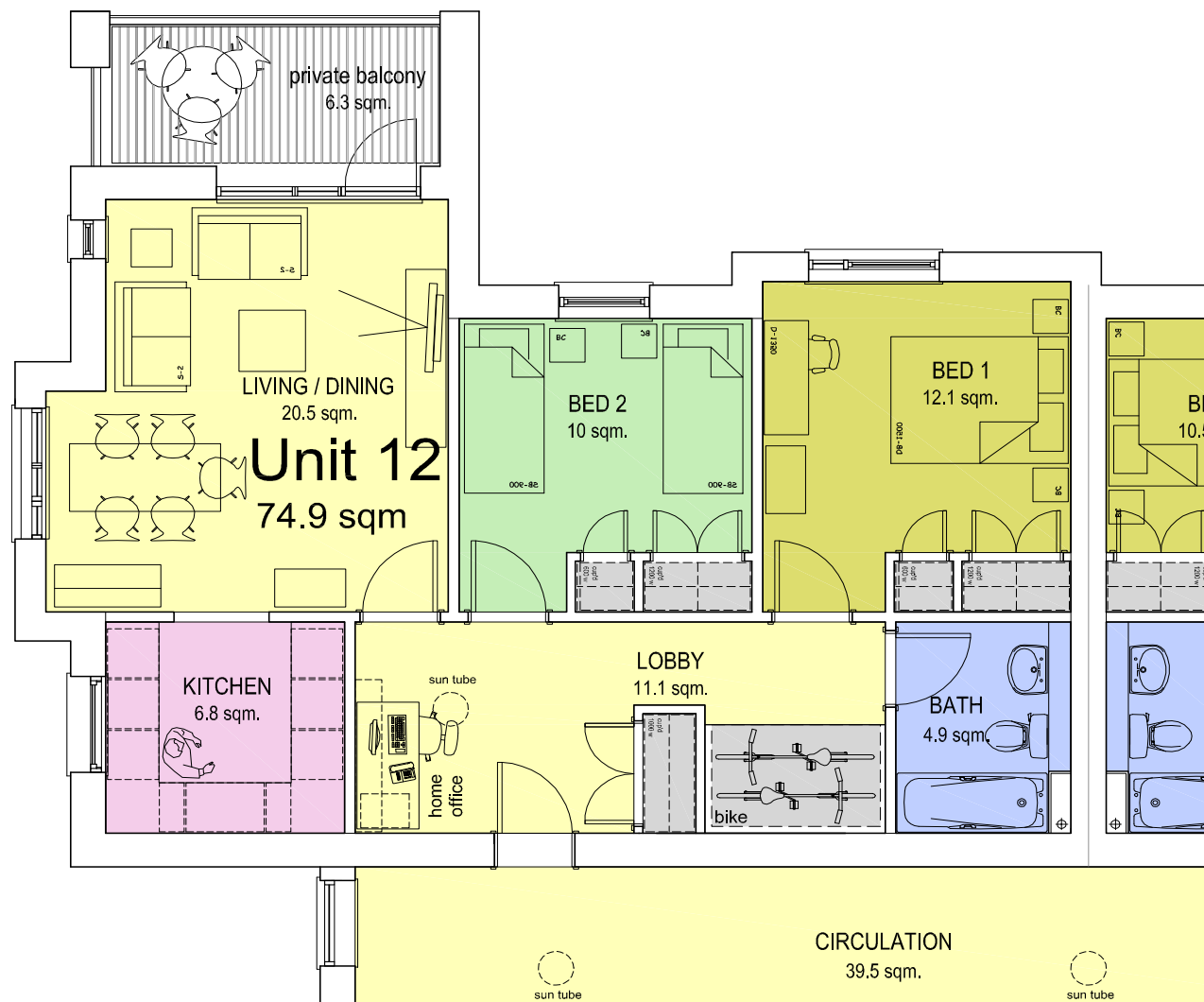
The main entrance is via a secure entrance lobby with access for post boxes and waiting area. This in turn leads into a central corridor and staircase core. All incoming services will be located in this area, which will also provide a cleaner's cupboard and rear access to gardens and parking area. Use of CCTV will provide additional safety and security.

The four 1 bed flats above have access to dedicated bike storage on the ground floor which frees up the available space in the flats. There is good provision of cupboard space in each flat and space for a home office within the open plan in the smaller flats.

Both ground floor flats have access to a private external terrace, and the other 4 larger flats have a generous private external balcony of over 6 sqm.

