

DESIGN, ACCESS & PLANNING STATEMENT

Prepared by R&R Design Studio on behalf of TWJ Developments

For the proposed redevelopment of:

No.6 Northlands Park,
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Hampshire,
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THE SITE - Introduction

- R&R Design Studio have been commissioned to submit a retrospective planning application for the construction of a single-storey, one-bedroom dwelling at No.6 Northlands Park, along with associated perimeter walls, fencing, and several small outbuildings. The dwelling has been constructed using two repurposed shipping containers, clad in natural timber, and features a green roof. Positioned at the rear of a residential cul-de-sac, the site is well screened by substantial tree coverage, particularly to the west and along the motorway boundary, providing both privacy and environmental integration. The development has been carefully designed to sit comfortably within its surroundings, with minimal visual or ecological impact. This Design and Access Statement outlines the contextual justification, design approach, and compliance with national and local planning policy.

THE SITE - Site Location & Context

- The site is positioned at the end of a quiet cul-de-sac, behind existing two-storey residential properties. It is well screened from the adjacent motorway by dense mature trees to the north, while the western edge of the site remains undisturbed, bordered by additional tree coverage. This natural buffer contributes to the secluded and green setting of the development.

The site is accessed via a private gated entrance and is not visible from the public highway, ensuring the development has a negligible effect on the street scene and wider area.

- The site has an area of 698 square metres (0.172 Acre). The topography of the site is mainly flat.



Site Location Plan

THE SITE – Site Analysis

- The area within the vicinity of the proposed development is predominantly two storey dwellings.



Site Analysis Plan
1:500

THE SITE - Character of the Area

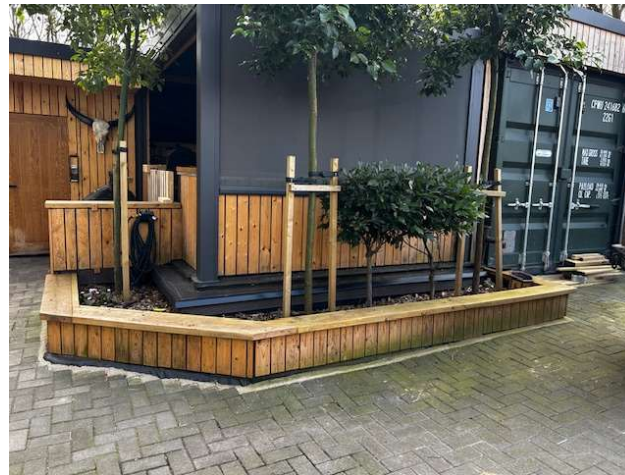
- the surrounding area to the north and west is predominantly residential. The neighbourhood features a diverse range of housing types. As shown in the accompanying photos, the adjacent properties are largely modern, post-war constructions, comprising a mix of detached and terraced houses. Architectural styles vary, dating from the 1950s to the 2000s, with materials primarily including knapped flint, brick, render, clay tiles and Slate.



THE SITE – Photographs of Building & Surrounding Site



1. North Elevation – Living Area



2. North Elevation – Living Area



3. View of Neighbouring Property Looking East from Proposed Dwelling



4. East Elevation Looking Towards Entrance Gates



5. East Elevation Living Area



6. North Elevation – Storage Shed

THE PROPOSAL – Character & Appearance

- Retrospective Planning permission is sought for the construction of a single-storey one bedroom studio style residential building (approximately 30m²). The building proposal has been thoughtfully designed to minimise overlooking of adjacent properties, while maximising natural light and views toward the nearby open space.
- **Character and Appearance**
 - The development proposal will ensure that the density, mass and height of the proposed dwelling is appropriate and in keeping with some of the existing residential dwellings in the immediate area.
 - The proposed material palette will harmonize with the surrounding buildings site while introducing a contemporary touch to the overall aesthetic.

