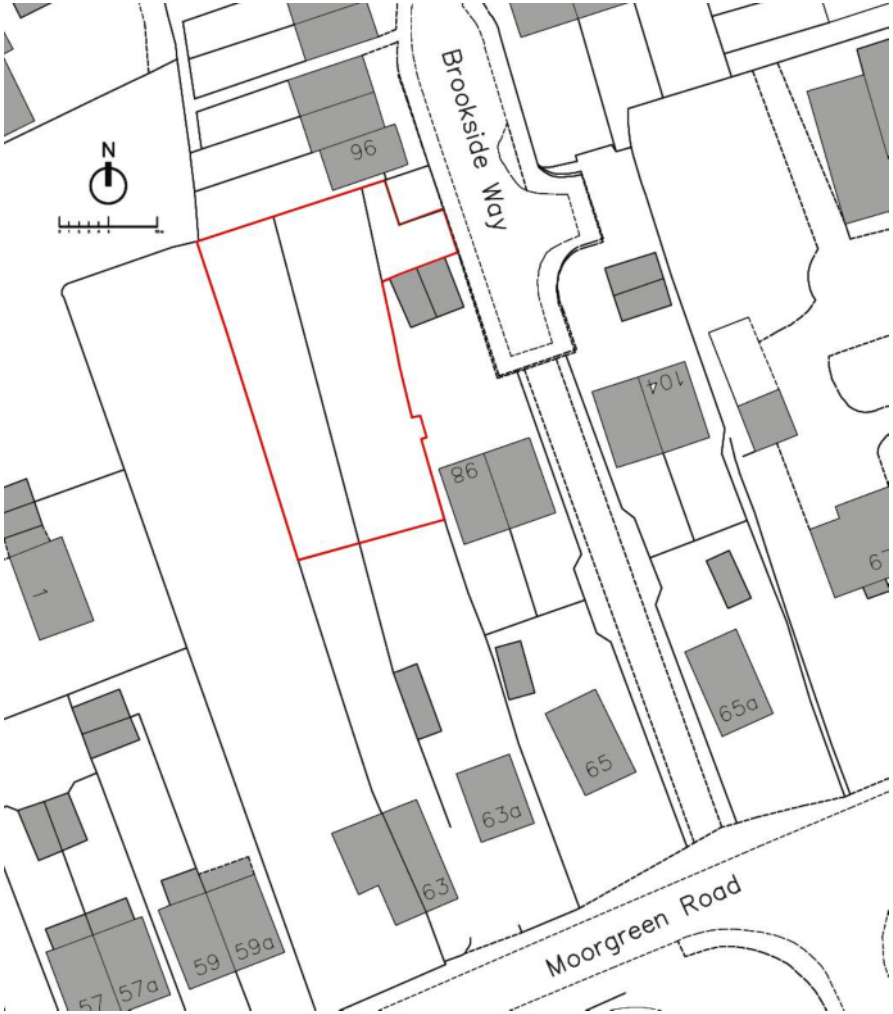
DESIGN STATEMENT

INTRODUCTION

The following statement highlights the nature and characteristics of the proposal to develop the land to he rear of 63 & 63a Moorgreen Road into 2 two bed semi-detached bungalows.

SITE LOCATION AND DESCRIPTION

The site proposed for development is located to the rear of 63 & 63a Moorgreen Road and adjacent to 98 Brookside Way, West End.



PLANNIGN POLICY

Planning policies that relate to the site are contained in the Eastleigh Borough Local Plan Review 2001-2011.

LOCAL PLAN REVIEW

Policies in the Local Plan Review support the maximum use of derelict, vacant and underused land for residential development, provided that the sites meet a number of criteria including the protection of the amenities of neighbours, wildlife / nature conservation interests, that the site is not safeguarded for other uses and that there will be no adverse environmental effects including surface water flooding (Policy H, Housing).

The scheme has been designed in line with a range of criteria to protect and enhance the residential environment, encouraging the design, layout and materials to reinforce local character and provide high levels of surveillance of public areas including the use of noise and energy insulation.

