



Land at Kingscroft Farm

Design and Access Statement

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01

Introduction

Preface

This document has been prepared by HGP Architects on behalf of Foreman Homes to support the Outline Application for the development of up to 140 houses at Kingscroft Farm, Meyrick Road, Havant.

Havant is located in the south east corner of Hampshire, approximately halfway between Portsmouth and Chichester. The site is located to just to the south of Bedhampton Train Station, and just north of the A27, allowing for plenty of connections to the wider realm.

Kingscroft Farm benefits from generally level topography, and is currently used as land for grazing. Access is currently granted from Meyrick Road.

SITE ADDRESS

Kingscroft Farm
Meyrick Road
Havant
PO9 1NX

SITE AREA

4.4 Ha

LEGEND

- Site
- Land also under Foreman Homes' control



Location of Site
Approx Site Area: 4.4Ha
Approx Total Area Including Blue Line: 7.3Ha

02

Site Analysis



Bird's-eye view of the site and surrounding points of interest.
Red line to illustrate main site area and does not include adjacent roads to be upgraded..



Site Photographs Key

Site Access

The main access to the site is situated in the north-eastern corner, from Meyrick Road. This currently provides both pedestrian and vehicular access to the fields, as well as pedestrian access to the permissive path around the fields. The beginning and end of the Public Right of Way are accessible, but it is currently not possible for the public to walk across the fields due to the barbed wire fences that cut across the Public Right of Way to divide the fields.



Existing Site

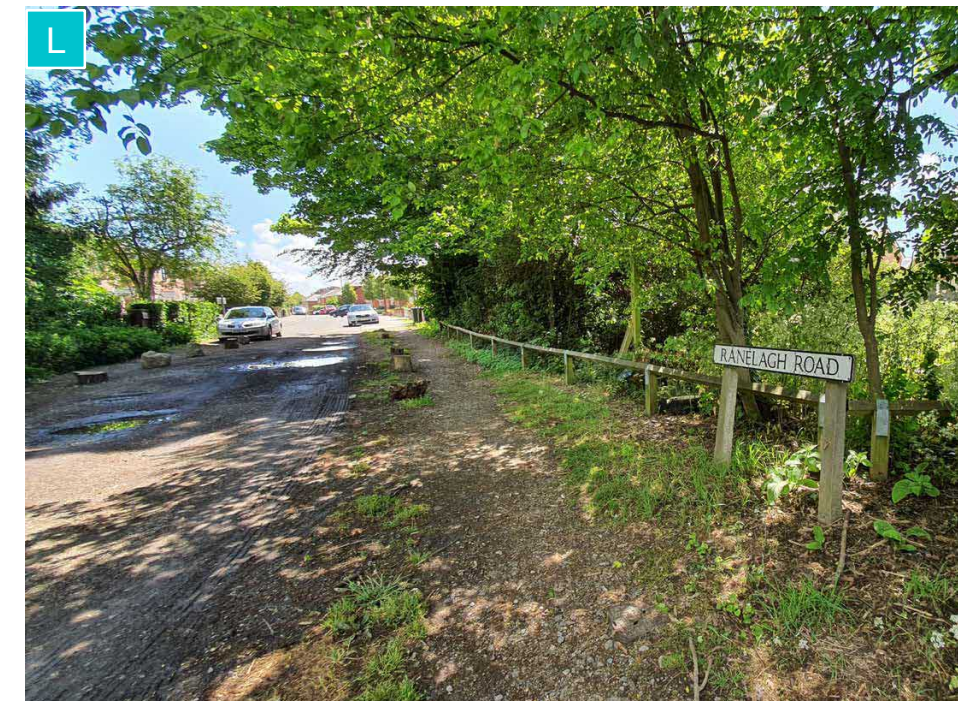
The existing site is currently used for lowland grazing, and is made up of two fields. These fields cut across the Public Right of Way and currently prevent its use. Instead, a permissive path has been provided and signposted along the eastern boundary of the site.

The site is separated from its neighbours by a significant green buffer, and the vegetation between the permissive path and the boundary is largely overgrown.



Site Surroundings

The site is bordered by significant trees and planting to most boundaries. To the north east of the site is a fairly new development surrounded by closeboard or acoustic fencing. One of the roads that serves this development, Ranelagh Road, transitions from tarmac to an informal road surface as it meets Meyrick Road. This area devoid of tarmac is within the site's red line boundary, allowing for improvements to be made.



