

04

hgp

Proposal

Proposed Layout

The proposed layout is the product of refinement and input from the specialist consultant team and dialogue with Havant Borough Council.

100 dwellings in a mix of 2-4 bedroom houses, responding to the perimeters and outward looking nature of the site, with woodland and established tree planting, whilst providing a considered strategy for noise mitigation, amenity and drainage within the site.

The established site entrance is retained and is fronted by a short run of properties with a cluster of dwellings and parking court in the distance, with the woodland visible to the north upon arrival.

The road turns south before arriving at the central key space and POS within the site which provides a LEAP and focal point for the new community. Houses are orientated to front the space and give it prominence within the layout.

An acoustic bund and fence form the western edge, giving opportunity to plant and connect between the north and southern SINC, creating a biodiversity corridor and woodland buffer that screens the 4.5m high barrier from residents' view.

A dedicated cycle and pedestrian link promotes sustainable travel, connecting residents to local amenities and reducing car dependence. This, connects the south of the site to the existing infrastructure, encouraging travel through use of bikes or walking. This route leads to the central LEAP and heart of the site.

The south eastern corner contains a SUDs basin as part of the drainage strategy but also an amenity for biodiversity and visually via the cycle link.

The vast majority of parking is provided within parking courts, ensuring that spaces are in no more than bays of 5 substantial planting bays between.

The following pages will analyse the proposal in greater depth.



Aspect

The aspect of the western dwellings positively reinforces sense of place, and highlights the importance of (and celebrates) the central LEAP through this configuration.

This is demonstrated through the various options and exploration over the last 18 months, concluding in this arrangement.

The tree lined backdrop frames the outer edges of the development, creating a high quality living environment, suggesting the notion of woodland living rather than motorway adjacency.

Throughout the following pages are a series of diagrams and images which reinforce the above, showcasing the design aspirations and quality of the development.

The points below are an advantage of this configuration and reinforced by Havant Borough Council's Design guide SPD.

- **A true centre - the heart of the proposal and an area to be proud of.**
4.14- 'Nodes are focal places, such as local centres, town parks, key junctions and squares. They are important because they help people identify a central point or focus to a place and assist orientation. The importance of a node can be emphasised through different rhythms in the urban structure such as building heights, the level of activity or range of uses. The architectural approach could also help to differentiate the node.'
- **Reduced on street parking - Refer to Page 16 layout**
4.22 It is important the public realm is enjoyable and attractive. The car and highway should not dominate and create an environment that is harsh and unwelcoming. Large areas of hard surfacing given over to car parking can create a bland, uninteresting and unattractive environment for users and for buildings that address the space.
- **Enhanced natural surveillance of central space which in turn reduces opportunity for crime and antisocial behaviour**
4.08 The more people who use a street and the more overlooked it is by well used buildings, the safer and more welcoming it feels. This activity and

overlooking also reduces opportunities for criminal and anti-social activity. Therefore new developments should be designed so that routes and streets are overlooked and addressed by buildings and frequented by a variety of users.

- See page 24 & 25 - Improved and larger green corridor adjacent to acoustic fence. This helps screening and connection the north and southern SINC's
- Inward facing masterplan, turning away from and screening unsightly acoustic fence.
- Passes the necessary acoustic testing
- Greater proportion of family homes
- Cannot deliver the central open space without this layout
- Reduced impact on ecology corridor - lighting, cars etc.



Good Legibility - Havant Borough Design Guide SPD - Figure 4.2, Page 17



Proposed Hulbert Road Layout

Reinforced SINC corridor and backdrop
Surface texture identifying heart of the site
Central community LEAP and amenity space
Natural surveillance & positive outlook
FOG unit to parking court
Reducing visual impact of cars