We have also ensured that the larger flats have a dedicated and appropriate general storage area within their hall way. As shown on our plans, this is adequate for at least 1 or 2 bikes, but can also be a useful place for buggies and other non standard items.

Finally, we have been able to provide each flat with a Home Office. This dedicated flexible work area is large enough to accommodate a full size desk and at least 1.8 linear metres of wall storage.



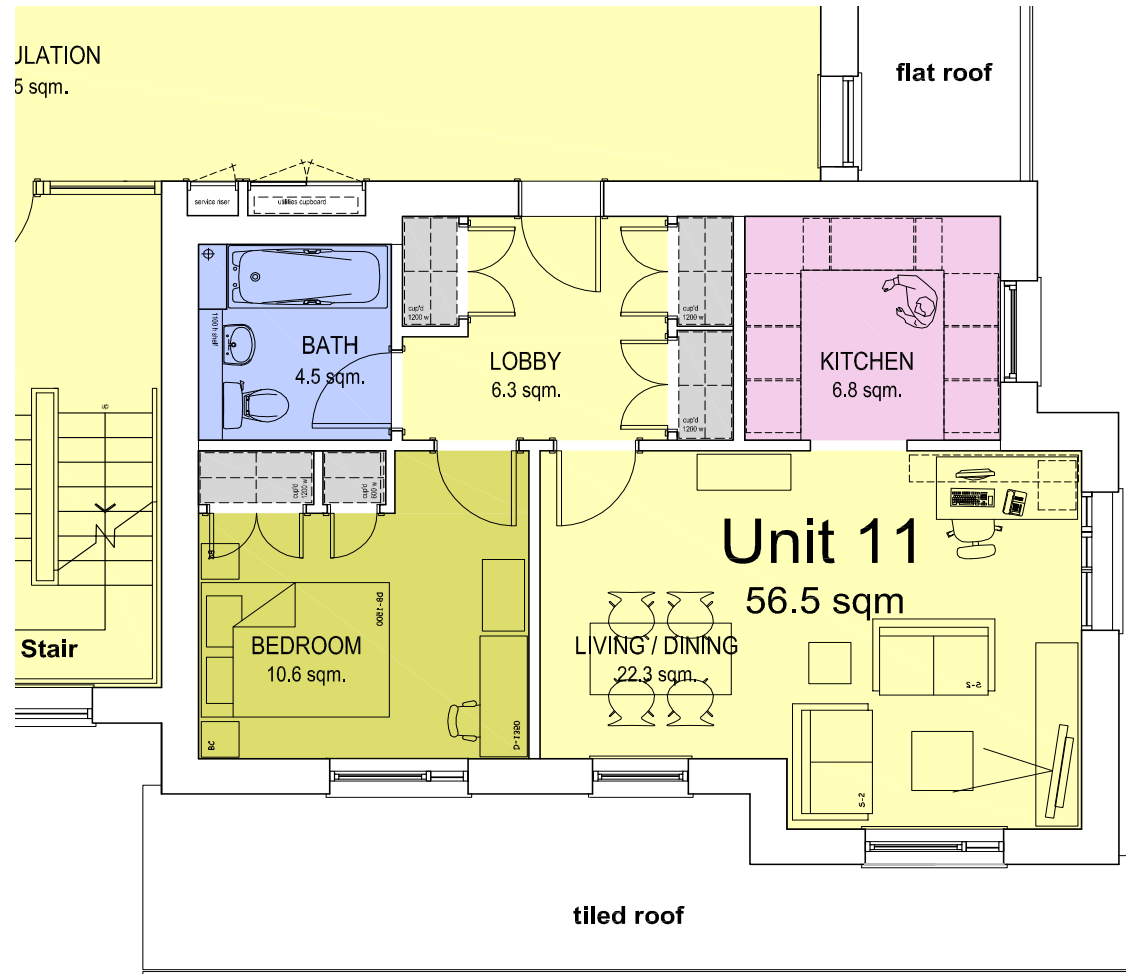
4 person / 2 bed flats - typical upper floor layout

Spacious entrance lobby has dedicated bike storage area and a notional zone for home office. Entrance lobbies on the 2nd floor and circulation zone will benefit from sun tubes providing additional day light.



Rear view of flats

Large windows and attention to detail ensure that even the smaller flats feel spacious and attractive.



2 person / 1 Bed flats - first and second floors

Generous hall and open plan living / dining room. Home Office shown as part of the living room.