The scheme has also been designed to incorporate the highest standards of quality in construction materials, ensuring durability whilst providing high levels of noise insulation and energy efficiency, in terms of thermal insulation applied to residential developments. The scheme also emphasises the use of high quality and innovative building techniques to secure the cost efficiency and the sustainability of the building. Through the proposals design and layout the creation of a distinctive environment has been achieved which has led to an enhancement of the rural local character, whilst incorporating the principles of crime reduction.

The proposed development proposal has been designed to relate to the sites context with the aim that it should not harm the character or appearance of the area whilst creating an attractive street frontage with defensible space.

DEVELOPMENT CONTEXT

SITE CONTEXT

The surrounding area to the site is predominantly residential, consisting of a mix of semi detached and detached houses, however within the immediate areas of the site is caravan park and Moorgreen School.

To the North of the site is Brookside Way, a coldisack which contains a variety of semi detached and terraced houses generally finished in light red multi bricks with brown interlocking concrete roof tiles. To the South of the site are the detached and semi-detached houses which address Moorgreen Road which again generally finished in brick. To the West is the rear gardens of 61 Moorgreen Road and to the East is the parking areas of 97 and 98 Brookside Way a pare of semi detached houses.

The site is currently used as the rear gardens of 63 and 63a Moorgreen Road. The area of the site is 613.9sqm (0.061 hectares).



Photo of the rear of the site from Brookside Way at the proposed entrance and parking area.


Photo looking at the site over the parking area of 97 and 98 Brookside Way.



Photo of 96 Brookside Way adjacent to the proposed site entrance.



Photo of the existing garage adjacent to the proposed site entrance.


Photo of the cleared development site looking North.


Photo of the cleared development site looking South.

DESIGN RESPONSE

PRINCIPLE OF DEVELOPMENT

The site comprises previously developed land within the suburban area of Moorgreen, thus residential development of the site is prompted by housing Policies of the Local Plan and has the support of Government Guidance in PPG3: Housing.

In addition Housing Policies within the Local Plan encourage the maximum use of derelict, vacant and underused land for residential development. Current Government Guidance in Planning Policy Guidance Note 3: Housing, encourages residential development at densities of at least 30 dwellings per hectare to make more efficient use of suitable land within suburban areas.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to develop the rear gardens of 63 and 63a Moorgreen Road, West End into 1 three bed detached bungalow with its associated parking and storage facilities.

The design of the proposed development is fairly modern. The proposed bungalow has been deigned to suite the site combined with a reduction in its visual impact on the neighbouring properties by keeping the roof height down to a minimum. The unusual shape of the property is due to the tree protection zones as highlighted in the Survey and in the Site / Landscape and Drainage Plan.

It is proposed that the bungalow will be constructed using a “Pilled HouseDeck” foundation system to help protect the routes and maintain water moisture to the tee routes. The building will be finished with rendered block walls, timber windows and door and a Green Sedum Roof which offers may benefits highlighted in the sustainability section. The choice of construction techniques, materials and finishes have been selected to reduce the overall impact of the scheme on the surrounding context / immediate neighbours and properties as well as the environment generally.

BUILDING HEIGHT AND RESIDENTIAL AMENITY

As can be seen in the Street Scene Elevation, the proposed bungalow at the top of the Flat Sedum Roof is 4.0m lower than the ridge height of 98 and 100 Brookside Road. In addition the flat roof height of the bungalow is 1.2m higher than the 1.8m high close board fence surrounding the site so that visually only a small proportion of the building will be seen.

The bungalow has been provided with a generously sized garden which wraps around the South and West side of the property providing future occupants with approximately 303 sqm of private amenity space.

In view of the above, the proposed development can be seen to respect and context of the site and have no adverse visual impact or impact on the skyline and thus accords with Local Plan Policies.

DENSITY OF DEVELOPMENT

The proposed development of 1 bungalows on a site area of 0.063 hectares gives a density of 16dwg/ha and meets the recommendations of PPG3 (Housing).

