BrightSpace architects

Design & Access Statement

Former Cricketers Tavern site, Riders Lane, Havant



Revision B - 20th July 2011

DOCUMENT CONTENTS

1.0 Introduction

2.0 Assessment
- 2.1 Location
- 2.2 Local Context
- 2.3 Key Views
- 2.4 Planning History
- 2.5 Site Appraisal
- 2.6 Building Height Analysis

3.0 Evaluation
- 3.1 Design Concept
- 3.2 Planning Policy

4.0 Design Response
- 4.1 Use
- 4.2 Layout
- 4.3 Amount
- 4.4 Scale
- 4.5 Landscape
- 4.6 Appearance
- 4.7 Access
- 4.8 Refuse Collection
- 4.9 Cycle provision
- 4.10 Public Consultation
- 4.10 Secure by design
- 4.11 Sustainability
- 4.12 Context Elevations

SECTION ONE : INTRODUCTION

This statement relates to the proposed construction of 10 homes to replace the former public house, the Cricketers Tavern, located adjacent to Riders Lane and facing the west edge of Stockheath Common. The site is under the jurisdiction of Havant Borough 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, BrightSpace Architects, on behalf of, and in conjunction with, the land owners MCP (Poole) Ltd. The site was previously in use as a public house and associated surface parking which was demolished in October 2009. This document is to be read in conjunction with the architectural plans, sections and elevations 10041 01-08 that are submitted as part of this application.



Not To Scale - Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

SECTION TWO : ASSESSMENT

2.1: LOCATION

The application site is located to the north of Havant, approximately 1 km from the town centre. The site sits directly between Stockheath Common (to the north east) and the vacant allotment (to the west). Riders Lane is connected to Purbrook Way to the north and Stockheath Road to the south. The site has reletavely good access to neighbouring towns via the A3(M) and A27.





Aerial Photographs - Not to Scale

2.2: LOCAL CONTEXT

The application site is located in a predominantly residential area overlooking Stochkheath Common and is within walking distance of the Leigh Park commercial centre. There are also bus stops close to the site with regular services and this is described in more detail in the accompanying transport statement by WSP (See Appendix A2.0)

The site itself is level, open fronted and faces Stockheath common. The previous public house (now demolished) was two storeys in height with an enclosed garden area to the rear with customer parking to the front and south.

The housing in the vicinity can be characterised by the following:

Riders Lane (south)



View 1 from Riders Lane (south)



View 2 from Riders Lane (south)



Key Plan

- 2 storey terraced houses
- brick and hanging tile external wall with shallow pitched roof with gable ends facing Stockheath Common
- on street parking to the front of the property
- low level picket fence and brick walls between the front garden and street edge
- protruding porches to the front doors

Riders Lane (north)



Key Plan



View 3 from Riders Lane (north)



View 4 from Riders Lane (north)

- 2 storey detached houses
- mixture of brick and rendered external walls
- pitched roofs with concrete tiles, with predominantly gable roofs and porches to front entrance
- 1.2m high hedge and walls to front gardens
- private driveways with no turning area and detached garages

Stockheath Road



View 5 from Stockheath Road



View 6 from Stockheath Road



Key Map

- typically 3 storey terrace houses with gable ends facing Stockheath Common
- brick external walls with concrete enclosures to stairwells
- shallow pitch roof with concrete tiles
- off street parking to the rear of the property
- low level picket fence between the courtyard garden and street edge

Riders Lane/ Purbrook Way



Key Map

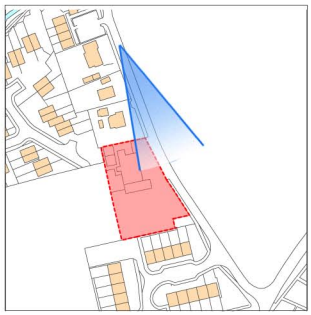


View 7 from Riders Lane/ Purbrook Way

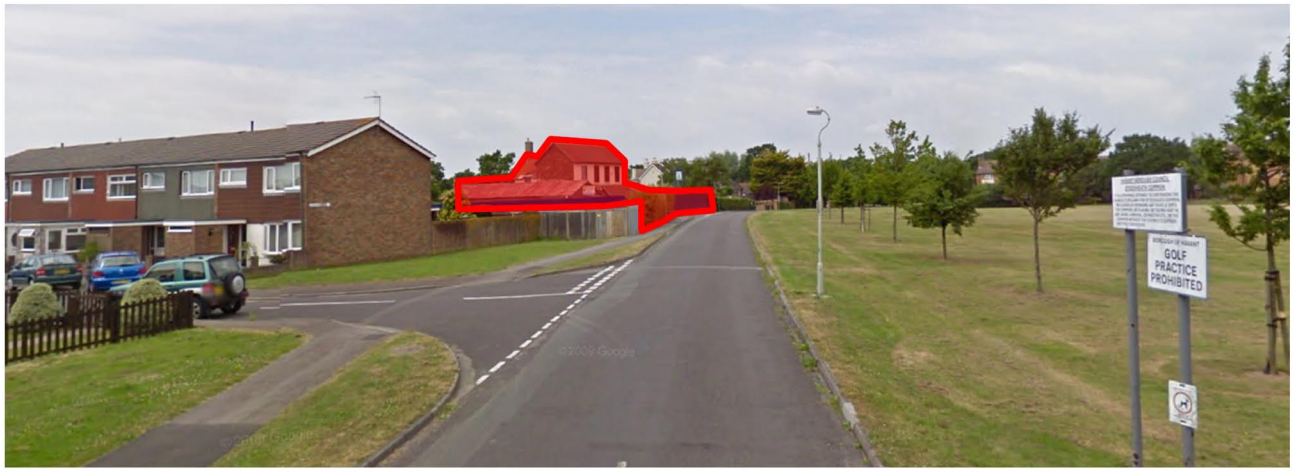
- 2 storey semi-detached and terraced houses
- brick external wall finish with soldier coursing to window heads and concrete tiled roofs to houses
- courtyard parking to the front of the property
- mature trees/ planting to road edge
- entrance canopies and integral porches to the front facade