The Houses

The general arrangement of rooms is very similar in all 15 houses, with the main difference being the location of the front entrance and if the units are Shared Ownership or Affordable Rent. The 5 house types reflect these differences.

The entrance hall in all house types is in the middle of the living / dining room on the garden side and the kitchen which always overlooks the front of the house. The kitchen is well laid out with good number of base and wall units. Ground floor wc in all units is Lifetime Homes compliant.

Staircase is central in the units and leads to a generous landing which also doubles up as Home Office zone. This area benefits from natural daylight from the bay window in some of the units or the slot window at the front of the house.

Generous cupboard space is on this floor and the layout allows for a future provision of “through floor lift” should that be needed. The Main bedroom is located at the rear and next to the main bathroom which is equally Lifetime Homes compliant.

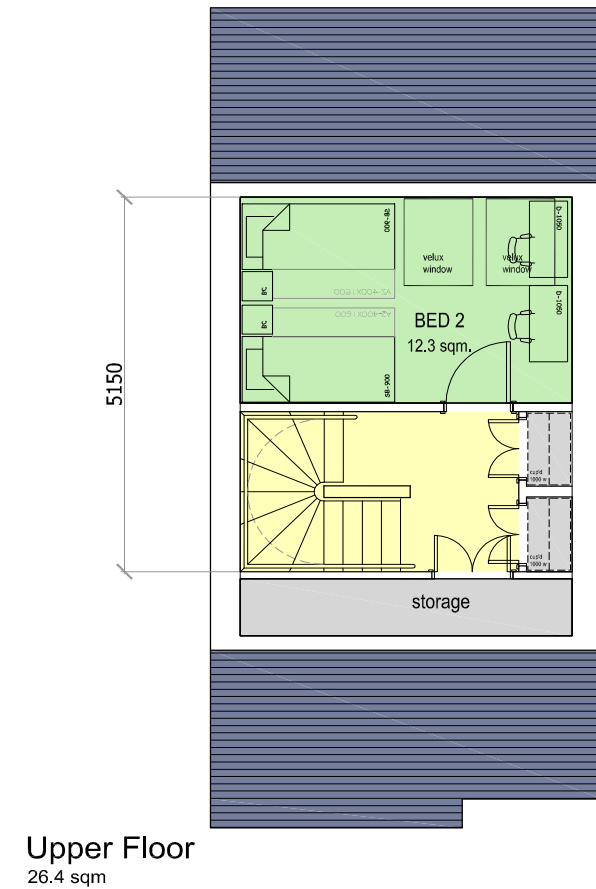
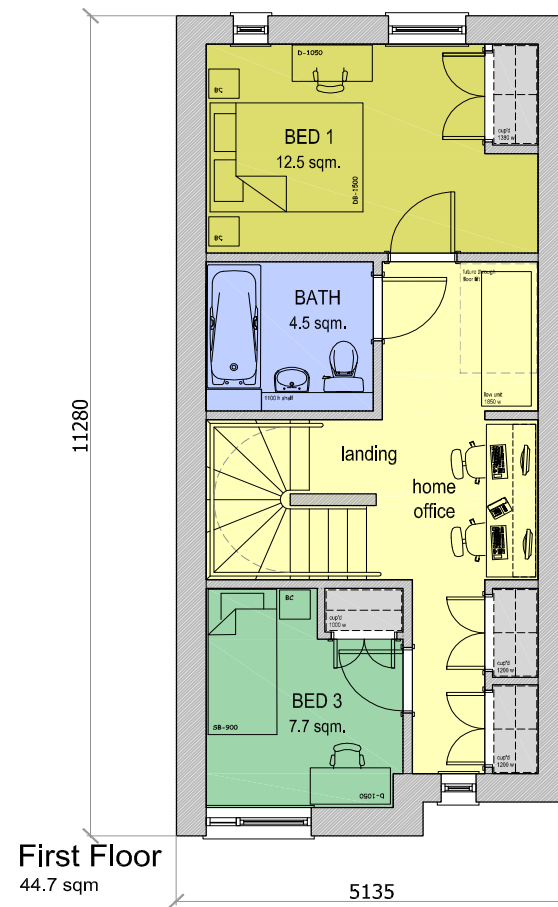
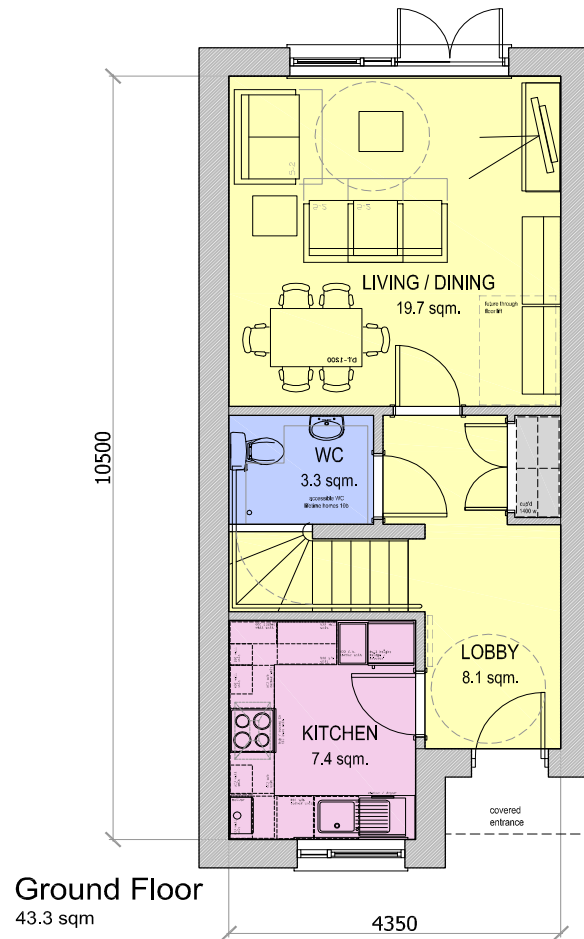
It is our intention to install sun tubes to provide natural light to all the first floor bathrooms, which are the only rooms without direct day light. Finally, the small bedroom is located at the front.