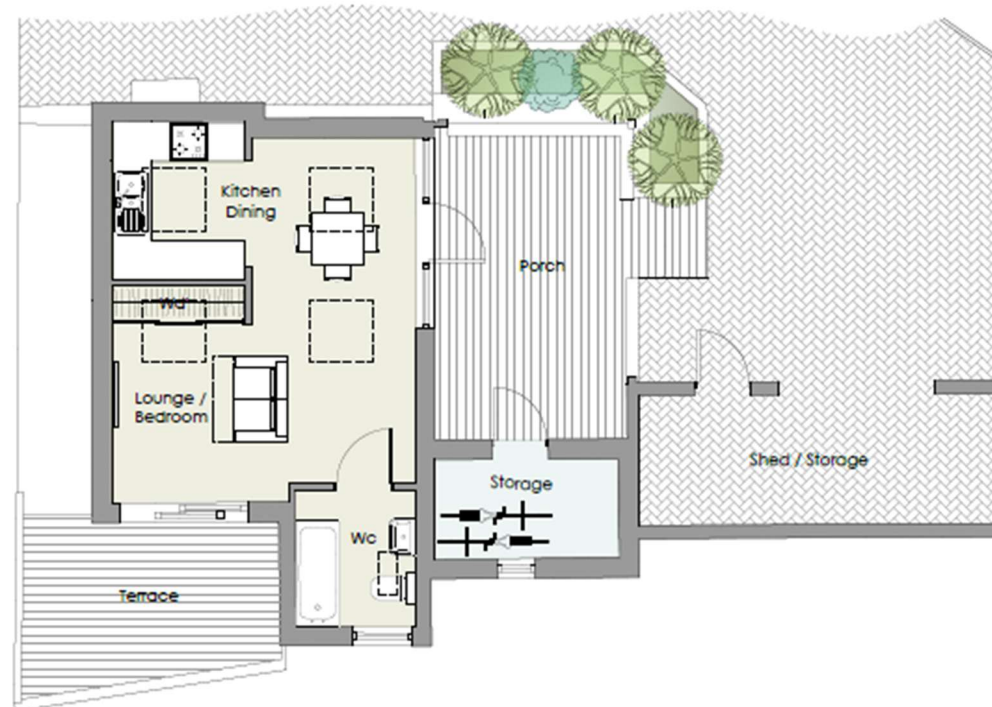
THE PROPOSAL – Site Layout Plan



Proposed site layout Plan

THE PROPOSAL – Dwelling Layout Plan

- Below is the proposed dwelling layout designed to comply with the National Housing Space Standard requirements providing a good standard of residential interior layout.



Proposed Floor Plan

THE PROPOSAL – Design Materials

- The proposed dwelling features a material palette that includes metal and timber cladding. This combination reflects the contextual materials of the surrounding properties while delivering a modern, contemporary, and sustainable design.
- Windows and doors feature dark grey frames, offering a subtle contrast to the lighter-toned timber cladding and contributing to the contemporary aesthetic. A sustainable approach has been adopted for the roof, which will incorporate a green roof system to enhance biodiversity and support sustainable drainage.



As-Built Front / North Elevation



As-Built Side / East Elevation

ELEVATION NOTES	
①	Timber cladding
②	Membrane
③	Dark grey glazed UPVC windows
④	Dark grey aluminium flashings