Sense of Place



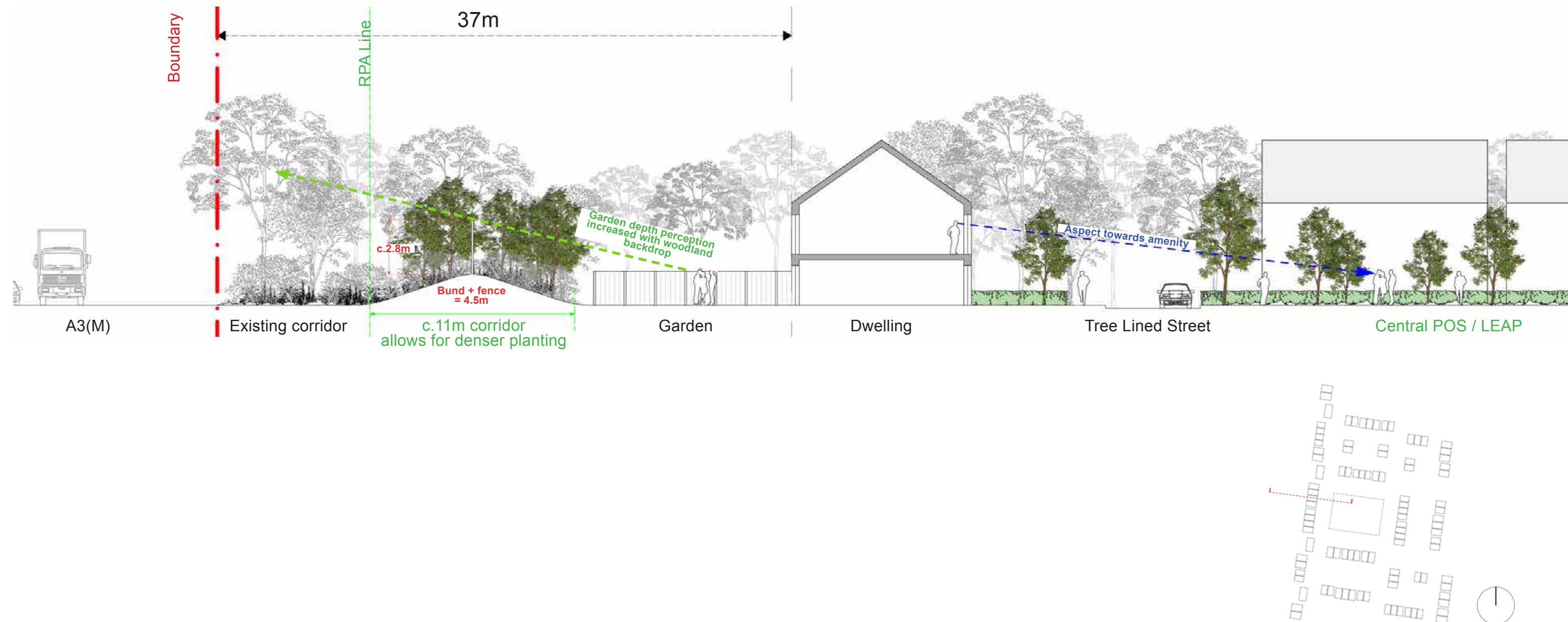
Indicative view of LEAP

Sense of Place - Section

The indicative below section demonstrates the structuring of the western edge, utilising the space between back fence and established RPA's, for noise mitigation and screening.

The depth of corridor varies but is generally around 10-11m wide, allowing for a reasonable sized bund at a 1 in 3 gradient, topped with the acoustic fence, which is then screened with vegetation and tree panting to connect the north and south SINCs.

The result is a focus upon the LEAP and communal POS ensuring that this is a key space with natural surveillance and sense of ownership to the residents.



Materials / Character

Pulled brick ladder detail
Accentuates facade, adds
points of interest

Red multi brick
base material to
dwellings

Light grey
concrete roof tile

White UPVC
windows and
door sets



Indicative eye level view from LEAP

Materials / Character

Cream / light buff brick
base material to dwellings

Pulled brick ladder detail
Accentuates facade, adds
points of interest

White UPVC
windows and
door sets

Dark grey
concrete roof tile



Indicative eye level view of corner turner and terrace

House Types

The proposed scheme provides a rich mix of types and bed spaces, catering for a range of potential occupants and family sizes, supporting the local housing need.