The roof space is large enough to accommodate a good sized twin bedroom and additional storage as well. Lighting to this room will be from 2 Velux roof windows.



Bay feature

Most of the end units have side entry which improves surveillance of units opposite and helps to animate the end wall. It also accommodates bin stores and home office areas within first floor.



House Type A

Note. Houses Types D and E are similar layout this.

Front Entry Units

Indicative future through lift shown within living room and first floor corridor.

Summary of House Types

- A** - Affordable Rent Units: 16,17,18, 23 and 24.
- B** - Affordable Rent Units: 19, 22 and 25
- C** - Shared Ownership Units: 5, 20 and 21
- D** - Shared Ownership Units: 2, 3 and 4
- E** - Shared Ownership Unit: 1



House Type B

Upper floors

Layout of upper floor is identical in all the units. See Type A for floor plan



House Type C

Side entry units
Larger kitchen diner provides larger living are.

SCALE

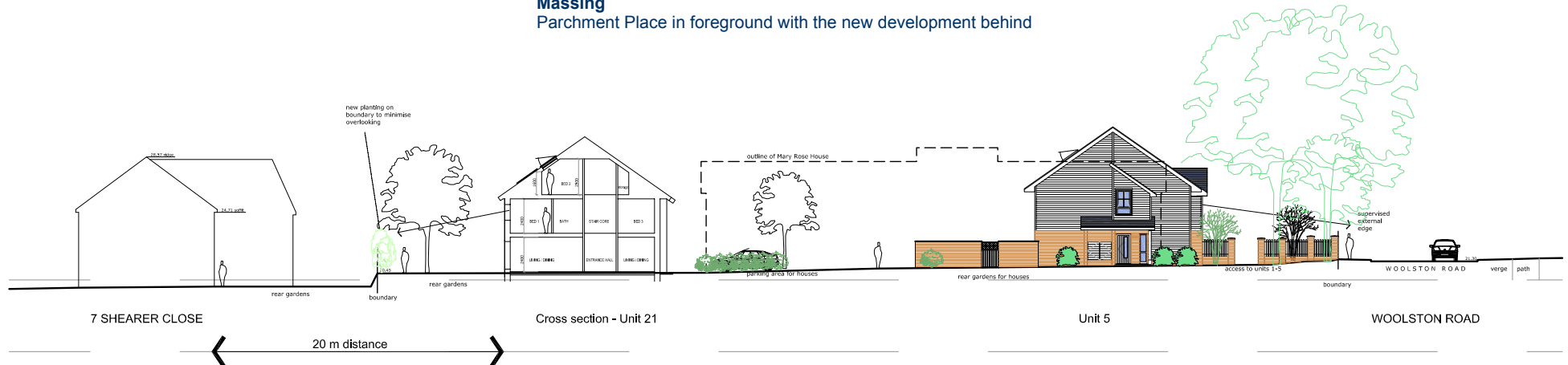
As previously highlighted, the site is surrounded on two sides by a recent housing development. Parchment Place is a mix of 2 storey houses and 2 and 3 storey blocks of flats.