2.3: KEY VIEWS





Approach to the site from Riders Lane (north)





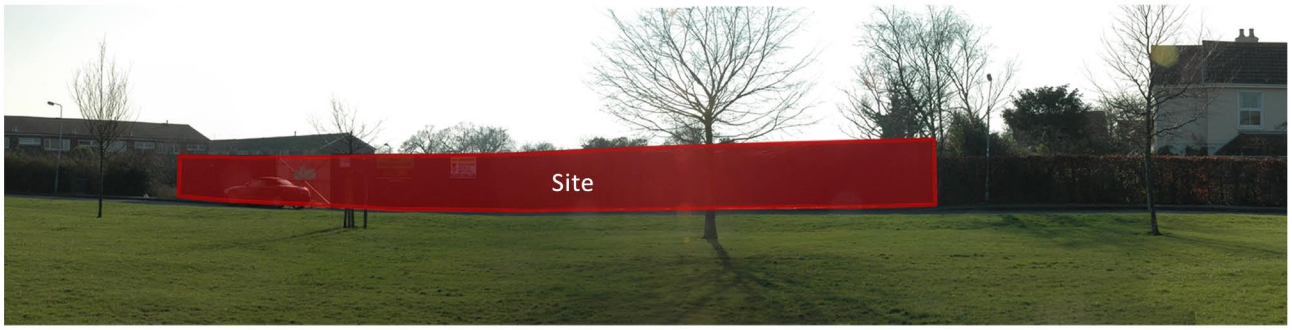
Approach to the site from Riders Lane (south)

2.3 KEY VIEWS CONT..





View from site access Stockheath Common





View of site from Stockheath Common

2.4: PLANNING HISTORY

A previous outline planning application (09/59396/003) was made jointly by Foreman Homes and MCP(Poole) Ltd for the redevelopment of the site comprising 10 x 2 bed flats, 6 x 3 bed houses and a unit for use as a community facility. This application was refused on 25 February 2010 and dismissed at appeal on 18 November 2010.

The reasons for refusal given by the Council, the Inspectors conclusions on those issues and an explanation of how the development now proposed responds to those points is summarised as follows:

1. Premature development which would prejudice the future development of the land to the rear

The Inspector concluded that the option for an alternative car parking layout in the future to provide access to the rear was adequate to ensure the access was deliverable and the reason for refusal was not justified.

The development now proposed continues to make provision for a suitable access road and footway but without the need for any significant alterations to the layout in the future.

2. Proposed layout and proportions would not constitute high quality development

The Inspector felt that there was insufficient spacing around the development, which was out of keeping with the surrounding area. He also advised that the proposal did not respect the building line of the neighbouring properties. He did not feel that three storey development was appropriate.

The development now proposed offers wholly two storey development with greater spacing around the site when viewed from the Riders Lane frontage. It provides a greater set back from the road to respect the existing building line to either side.

3. Height, scale and mass and location of windows would be harmful to neighbouring amenity

The Inspector concluded that the proposed development would cause overlooking and have an overbearing impact on October House to the north but was acceptable in relation to Sunnyheath to the south.

By proposing a row of houses running in line with the adjacent building line to the north there is now an acceptable relationship with no rear projection of habitable room windows facing the neighbouring property.

The row of houses backing on to Sunnyheath to the south achieves an appropriate separation distance of 21m, which was accepted by the previous Inspector, to ensure an acceptable relationship.

4. Proposed community facility would be detrimental to neighbouring properties and highway safety

2.4: PLANNING HISTORY

The Inspector did not agree that the proposed community use would cause any more noise and disturbance to residents than the previous public house use. However, the absence of any dedicated car parking provision on the site to serve the community unit was considered unacceptable in relation to highway safety.

The development now proposed does not include a replacement community use. The new Core Strategy policy seeking to protect community uses is addressed elsewhere in this Statement.

5. Inadequate car parking provision

The proposed development made provision for 22 car parking spaces for the residential development against the Council's requirement for 24/25 spaces if unallocated and 32 if allocated.

The Inspector considered that the minor shortfall if the spaces were unallocated was not particularly significant given the sustainable location of the site and the provision of covered cycle parking. He felt the use of the spaces could be controlled by condition. However, the absence of parking provision for the community use was unacceptable.

The development now proposed fully meets the requirement of two allocated spaces per house with no community use proposed.

6. Insufficient amenity space, cramped layout, inadequate car parking and vulnerability to crime would not result in high quality living environment.

The Inspector did not object to the level of amenity space proposed given the proximity to Stockheath Common. The 10 houses proposed each have an individual private garden to meet the required standards.

7. Absence of legal obligation to secure play space contribution

The Council did not object to how the unilateral undertaking submitted with the appeal dealt with the required play space contributions and the Inspector did not comment on this further.

This will be a matter for discussion during the course of the application process.

8. Absence of legal obligation to secure affordable housing

The Inspector was unhappy with the drafting of the unilateral undertaking submitted with the appeal with regard to securing the required affordable housing. This will be addressed in the new application by agreeing the wording of the document at the earliest opportunity.