Urban Analysis

The site is located approximately 15 minutes walk from Havant's lively town centre, and 5-15 minutes walk to the local facilities in Bedhampton.

- Bedhampton Community Centre (7 minute walk)
- Bidbury & Bedhampton Park (12 minute walk)
- Havant Retail Park (including local supermarket) (14 minute walk)
- Bedhampton Sub-Post office (15 minute walk)
- The Meridian Centre (16 minute walk)

Bedhampton Train Station is also less than five minutes walk away, and walking to Havant Train Station takes approximately 18 minutes.

Bus routes also serve the site from Bedhampton road, and the location of bus stops will be outlined on the following pages.

The nearest primary school to the site is Bidbury Infant/Junior School at 16 minutes walk away, but St Thomas More's Catholic Primary School is only slightly further at 17 minutes walk away. Trosnant Infant School is also within 20 minutes walk, and Barncroft Primary School is just over 20 minutes walk, ensuring a wealth of choices for younger children and parents.

LEGEND

-  Site
-  Walking Distance (Time)
-  Train Station
-  Major Road
-  Place of Interest



Approximate walking distances to local amenity and places of interest around the site

An Accessible Location

As mentioned previously, the site is close to a number of bus stops, and is situated within easy walking distance to both Bedhampton and Havant train station.

There are strong pedestrian connections around Havant, including a Public Right of Way to Hayling Island that passes through the site.

The A27 is a few minutes drive, allowing easy connection to Portsmouth, Chichester, and the wider motorway network.

- LEGEND
- Site Boundary
 - Bus Stop
 - Bus Route
 - Train Station
 - Public Right of Way
 - A27