The scale of the new proposal is complementary to the surrounding buildings and we believe that the development responds well to the local context.



Massing

Parchment Place in foreground with the new development behind



Cross Section

Parchment Place in foreground with the new development behind



View of proposed new houses

Use of bricks and soft warm coloured cladding gives individuality to the different unit.

APPEARANCE

Regular design reviews have been carried out with Guinness Hermitage, who have helped to influence the internal and external appearance of the scheme.

The emphasis was on creating an attractive, high quality residential scheme using standard materials in an imaginative and contemporary way appropriate to its setting.

We are proposing to use brick and fibre cement weatherboarding with concrete slate look roofing tiles.

For variety, we will use 2 contrasting coloured bricks complemented by 3 soft earth coloured cladding colours. This will give a strong visual identity for the whole development at the same time as ensuring individuality of the various blocks.

Design Influence

Lacuna, West Malling, Kent. Developer Sunley Homes. Clague Architects.

High quality development of houses and flats, characterised by distinctive cladding, small individual gardens and quality external spaces that help to create a sense of place.



Material selection

Examples of the brick and cladding colours being considered and used in the images.



View of proposed new flats

Traditional materials used in a contemporary way to create a pleasant environment.

LANDSCAPE and BIODIVERSITY

Landscape strategy has been developed in conjunction with Elizabeth A Ford, Landscape Architects and their Management Plan and Specification is included in this document. The trees and planting shown on the images contained within this report are indicative only.

We are pleased that we have managed to retain nearly all the trees along Woolston Road, which will continue to be the principle landscape and ecology area to be further developed and improved.

We have tried to maximise the extent of soft landscaping in amongst the dwellings and parking requirements. Coloured block and brick paving will be used throughout for both pedestrian and vehicular areas.



Private Gardens

All the 15 houses have south facing rear gardens. These have been arranged in groups of 2, 4 or 5 houses and thus access those gardens is convenient. Storage areas for bins are either located within the rear gardens or on the gable ends, but all the bike sheds are in the gardens.

Management Plan

Apart from those trees and shrubs to be removed to allow building works, trees and shrubs within the site will be retained where they are of sound quality, with necessary pruning carried out in accordance with best practice.

The landscape proposals have aimed to augment the grounds, including the addition of medium to tall shrubs to create an enclosed border which will screen the development, filter noise and provide habitats for birds and insects.

Water harvesting

We support the use of water harvesting and would encourage the use of appropriate water butts, such as these 200l types.



Forty one new trees will be planted within the site to soften the built scene and provide enclosure and screening. Low level planting acts as foundation planting to the flats and houses giving them privacy, colour and variety. This is mainly for visual benefit, but contains flowering and berrying shrubs for wildlife benefit.

The management of the grounds will be to a good standard to maintain attractiveness and accessibility. The design has included extensive areas of ground cover to provide low maintenance cover with winter interest. Responsibility for management will lie with Guinness Hermitage Quality control will be undertaken by a supervising officer to be appointed by the housing association who will provide regular reports on the standard of maintenance and who will negotiate on their behalf to rectify any shortcomings on the part of the maintenance company.

Biodiversity

The scheme aims to enhance biodiversity and the proposed actions of the local Biodiversity Action Plan have been followed in creating habitats, using plant material of wildlife benefit and creating a strong native hedgerow which will act as a wildlife corridor. Measures include bird and bat boxes, log piles and a range of flowering, berrying and seeding plants to provide a food source for birds, mammals and butterflies.



Landscape buffer to flats

Most natural and established landscaping will be on the Woolston Road boundary. We want to create an attractive and safe route for the occupants to be able to explore and enjoy.

Site Protection

Protection of trees, both roots and canopy shall comply with the Method Statement and Tree protection Plan BJH.0574 to be issued by Bernie Harverson the Arboricultural Consultant for this project.

PLANTING PROPOSALS

Preparation

Conditions for planting: Planting shall be carried out between October and February when soil is frost free. No planting shall be undertaken when the soil is waterlogged.

All pernicious and invasive weeds including roots shall be cleared from site before works commence. Clearance shall be restricted to treatment with glyphosate or hand weeding forking out the roots.