THE PROPOSAL – Schedule of Materials



1 Walls:
Vertically Laid Timber Cladding



2 Walls:
Single Ply Membrane



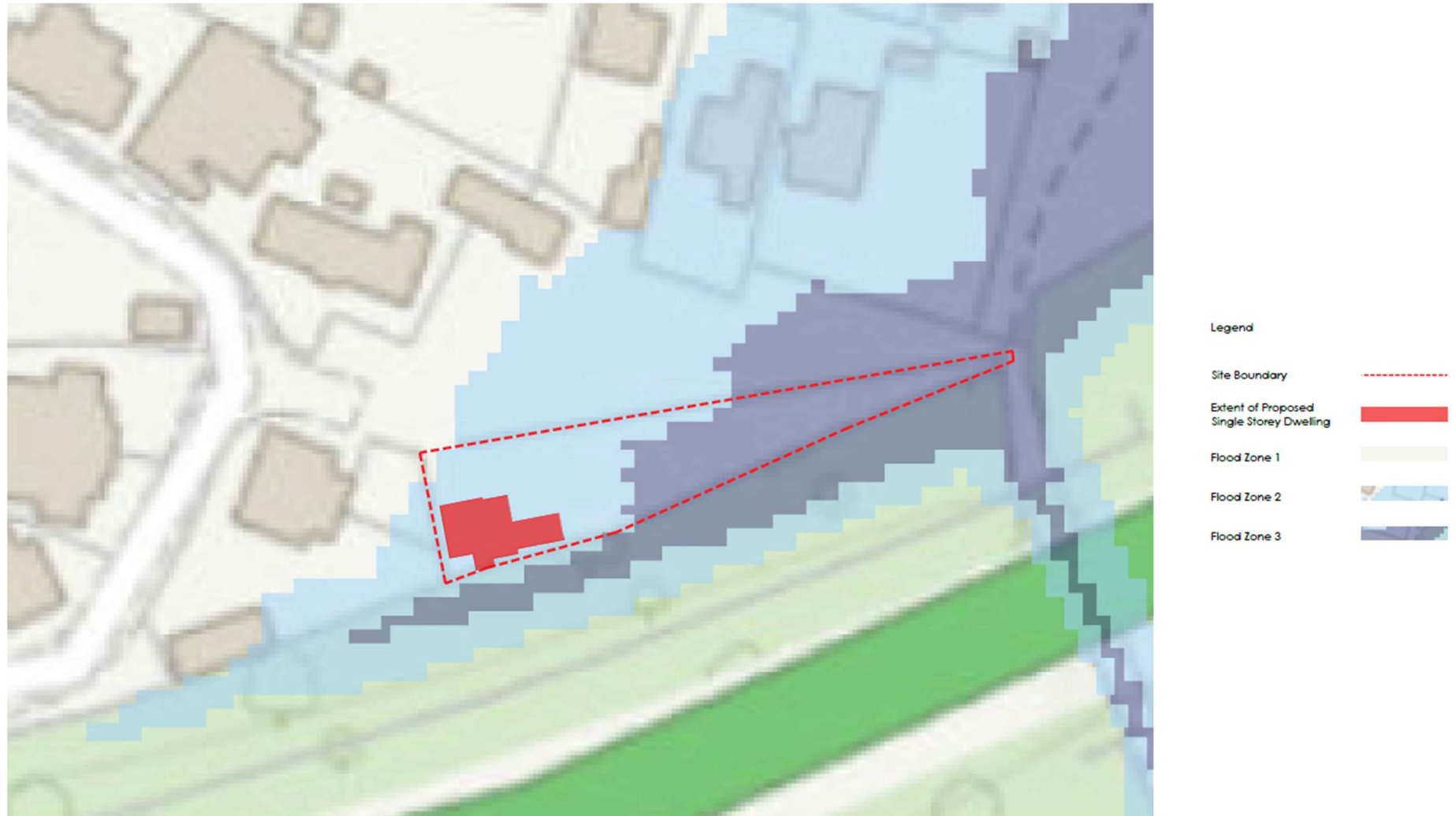
3 Windows:
Thermally Broken Dark Grey
UPVC Windows



4 Flashings:
Dark grey metal cladding

FLOOD ZONE

- The Proposed dwelling falls within a flood zone 2 whilst certain parts of the site fall within a flood zone 3.



SUSTAINABILITY

- Efficient Design

The proposed scheme is designed to exceed current building regulation standards whenever practicable to make the homes as energy efficient as possible. The methods implemented will be as follows:

- **Reuse of materials** (shipping containers) for low embodied carbon.
- **Green roof** improving thermal performance and stormwater management.
- **Modest footprint** and low-impact site strategy.
- **Retention of natural tree screening**, providing shading, carbon capture, and privacy.

REFUSE STRATEGY

Dedicated refuse and recycling storage will be provided within a secure, purpose-built enclosure located discreetly on-site. The location has been carefully considered to ensure it is easily accessible to residents while remaining unobtrusive and visually integrated within the overall design. The enclosure will be within the recommended maximum drag distance for collection teams, ensuring compliance with servicing standards and operational ease.

The refuse area will accommodate separate bins for general waste, mixed recycling, and food waste, promoting sustainable waste practices in line with local authority requirements. Materials for the refuse enclosure will be durable and in keeping with the overall architectural language of the development, maintaining visual coherence across the site.

CONCLUSION

The development at No.6 Northlands Park represents a modest, well-designed, and environmentally sensitive form of residential accommodation. It is in keeping with its setting, discreet in scale and appearance, and carefully integrated into its green surroundings. The proposal does not harm the character of the area, neighbour amenity, or the local environment.

The development is supported by neighbouring households in close vicinity to the site.

The design responds to the scale, form, and materiality of the surrounding built environment, ensuring that the proposal is both appropriate and aspirational. It is a contemporary response that respects its context, while offering long-term value to the community and future residents.

We respectfully request Havant Borough Council to grant retrospective planning permission based on the development's appropriateness and compliance with local planning principles.