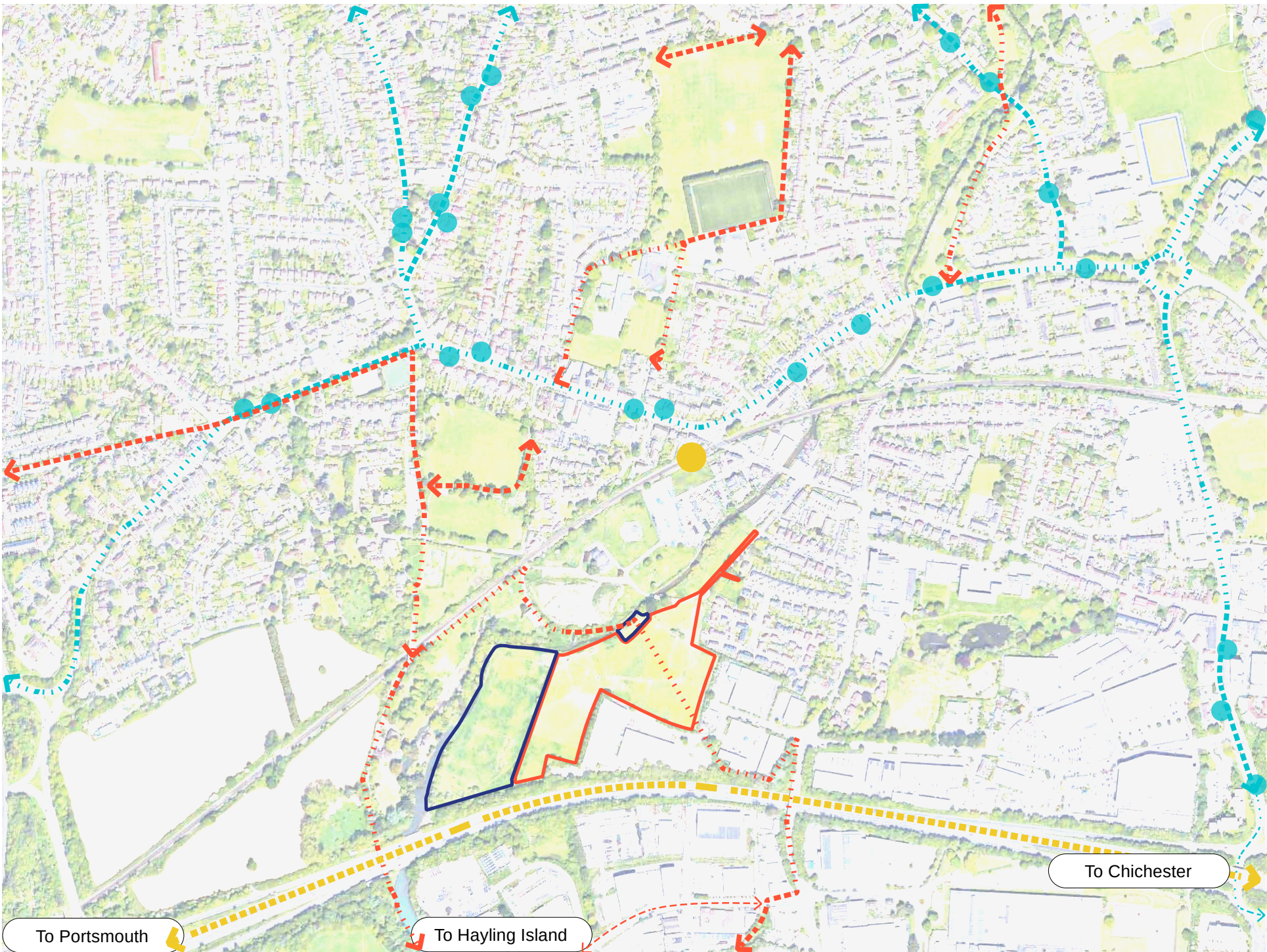
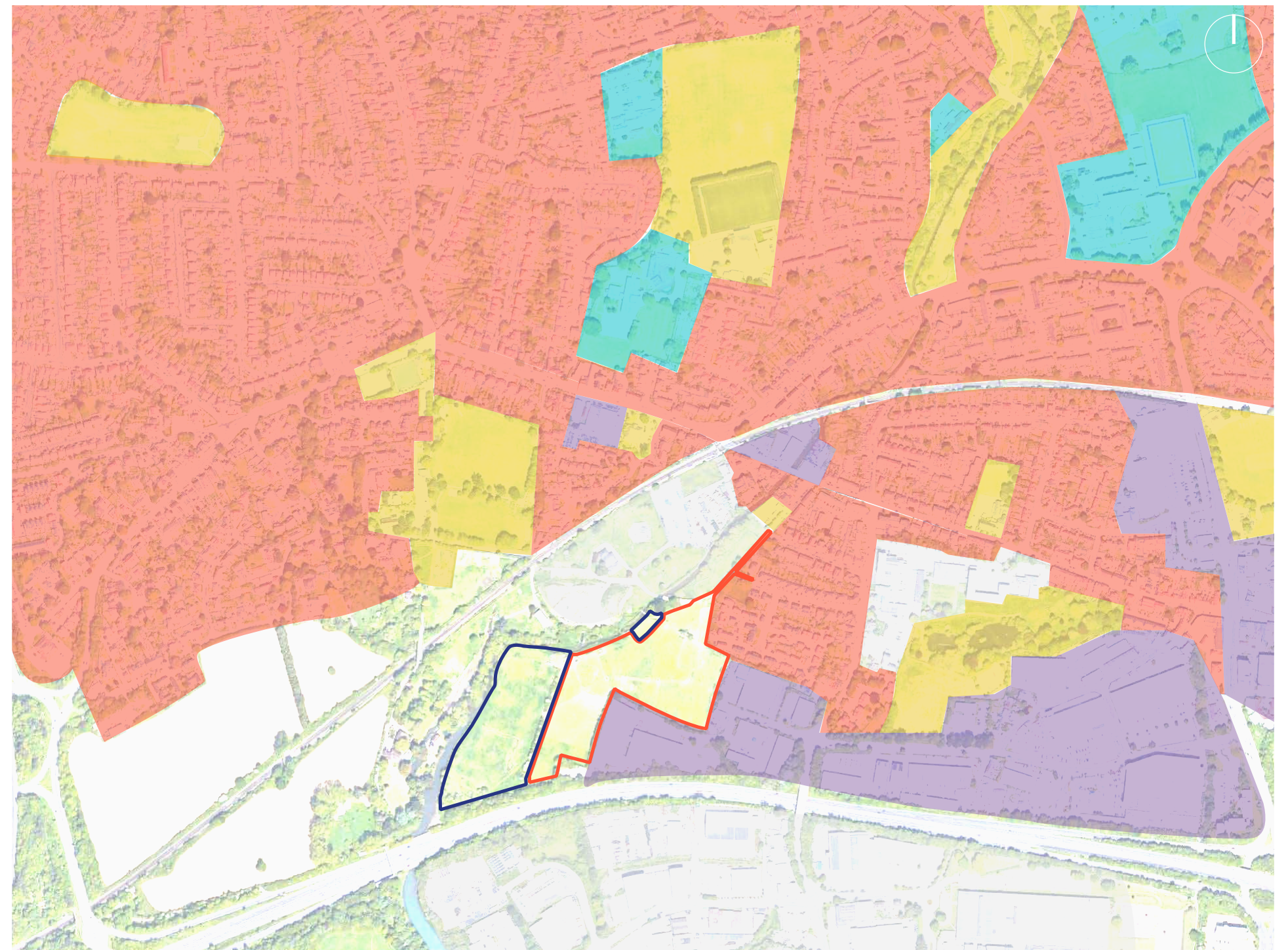


