

Land to the Rear of Hamble Lane/Sydney Avenue

Planning, Design and Access Statement

03 January 2024



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1 Introduction

1.1 This planning, design and access statement is prepared by Derek Lindsay of Solent Design Ltd to accompany a an application for the construction of 7 new retirement Bungalows on the land to the rear of Hamble Lane/Sydney Avenue.

1.2 This application is accompanied by the following plans and documents:

- Location Plan
- Proposed Site Layout Plan
- Proposed Plans and Elevations
- Sustainability Statement
- Nitrates Statement
- Space standards checklist
- Nitrates Calculator

2 Site Context

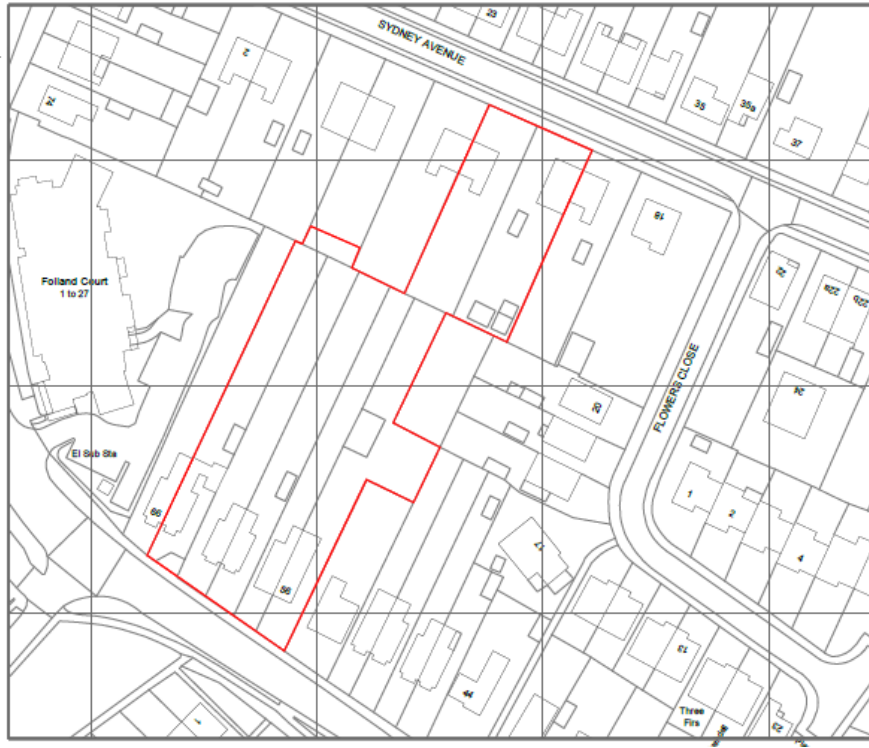
2.1 The site lies in Hamble-le-rice and is located on land to the rear of Hamble lane and Sydney Avenue.

2.2 The site is sustainably located in Hamble, which offers local amenities including local shops, doctors and sports facilities. For additional amenities and facilities, the train station of Hamble routes directly to Southampton and Portsmouth. The local Primary school is located within a quarter of a mile and a community centre is located within a short walking distance. Several public houses are also within easy reach along with 2 yacht clubs. There is a bus route along Hamble Lane offering links to Southampton, Netley, Hedge End, Botely and Eastleigh. There is a large supermarket within a 8 minute bus journey. All facilities are therefore located within a 20 minute walk, a 5-6 minute cycle ride or a 8 minute bus ride (with bus stops located along Hamble Lane). The site has been accepted as a sustainable location.