Ground outside the working area shall not be overrun by heavy machinery, to avoid compaction. Any compacted ground shall be thoroughly broken up and aerated before cultivation works commence.

Ground preparation: All tree pits shall be free from any waste material from construction operations. Soil shall be used in situ and shall be free from stones or waste matter.

Ground for planting and seeding shall be cultivated to full depth. Ground shall be thoroughly weeded before planting or seeding operations commence.

Planting Specification

Planting materials used shall be environmentally friendly, using peat free composts and soil conditioners from approved, managed sources. Stakes shall not be treated with creosote compounds. No Herbicides or Pesticides shall be used without prior approval by the Supervising officer.

Slow release fertiliser shall be added to each tree pit at the rate of 200gm per tree. as required. Tree pits shall be of a size to accommodate root spread and backfilled with tree mulching compound.

Trees: Trees will be planted as shown on the drawing no. HAV/Hs/557.12 These are to be planted at the sizes specified on the drawing. All trees shall comply with the Horticultural Trades Association National Plant Specification.



Landscape within parking areas
Pockets of landscaping are located within the parking areas .

The tree pits shall be at least 200mm greater in diameter than the root spread of the tree, with a minimum diameter of 800mm. The pits shall be dug to a depth 200mm greater than the depth of the root ball and backfilled with Tree Sand to a depth of 200mm.

Tree staking: trees shall be staked with a single stake and fixed with an Arbortech tree restraint. Tree spats shall be fitted to trees in grass to avoid mower or strimmer damage. A 1m circle shall be cleared free of weeds and a 1m dia. woven polypropylene tree spat pegged down round the trunk.

Tree planting compost shall be used for backfilling tree pits at the manufacturers recommended rate. .

Shrubs: Shrubs shall be planted as shown on drawing no: HAV/Hs/557.1 shall be planted at densities according to the ultimate size of plants. All shrubs shall comply with the Horticultural Trades Association National Plant Specification. All plants should be thoroughly watered in as soon as planted by soaking to saturation. The first year all plants should be regularly watered in dry spells to get them established. Wood chip mulch shall be applied to shrub areas to a depth of 75mm.

Hedges as shown on dwg: HAV/Hs/557.1 shall be planted in a staggered row @ 3 & 4 per linear metre. A strip 600mm at the base of the hedge shall be mulched with wood chip mulch to a depth of 75mm wide.

Seeding and Turfing

Areas to be seeded or turfed shall be cultivated to a fine tilth. The preferred seeding time shall be early September. Seed or turf shall consist of a perennial rye grass mix with fescues. British Seed Houses Species Rich Lawn mix 10gm/m² cutting height no lower than 50mm.

MANAGEMENT GUIDELINES

Existing trees shall be inspected at regular intervals for signs of disease, decay or instability.

Pruning will be essential to promote healthy compact growth and prevent encroachment on paths and driveways. Pruning shall also be undertaken to avoid shading of areas close to the buildings. Thinning shall be carried out only where plants are unduly crowded.

Trees: During the first 7 years of establishment tree spats shall be maintained in place. Stakes and ties shall be checked carefully at regular intervals and after gales and repaired or replaced as necessary. After high winds trees shall be checked for windrock and refirmed in the ground as required.

Dead, diseased or dying branches shall be removed on observation.

Existing Hedges: Existing hedges shall be trimmed twice per year outside the bird nesting season. Hedge trimming shall aim to create a hedge which is widest at the base, tapering to the top.

Shrub areas shall be pruned to prevent overhang and to provide compact form

MAINTENANCE DURING THE MAINTENANCE PERIOD

Maintenance shall be for five years, during which time the contractor shall be liable for plant losses, which occur due to death, disease or deformity. Tree replacements shall be carried out in each year of the Contract.



Landscaped entrance area

The entrance to the flats is set back a good distance from the access road giving the opportunity to create an attractive and welcoming landscaped plaza.

Weeding: Where any surface weeds appear, they shall be carefully removed by hand, replacing mulch. Weeding by means of herbicide spray (glyphosate only) shall only be carried out at the instruction of the supervising officer. Herbicide shall be applied only in accordance with the Control of Pesticide Regulations 1986 and COSHH Regulations 1988 and subsequent amendments.

Tree Maintenance. Tree stakes and restraints shall be checked at regular intervals and reformed or replaced as necessary. Damaged or crossing branches shall be removed.

Removal of Waste Material: All waste material arising from the maintenance works shall be removed from site at each visit.

