Design & Access Statement

2No residential units
Land to rear of 13, 15 & 17 Bushy Mead, Widley, Hampshire

Introduction - This application is being submitted to seek permission from Havant Borough Council to construct two new dwellings in the garden space to the rear of 13,15 & 17 Bushy Mead. A previous application was withdrawn although further general planning enquiries were submitted and the comments of a planning officer obtained. A new scheme has been designed to reflect both the planning officer comments and government document PPS3.

Context – The site is situated to the south of Waterlooville in the area of Widley. It is within a well established residential area and the local settlement policy area. The site is situated to the rear of 13, 15 & 17 Bushy Mead and adjacent to a site which is currently being developed by a major house builder. The properties in Bushy Mead are traditional two storey structures with a pitched roof. The properties within Deverell Place are bungalow style structures, some of which have dormer style windows turning them into chalet style properties. The site to the east of the application site has been developed with a two storey structure with a pitched roof. The materials for the surrounding properties are varied although the majority are face brickwork with concrete roof tiles with white upvc doors and windows. Some of the surrounding properties have undergone improvement works including extensions, loft conversions and hard landscaped driveways to provide off road parking to the front. The general density of Deverell Place is approximately 33 properties per Hectare.



Amount – The site will be split into two plots creating a density of approximately 26 properties per Hectare. This is below that of the surrounding area and was deemed "appropriate for the location" by the planning officer during the last general enquiry. The first, PLOT A will be a traditional family property with a total habitable space of 130.8m2 (measured internally) spread over two floors with the additional benefit of an integral garage. PLOT B is proposed to be a chalet style bungalow with habitable space of 113.6m2 (measured internally). This property is suited more to a couple and has been reduced to measure less than 12m externally in line with planning officer comments. Initially and for the foreseeable future the proposal will be for family members of the applicants. Other family members already own the properties at 15 & 17 Bushy Mead.

Layout – The properties have been designed with the living accommodation situated to the rear of the properties to reduce the impact on the adjoining neighbours and to make the most of the rear garden areas. The sleeping accommodation has been placed on the first floor in the traditional manner with the majority of the windows looking out to the front and rear, there are no habitable room windows in the side elevations facing the neighbouring properties. The buildings themselves have been positioned to create significant separation distances between neighbouring properties and the new design has moved PLOT B further from the boundary with 94 Deverell Place. This positioning also has the least impact on the main sewer running east to west through the site.

Scale – The properties have been designed in a stepped height form to reduce the overall mass and bulk on the site. The main roof slope of the principal elevations will pitch away from public vantage points and neighbouring buildings to reduce perceived mass and bulk. To further reduce the impact of the principal elevations hipped roof details have been introduced where possible to further reduce the bulk of the building and their impact on the neighbours. The overall ridge height of PLOT A will not exceed that of 55 Deverell Place. The properties have been positioned at a distance from the properties in Bushy Mead as to have little impact.

Appearance – The majority of the surrounding properties are made up of face brickwork walls with concrete roof tiles on a pitched roof. These materials will match where possible and be subject to local authority approval. The dormer windows will be externally clad in tiles to match the colour of the main roof structure. The doors and windows will be upvc coloured white in a style suitable for the area.

Landscaping – The site currently has a few fruit trees on it which are of no importance and will be removed as a result of the development. The main garden areas are situated to the back of the properties facing south and will be a mix of hard landscaping for paths and patios and soft landscaping such as lawn areas and flower beds. Due to the surrounding area being the same residential use it was not deemed necessary to provide large amounts of screen planting as this could cause overshadowing of neighbouring properties, although on the advice of the planning officer a soft landscaping border has been maintained to the adjoining boundaries with special attention being paid to the boundary with 94 Deverell Place. The new driveway has been kept to a minimum to reduce the visual impact and will be made up of permeable paving, the type is yet to be decided and samples will be provided for local authority approval at a later date.

Access - There is currently a pedestrian access from the site to Deverell Place which will be modified to provide vehicular access onto the site with a minimum clear width of 4.1m in accordance with the development engineer's comments. There will be off road parking with the addition of garage space in accordance with local authority standards and secure cycle storage both long term and short stay for visitors. A provision has been made for on site turning so all vehicles can leave in a forward gear, this area will be kept clear of parking spaces. The site is also close to bus routes in to surrounding areas and is a short walk from local amenities. In line with current building regulations each property will have a level access to the principal entrance and 900mm wide door sets. They will benefit from ground floor w.c's and electricity points and switches at required heights.

Renewable Energy - Both of the new properties have been shown with solar pv panels on the south facing roof slopes to maximise their efficiency, these will produce both electricity for use by the houses and hopefully create a surplus which can be put back into the national grid. Certain items have been added to the building regulations over recent years in relation to energy efficiency and all of these levels will be met by the new properties.

Conclusion - If any non material planning issues arise with reference to covenants, easements or other "private" matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.
It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether "demonstrable harm" would be caused to matters of acknowledged importance.