Diagram showing local transport routes

Well Related to the Existing Community

The buildings immediately around the site are a mix of residential, industrial and commercial. There are plenty of educational facilities within walking distance, as well as numerous areas of public open space that are easily accessible.



LEGEND

- Site Boundary
- Residential
- Education & Health
- Leisure & Community
- Retail
- Industrial - Future Residential Parcel

Reading the Local Grain

The figure ground plan reveals that the linear nature of the surrounding residential areas. The urban grain changes rather abruptly on the southeast border of the site when the units transition to commercial and retail uses.

LEGEND

-  Site Boundary
-  Existing Built Form



Figure-ground Diagram

Site Constraints

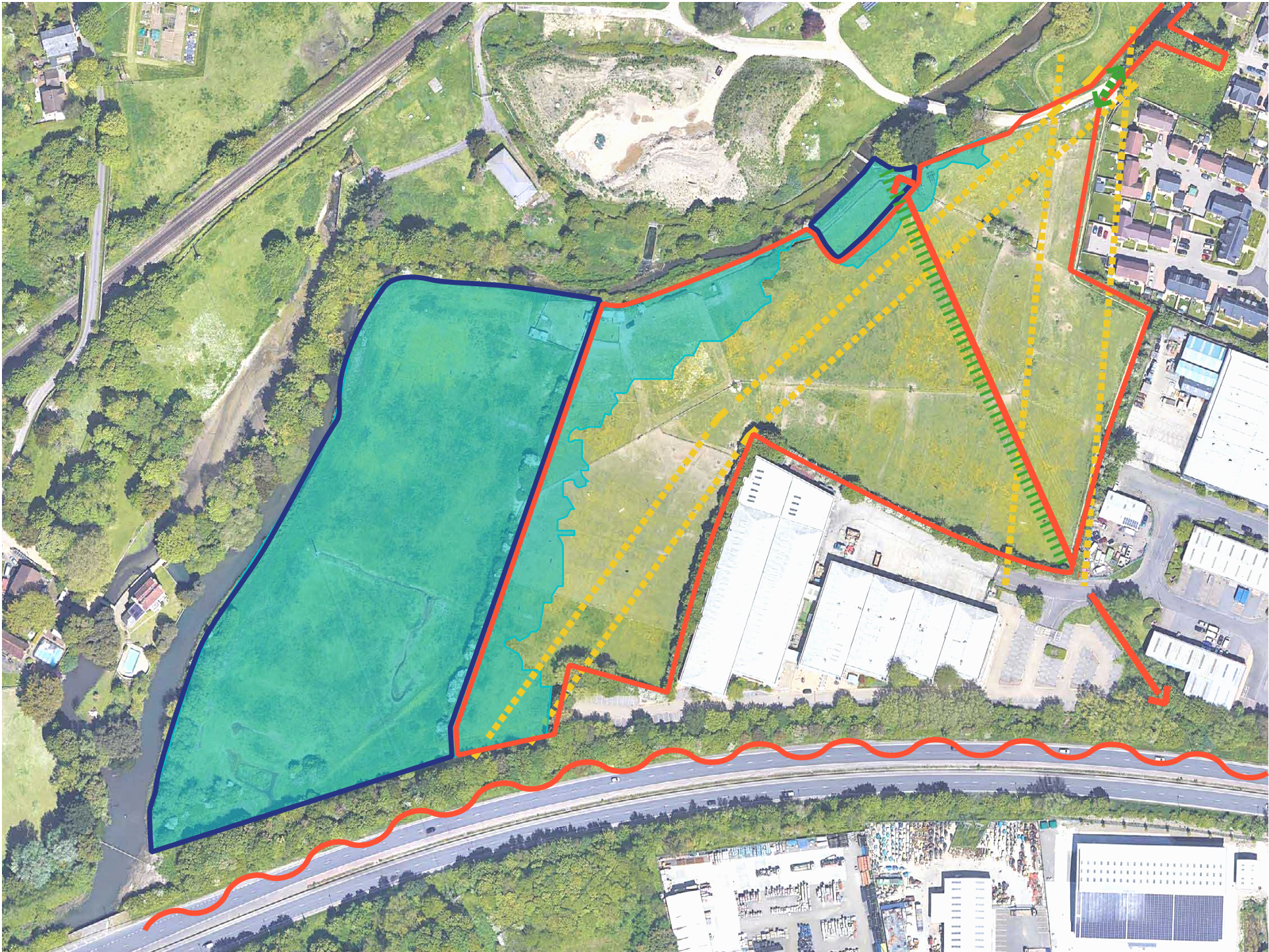
The site is largely open fields used for the grazing of horses. A significant portion of the site is at risk from flooding from Hermitage Stream.