Watering to tree pits and shrub areas shall be carried out during dry periods at the instruction of the Supervising Officer. Watering shall be to field capacity .

MAINTENANCE SCHEDULE

1. Weeding shall be carried out on a regular basis between March and October. Weeding shall be by means of hand weeding or spraying with glyphosate. If glyphosate is used dead weeds shall be removed promptly. When removing weeds disturbed mulch shall be replaced. Weeding frequency shall be such that weeds shall not be allowed to grow above 150mm in height.

2. Grass cutting shall be carried out on a regular basis between March and October. Grass shall not be allowed to grow above 100mm at any time in lawns and areas of regular use. Areas sown with fine grasses shall be mown less frequently and may be allowed to reach 200mm in height.

Grass cuttings shall be removed from site, or to composting area where one exists. Weeds growing in grass shall be treated as above and removed to avoid damage to the lawn.

Meadow grass shall be cut two or three times per year, in March (optional), late July/early August and late October. Cutting shall be removed from site.

3. Any plants which are dead, diseased or failing to thrive shall be removed on observation. In the first three years these shall be replaced in the following planting season. Thereafter replacement shall be to fill gaps.

4. Litter shall be collected and removed from site at each visit.

5. Pruning shall be undertaken to prevent encroachment on lawns, pathways, car parks and windows. Pruning shall be undertaken at the appropriate time of year for each species.

6. Bark mulch depth. Bark mulch depth shall be measured each year and topped up to the specified depth where necessary.

7. It shall be the responsibility of the site supervisor to check soil moisture in dry periods. In the first two seasons if the soil is dry for a depth of 100mm, watering to field capacity shall be instructed. Thereafter at the discretion of the supervising officer.

8. Damage to the grounds shall be reported to the site supervisor on observation. All damage shall be tidied up and damage rectified at an early date.

9. Any pests or diseases affecting plants or grass shall be reported to the site supervisor who shall take appropriate action.

10. The condition of turf shall be regularly inspected for signs of excessive wear or failure of grass. Replacement turves shall be used to fill areas of poor or failed grass.

11. Watering to trees and shrubs shall be carried out during dry periods and instructed by the supervising officer during the first two growing seasons. Watering shall be to field capacity.

NOTE: The supervising officer shall be a suitably qualified officer appointed by the client or main contractor. Replacement trees and shrubs shall be inspected before planting and any which fail to come up to the specification will be rejected.

Elizabeth A. Ford
Landscape Architects



Landscaped buffer

The entrance to house units 1-5 is via a path along the established tree buffer to Woolston Road. The houses are set back a good distance to allow new planting and hard and soft landscape to be introduced.

ECOLOGY

A detailed Ecology Assessment has also been carried out by Middlemarch Environmental Ltd, which contains proposals and recommendations for implementation in order to improve the environmental quality of the development and offset the obvious loss of trees and planting on the site. They have highlighted that further investigation is needed and we have therefore instigated an Extended Phase 1 Habitat Survey, which will be made available upon completion.

We fully support their recommendation to locate bat and bird boxes in appropriate locations within the site and believe that this may indeed be a feature to be integrated into the top of the bay features on gable walls.

A Site Investigation study revealed that the ground conditions are poor and as such all hard and soft landscaping will be designed to best cater for that.

According to the Environment Agency, this site is outside any flooding zone and as it is smaller than the 1ha. threshold, a specific Flood Risk Assessment is not needed.

The development aims to reduce or delay run-off to public sewers by using SUDS to improve the quality of the rainwater. All the block paving to roads and parking areas will be permeable. Hydrological Engineer will be appointed to develop the most appropriate solution.

ACCESS

This development will be fully inclusive and accessible. Refer to Transport Report by PDT Hampshire for a detailed and considered analysis of the vehicular and transport issues in the area.

In detailed terms, this development has been designed to meet Part M of the Building Regulations. It will be DDA compliant. Access to and into the building will be a level access. Door widths and location of doors within walls has been considered as well.

Although there is a no specific DPU (Disabled Person Unit) indicated, all the houses and ground floor flats are suitable for ambulant disabled and the houses in particular are Lifetime Homes compliant. Of the 32 parking spaces in the scheme, 2 are designated as accessible parking spaces.

Refuse management has been carefully considered and all the houses have dedicated bin areas either by their front doors (side entry units) or access from the rear gardens. Two main bin collection points are located close to the centre of the scheme.

We have considered emergency access by the Fire Department and access by refuse vehicles into the centre of the site.



