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Erection of 2no One Bed Flats

Land Adjacent Wheelwrights Arms PH, Emsworth Road, Havant

Design & Access Statement

Assessment of physical context

- This application seeks to construct a two storey building comprising 2no one bedroomed flats houses to the west of the Wheelwrights Arms Public House, on the north side of Emsworth Road, Havant.
- It comprises land a small disused parcel of land sandwiched between a block of flats to the west and the brick boundary wall to the Wheelwrights Arms PH to the east. To the front there is a large hoarding which largely obscures the site from public view.
- The existing flats to the west are post war estate type of no distinct style.
- The Wheelwrights Arms PH, to the east, is considered to be a quality building with a distinctive architectural style. As a result the design for this new build has remained subordinate to this dominant building.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Havant area - thus making a valuable contribution to the LPAs unidentified sites housing figures.
- It will provide 2 small flats for people at the lower end of the housing market.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within a clear line of dwellings and comprises previously developed land within the built up area.

Involvement of local interests

- None

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Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and the need to ensure that the form of the development chosen – ie flats - echoes the character of this part of Emsworth Road.

Design Principles

- Having regard to the advice contained within PPS3 it Is considered that a design response, which incorporates the characteristics of existing developments within Havant, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- A single two storied building comprising 2no one bedroomed flats is proposed.

Layout

- The proposal lies on the north side of Emsworth Road, Havant.
- The proposed building is set back from the road in order to reflect the pattern of buildings in the road.
- No onsite parking is proposed.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site at a density appropriate to the character of the area.

Scale

- The building is 2 storey in height.

Landscaping

- There will be no change to landscaping.

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Appearance

- In terms of design the scheme draws on the varied mix of dwellings in the locality and seeks to ensure that a quality building is constructed.
- Multi stock bricks and concrete tiles will be used.

Access

- Pedestrian and access for cycles will be from Emsworth Road.
- Two cycle spaces are proposed for each flat.
- The submitted location plan indicates the location of the proposed flats, the existing dwelling and access routes within the site. All other areas will be open spaces for use by the occupiers of the properties and there is sufficient room for provision to be made for the secure parking of cycles.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to Havant Town Centre to the west and Emsworth to the east.
- The site also abuts Havant shopping centre which contains a wide range of shops and services.

Transport Assessment

- **Relationship of site to shops, entertainment and employment.**
  The site is within walking distance of a range of facilities. In particular community facilities, schools and shops are all within walking distance.
  The nearest employment area is approximately 1/2 mile to the north and can be reached by walking or cycling.

- **Proximity to Transport Infrastructure.**
  It is located within 10m of a busy bus route whereby buses provide travel into Havant and Emsworth. The nearest bus stops are within 100m of the site.
  In addition, and to promote travel by cycle, each unit will have the ability to store 2 cycles.
  The site is only 100m east of the Hayling Billy cycle route - providing direct link to Hayling Island or the Havant railway station.
  I therefore consider that the site is located within a highly sustainable location and this will minimize the need to travel by car.

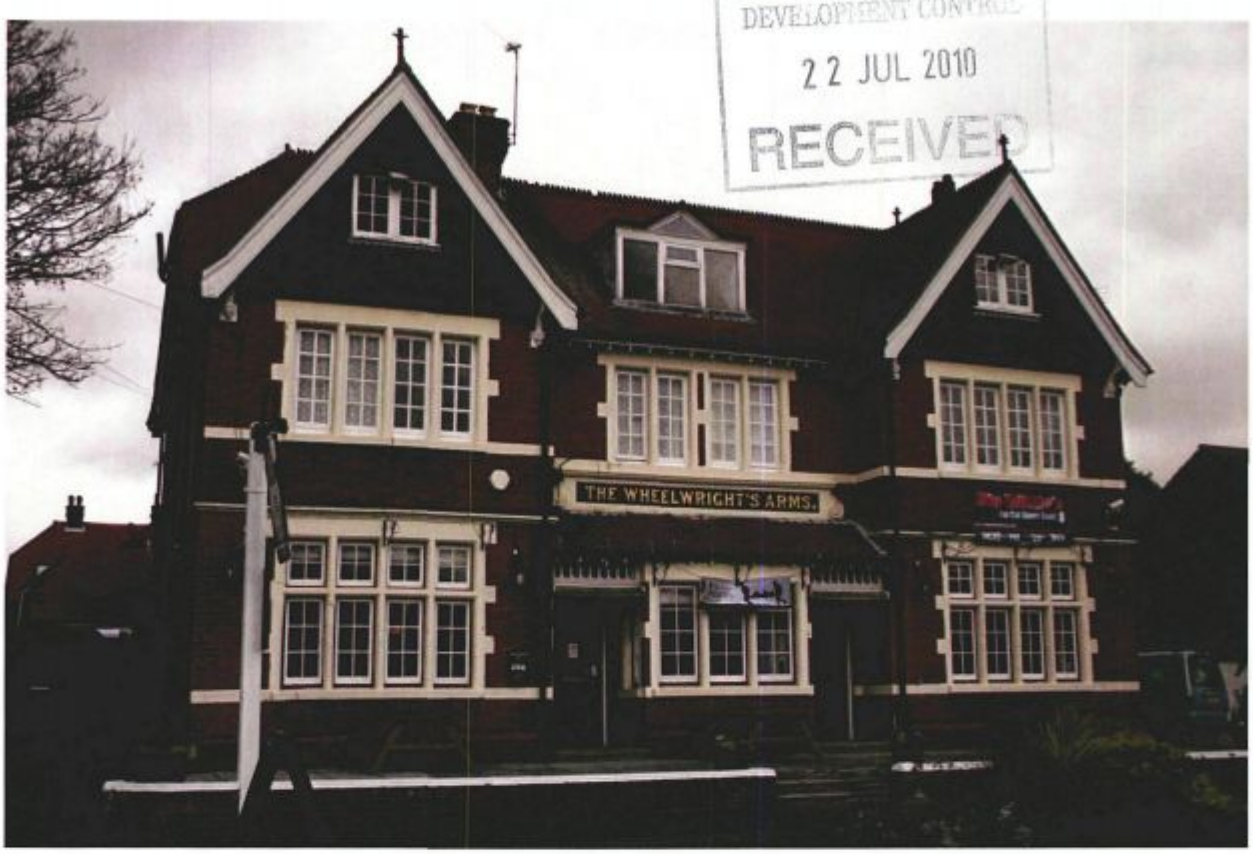
Foul sewerage and utilities assessment

- A gas supply exists in Emsworth Road. Foul sewerage mains exist in the road and serves the site. Havant's foul sewerage system has the capacity for the additional sewerage generated by this two flat scheme. Similarly the existing surface water drainage system in Emsworth Road is considered adequate for the minimal run-off that may be generated by the scheme. Accordingly there are no issues with regard to foul sewerage or other utilities.

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Front elevation of Wheelwrights PH.



Front elevation of flats to west.

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View of site looking south towards hoarding and Emsworth Road. Blank flank wall to flats to right.



View of site looking NE to boundary and rear of Wheelwrights PH