A Public Right of Way cuts across the site, although it is not frequently used due to the barbed wire fences that cut across the site to form paddocks.

Two easements run across the site - one easement is for a sewer that runs along the eastern boundary north to south, and the second is a culverted watercourse that runs north east to south west through the middle of the site.

LEGEND

-  Site Boundary
-  Noise from Road
-  Overhead Cables
-  Existing Access
-  Flood Zone
-  Easement
-  Public Right of Way



Constraints Diagram
Red line to illustrate main site and does not include adjacent roads to be upgraded.

Site Opportunities

After analysis of the constraints, various opportunities for development and public open space are revealed.

The developable parcels within the site appear slightly fractured, although placing the roads and paths along the easements would allow connectivity between the developable parcels. This would then naturally set up opportunities for key buildings that can be seen along the primary route through the site.

The Public Right of Way should be enhanced, and Public Open Space could be positioned at the start and end of the PRow within the site to increase the accessibility of the new spaces.

The blue lined area of the site is separated from the red lined area by an existing tree line. This area could be used for ecological mitigation of the site, and reinforcing the existing tree line would allow this land to be screened and protected from the development for this purpose.

LEGEND

-  Site Boundary
-  Vehicular Access
-  Developable Area - Avoiding Easements and Flood Zone
-  Opportunity for Ecological Mitigation Land
-  Public Right of Way
-  Key Building Opportunity
-  Opportunity for Public Open Space



Opportunities Diagram

Red line to illustrate main site and does not include adjacent roads to be upgraded.

Local Character - Landscape

PUBLIC OPEN SPACE

The character of the local public open spaces are large grassy areas, usually with a play space to one edge. These are often bordered by trees, although fences are often present along edges that border a busy road.

North of the site there is Following the Public Rights of Way, there is a long public walk along the watercourse north of the site. This public open space disappears at the B2149 where the space is fenced off along Staunton Road, but it is still possible to walk roughly the line of the watercourse.



Open Space at Hook's Lane



Bidbury & Bedhampton Park, King's Croft Lane



Play Area and Public Open Space at Scratchface Lane



Hermitage Streams Hawthorn Walk, Stockheath lane

Local Character - Architecture

BEDHAMPTON

Bedhampton used to be a village in its own right, but is now a suburb within Havant. The area features a range of house types including small cottage-like dwellings, workers' terraces, and blocks of flats dating from the 60s and 70s.

Newer developments in the area have focused on providing larger, detached houses.



Detached House
Bedhampton Road, Havant



Terraced Houses
Bedhampton Road, Havant



Semi-Detached Houses
Park Lane, Havant



Detached House
Tulip Gardens, Havant

Local Character - Architecture

HAVANT

Moving away from Bedhampton and further into Havant centre, the residential buildings are often newer than those to the west.

Roof forms and colours across Havant are much the same as within Bedhampton, although brown roof tiles and roofs with lower eaves are introduced.

The brick colour also becomes more varied, and small elements of horizontal boarding are also introduced.