ACCESS AND PARKING

Access to the site is gained via an entrance from Brookside Way where four car parking spaces have been provided, two for the existing property 94 Brookside Way and two for the new bungalow. The bungalows parking has been visually separated from the retained / replaced parking spaces by a change in surface treatment and secondly the construction of pergola above the new properties spaces. Parking provision is therefore 2 spaces per dwelling and meets the City Council's standards for developments in low accessibility areas. Sufficient provision has also been made for the secure storage of cycles and bins through the provision of a combined cycle and refuse storage unit.

SAFETY AND SECURITY

The security of the site has been enhanced as there is only one point of access to the site and kitchen windows look out onto the bungalows access footpath which is supported by appropriate lighting down the path and around the car parking areas.

SUSTAINABILTY REPORT

INTRODUCTION

This sustainability report has been based on the format and guidance contained in Southampton City Council document 'Sustainable Building Design Guidance', published in October 2004. This section of the report concentrates on the Key Requirements contained in each section of that document.

SUSTAINABLE DESIGN PRINCIPLES

- The Proposal involves the redevelopment of brownfield land within the suburban area of Southampton and will result in a more efficient use of land.

- The proposed development is inherently sustainable, recycling urban land and directly accords with the emerging Government Guidance in Planning Policy Statement 1 – Delivering Sustainable Development.

BUILDING ENVELOPE AND LAYOUT

- The proposed development will achieve Eco homes very good standard (Code Level 3 for Sustainable Homes)

- Construction of the proposed buildings will include appropriate insulation of the entire building envelope, in order to comply with Part L1 of the Building Regulations. The construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90. Windows to the proposed residential units will be double glazed incorporating trickle vents.

ENERGY SUPPLY AND USE

- Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the Building Regulations and has a SAP rating of at least 90.

- Where fitted by the developer, the dwelling will be equipped with 'A' rated domestic appliances.

- Energy efficiency lighting will be installed throughout the whole development.

- Water efficient domestic appliances will be specified, where provided.

- Water meters will be installed to encourage careful water usage.

- Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

BENEFITS OF A GREEN ROOF

- The green roofs will allow for an increased area of the site to be planted as approximately 35% of the site will be built on and another 25% covered with permeable material, ie tarmac and hard paving.

- The green roof will soak up water and reduce the risk of flooding.

- The green roof will take in carbon dioxide and recycle it as oxygen, reversing C02 emissions and improving air quality by absorbing traffic fumes, noxious particles and other pollutants.

- The green roofs will add aesthetic quality to the whole scheme as the properties on either side of the valley will overlook the roofs from their first floor windows.

- The green roof combined with suitable levels of insulation will add a sustainable quality to the development where by the proposed houses will have a higher thermal mass, resulting in the improvement of their energy use, allowing them to warmer in the winter and cooler in the summer.

- The green roof will allow for the continuation of any biodiversity found within the area allow the site to have approximnately 75% planted site coverage.

- Finally the green roof will improve the acoustic insulation values of the houses.

PROCUREMENT AND CONSTRUCTION

- Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long term appearance of the building and ongoing maintenance responsibilities.

- Building materials will be sourced from sustainable sources where a choice is available.

OPEN SPACE

- The proposed bungalow has been provided with a garden measuring 303 sqm which wraps around the south and west side of the property.

TRANSPORT

- Secure cycle storage has been provided for a total 1 cycles

- 2 car parking spaces have been provided for the residents of the proposed bunglaow.

WASTE AND RECYCLING

- On site segregation, reuse and recycling of materials is to be implemented for all the residents.

- On site refuse storage for residents will have sufficient space to allow storage of material for recycling, in accordance with the City Council's refuse collection regime.

- Surface water from the roofs will be recycled through the use of water harvesting systems wherever possible or moved through soakaways, while the soiled water will be discharged to the mains sewer.

ACCESS STATEMENT

The proposed dwelling will be wheel chair accessible as level access can be provided from the parking areas at the front of the scheme to the bungalows front doors.

The amenity areas of the bungalow will be wheelchair accessible.
Two car parking spaces has been provided (in accordance with current parking standards) located in a positions close to the main entrance of the scheme.

The design of the proposed bungalow complies with the ambulant disabled provision enabling wheel chair access to all areas of the ground floor including the bathroom.