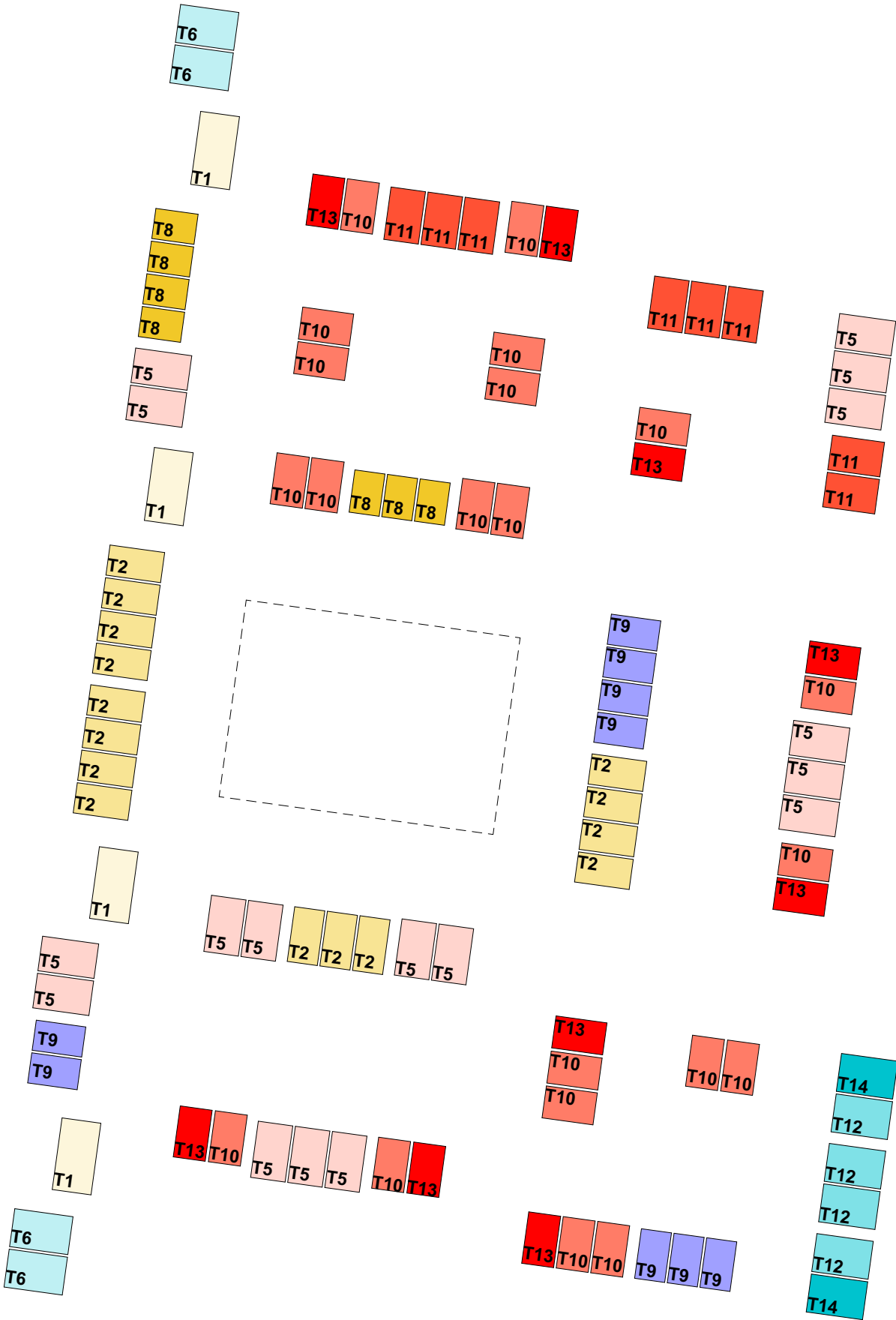
In turn, this will provide the scheme with a more inclusive social structure and ensures a diverse community.

35% of the dwellings are 2 bedroom, in line with the outline approval.