Semi Detached House
Boundary Way, Havant



Block of Flats
Bellair Road, Havant



Terraced Houses
Oaklands Road, Havant



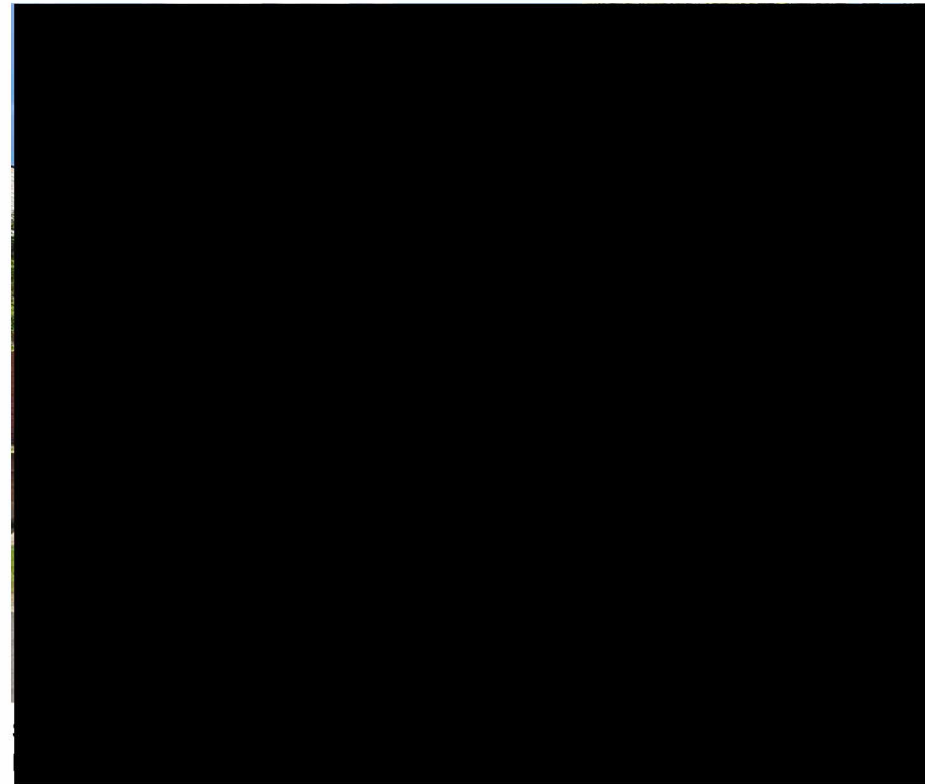
Detached Houses
Southbrook Road, Havant

Local Character - Architecture

HOUSES CLOSEST TO SITE

The closest houses to the site are part of a newer development completed circa 2018. These houses are primarily red brick, although there are some buff brick houses, render houses, and houses with tile hanging to the first floor. Different porches, headers, and cills across these units contribute to the variation in the street scene.

This development primarily consists of semi-detached units, terraced houses, and large three-storey blocks of flats.



Terraced Houses
Ranelagh Road, Havant



Semi-Detached House
Ranelagh Road, Havant



End-of-vista block of flats
Abrams Way, Havant

Architectural Details to Bring Forward

The adjacent images show a selection of materials, architectural details, and form that have been extracted from houses in the local area. A selection of these materials, colours, and details could be brought forward when considering the design of the houses on site to ensure the proposal is in keeping with the existing architecture in the local area..



Hipped Roof with Grey Tiles



Front-Back Pitched roof with Grey Tiles



Feature Gables to Front



Feature Brick Detailing to Front



Red Brick



Orange Brick



Contrast Quoining



Quoining in matching multi brick



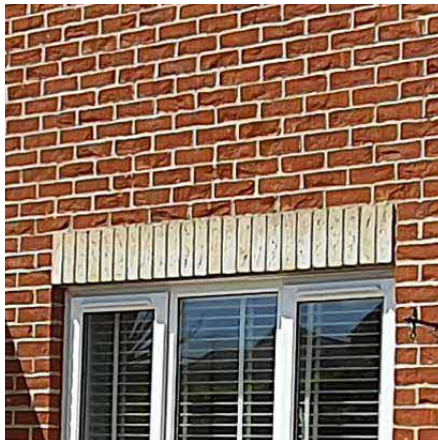
Flat porches



Georgian-bar windows



Soldier Course Cill



Soldier Course Header



Illustrative Birds-Eye View of the Site