Bin Areas

Two large bin areas are provided. Bins for flats are located within the covered enclosure close to the front entrance. The second one is a collection point only and bins from selected houses can be left on bin days.



SECURE BY DESIGN

Marin Ralph had a meeting with HBC to discuss this scheme in terms of Crime Prevention. We are familiar with the SBD New Homes 2010 document and agree with the best practice recommendations contained within.

The following items were discussed:

- parking below flats should be changed from open undercroft spaces to individual garages
- removal of door connection between parking areas and main internal circulation.
- front doors to some end of terrace units to be relocated to the front.
- boundary to Dale Square to be fenced off to prevent cut through.
- recommendation not to provide allotment area as previously proposed.
- post box requirements within secure lobby in flats.
- all doors and windows to be fully compliant.
- boundary treatment of site and individual gardens to be as per best practice.
- lighting within the development to be as per best practice.



Parking area

View along the parking court towards Dale Square at the other end. Garages below the flats shown on the right.

All these items have been taken into account and implemented as the site layout and illustrations show. We will continue to develop the scheme with HBC to make sure that we create a development that is safe, secure and an attractive place to live.



CONCLUSION

We believe that this scheme is a appropriate in scale and visual appearance. We have also demonstrated within this and other supporting documents that it complies with all relevant policies and recommendations.

Once the project moves to the Detailed Design stage, we will continue to develop the scheme in collaboration with Guinness Hermitage and Havant Borough Council amongst others.

We hope that this Design and Access Statement has given an accurate and informative representation of our design intent for this project and trust that it meets with approval by the Planning Department.

Dale Square

Entrance to unit 25 is located on the gable facing Dale Square. We believe this creates a better visual relationship with the neighbouring properties and improves the surveillance.

SUPPORTING MATERIAL

Note: Planning Policy input by **Pickup Town Planning** and Landscape Design Management plan by **Elizabeth A Ford, Landscape Architects** has been integrated into this Design and Access Statement.

The following is a list of other documents being submitted as part of this application and contained on CD

Solent Survey Drawing:
13123 S1 Site Survey as existing
(1:200 @ A0)

Transport Statement

Dated 22 May 2012

pdt (Hampshire)

Interpretive Report on Site Investigation

Ref 726543, March 2012,

Rushby Brewster Associates Ltd
Structural Soils Ltd

Outline Drainage Strategy Report

May 2012

Rushby Brewster Associates Ltd

Ecological Assessment for Code for Sustainable Homes

Ref RT-MME-112013

Middlemarch Environmental Ltd

Arboricultural Method Statement -

BH1 Tree Survey Schedule -

Tree Survey Plans -

Ref BJH 0574,

May 2012

Bernie Harverson M.Arb

Code for Sustainable Homes Pre-Assessment Estimate

25 May 2012

SRE

Landscape Design Management Plan -

Landscape Design -

Drawing Re HAV/Hs / 557.1

Elizabeth A Ford, Landscape Architect

MRG Drawings attached:

11256_RM_01 A	Site Plan / Block Plan as existing (1:200 @ A1)
11256_RM_02 A	Location Plan as (1:1250 @ A3)
11256_RM_05 G	Site Plan as Proposed (1:200 @ A1)
11256_RM_10 E	House Type A - Proposed floor Plans (1:50 @ A1)
11256_RM_11 E	House Type B - Proposed floor Plans (1:50 @ A1)
11256_RM_12 D	House Type C - Proposed floor Plans (1:50 @ A1)
11256_RM_13 B	House Type D - Proposed floor Plans (1:50 @ A1)
11256_RM_14 B	House Type E - Proposed floor Plans (1:50 @ A1)
11256_RM_15 D	Flats - Ground Floor as proposed (1:50 @ A1)
11256_RM_16 D	Flats - First Floor as proposed (1:50 @ A1)
11256_RM_17 C	Flats - Second Floor as proposed (1:50 @ A1)
11256_RM_20 D	Flats - Elevations as proposed (1:100 @ A1)
11256_RM_21 B	Houses - Units 16 - 25 Elevations as proposed (1:100 @ A1)
11256_RM_22 A	Houses - Units 1 - 5 Elevations as proposed (1:100 @ A1)
11256_RM_30 B	Site Sections (west / east and Woolston Road as Existing (1:200 @ A1)
11256_RM_35 C	Site Sections (west / east and Woolston Road as Proposed (1:200 @ A1)
11256_RM_36 A	Site Sections (Rear of houses and flats) as Proposed (1:200 @ A1)



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