Total : 100 Dwellings

Total Area : 8229.4m²

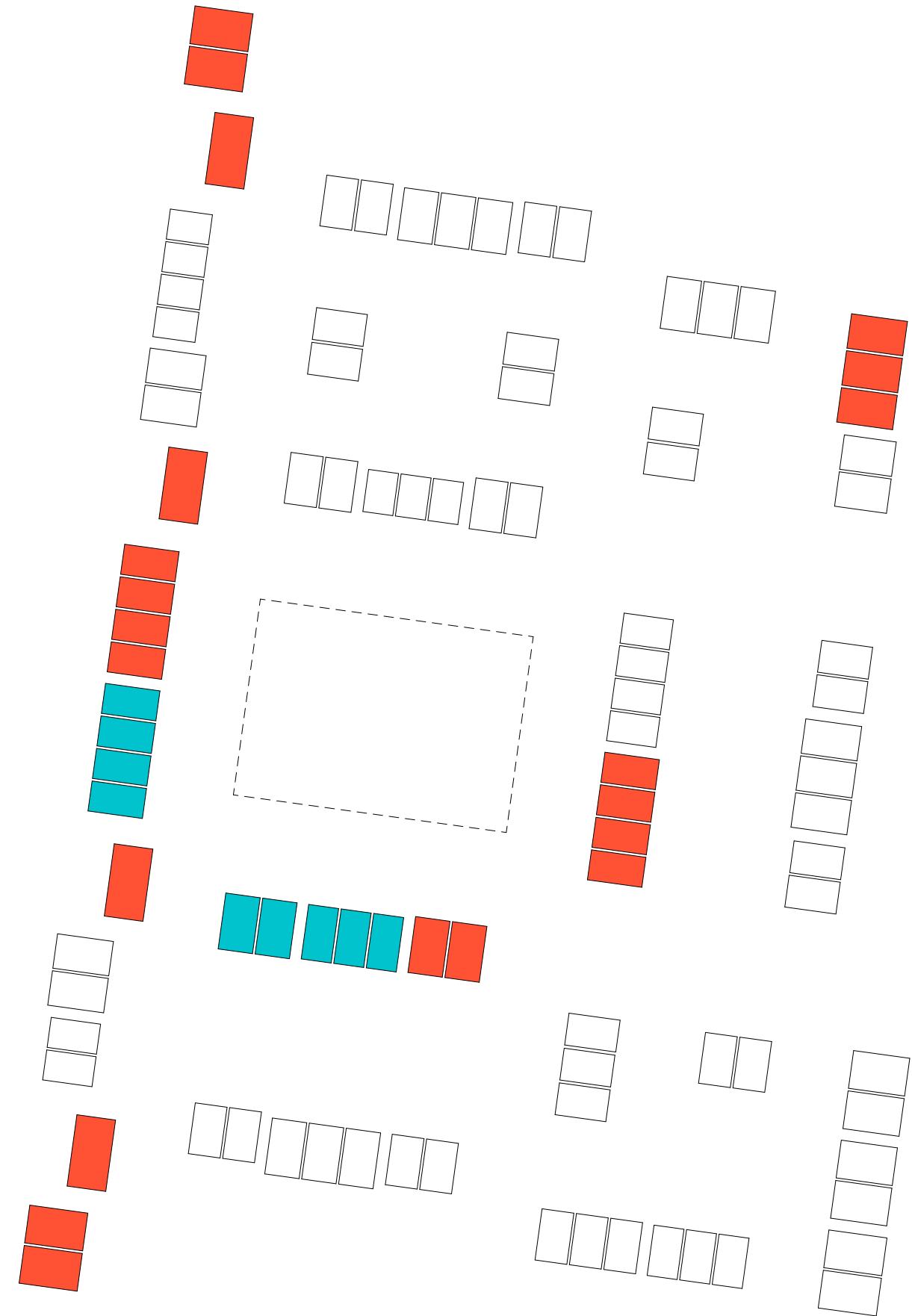
2B3P FOG	4 x	73m ²	HT 1
2B4P House	15 x	79m ²	HT 2
3B5P House	17 x	93m ²	HT 5
4B6P House	04 x	106m ²	HT 6
2B3P House	07 x	61.1m ²	HT 8
2B4P House	09 x	71.5m ²	HT 9
3B4P House	21 x	79m ²	HT 10
3B5P House	08 x	86.4m ²	HT 11
4B6P House	04 x	102.5m ²	HT 12
3B4P House	09 x	79m ²	HT 13
4B6P House	02 x	102.5m ²	HT 14



Tenure

The proposal is providing 30% affordable tenure to the borough with a 70 / 30 split between Affordable Rent (AR) and Shared Ownership (SO). This equates to 21 affordable rent and 9 shared ownership.

These are distributed across the site to ensure a wider range of options and to avoid clustering affordable tenure in a single area.



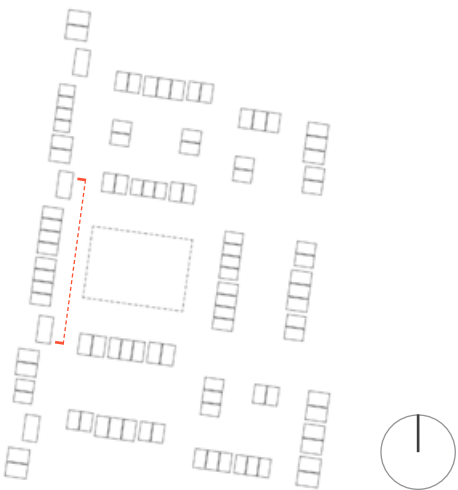
Affordable Rent 21 x ■
 Shared Ownership 9 x ■



Street Scene



LEAP / Central POS



Street Scenes