2.3 Hamble Lane comprises a mixture of residential development with a commercial parade and public amenity spaces.

3 Site

3.1 The plan below shows the existing site.

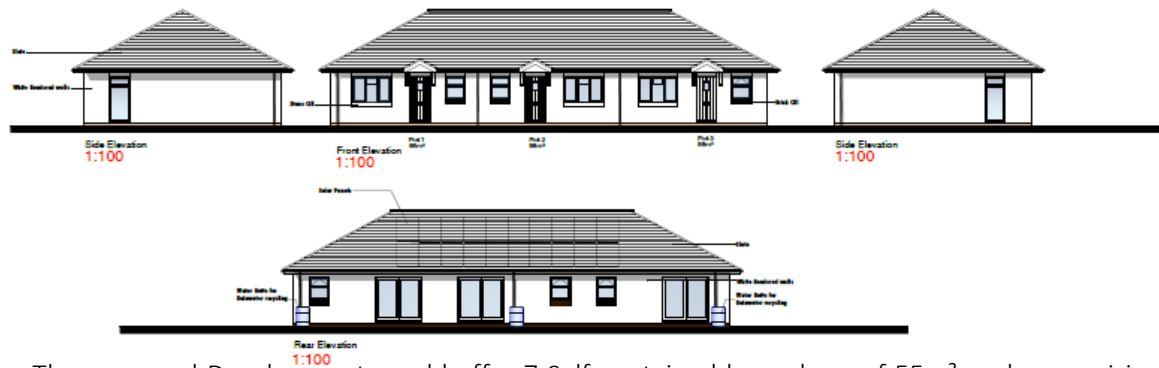


The site is surrounded by residential properties with an older person's accommodation provision to the east. (Folland Court)

4 Design

4.1 The proposal is for the construction of 7 new bungalows and amenity space. Each unit offers the opportunity for private indoor/ outdoor space within a small community offering a large central social Green. Parking is restricted to a dedicated area to the North with access for larger vehicles (Bin Lorry/ Deliveries/ Fire appliances) additional dedicated spaces are provided for Nursing staff and medical vehicles. The Bungalows are of a single storey design with tiled pitched roofs and rendered walls (materials that are widely used in this locality) Doors and windows will be factory sealed multiglazed exceeding the requirements of the building regulations for thermal efficiency, all units will be fitted with Water Butts for rain water harvesting, Solar panels to

reduce the heating cost burden and Air source heat pumps for the best efficiency currently available.



- 4.2 The proposed Development would offer 7 Self contained bungalows of 55m² each comprising Living Room Separate Kitchen/ Dining space, Shower room and double bedroom, exceeding the requirements of the nationally described space standards.
- 4.3 The dwellings have been designed as bungalows for older persons accomodation. The New plots located between Hamble Lane and Sydney Avenue would be accessed from a new access road from Sydney Avenue. A pedestrian path enclosed by 1.8m close boarded fence each side and a security gate at the Hamble Lane end has been added to aid access to the nearby shops on Hamble lane. All of the land surrounding the access points is in the ownership and control of the applicant.
- 4.4 The dwellings benefit from a central open amenity space with small private spaces to the rear and sides of each unit. This type of accomodation does not warrant large private spaces requiring a lot of looking after, however there is provision for smaller private more manageable spaces to the rear of each plot and space for planters to the front.
- 4.5 A landscaping proposal will be submitted pursuant to any condition of planning permission. However, it is important to note that good landscaping is proposed on all boundaries, retaining

and reinforcing the existing landscaping where necessary. All building work would be contained outside of any root protection areas of the retained planting to ensure long term protection.

- 4.6 Following previous pre-application advice we have addressed the concerns raised by the planning officer as follows:

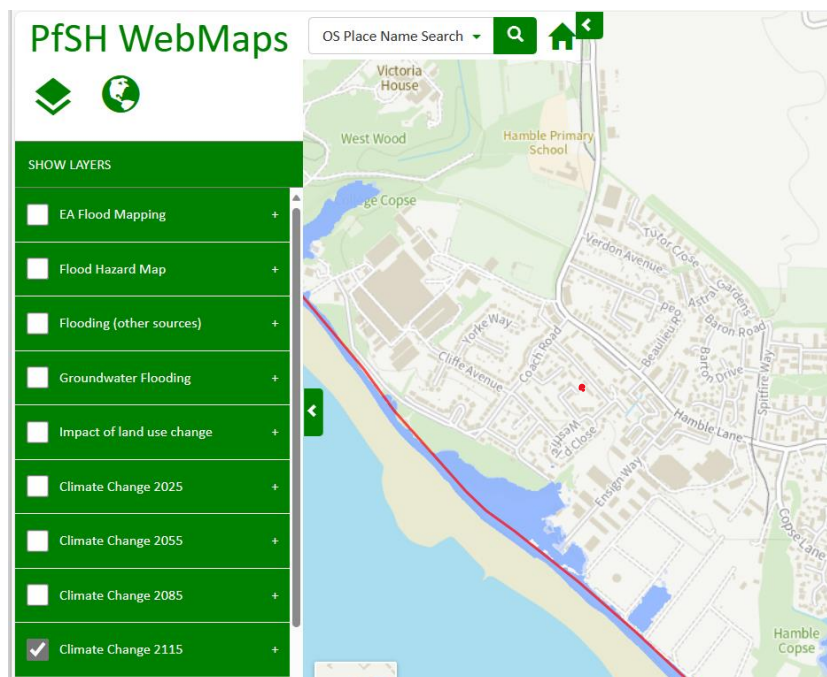
We have consolidated the parking away from the main development and added in a Large open Green space offering the opportunity for Considerably more soft landscape. The parking is concealed from the public realm/ access road by setback and soft landscape. We have added a connecting, gated path for the residents to access the amenities on Hamble lane. The layout offers Roof Mounted Solar PV (South and West) electric vehicle charging infrastructure in the parking area. A reduction in potable water use to 100Ltr/ person/ day, the inclusion of Bat tubes Bird Boxes wood piles and native flower and hedge planting.



- 4.7 The internal layouts have been arranged to make the best use of natural light, where possible outlook from daytime rooms is on to the green or larger planting spaces to the sides of the accommodation. Corridor widths and access doors have been widened to allow free movement of wheelchairs, similar to SDS standards.
- 4.8 The application will make contributions towards the Solent and New Forest mitigation schemes an ecological appraisal has been carried out by FPCR and accompanies this application. There are no TPO'd Trees, or Listed buildings on or adjacent to the site. The site sits within the urban edge where the principle of development should be

supported subject to local plan policies, the application area site does not sit on or adjacent to a conservation area or SINC.

The site is not at risk of flooding looking at the latest data up to 2115. Surface water can be retained on the site and distributed back to ground via soakaways, Foul drainage surrounds the site and a connection can be made to one or both of the existing sewerage systems in Hamble lane and or Sydney avenue. Crucially the development will not increase the risk of flooding on or off site.



Sustainability

Each dwelling will exceed the building regulations requirement for potable water use and aims to achieve 110 Ltrs per person per day.

The Properties will connect to the existing drainage system, for Foul and a bank of attenuation cells for surface water. The access/ parking area is proposed in permeable Grasscrete and the amount of hard surfacing has been kept to an absolute minimum.

The properties have been laid out to work with the natural light available, Side Windows have been added to lounge areas where within 5m of a fence and bedrooms are largely kept to the more private aspects.

The development can be constructed in a sustainably sourced and certificated timber frame, including rafters and CLS studwork from sustainable sources.

The U-value of the buildings will meet or exceed the new tighter building regulations requirements for fabric efficiency and will integrate modern heating systems (Air Source Heat pump) to reduce co2 emissions, each dwelling will benefit from a minimum 1kw solar array.

The nature of the development (sheltered / over 50s accommodation) will have a lighter demand on the local road system than Family accommodation. The Parking has been kept to a confined area, screened with planting and a path added to Hamble road with a lockable gate for easier access to the local shops.

An independent ecology report has been carried out to assess the impacts of the development on local wildlife/ ecology and has determined the development can provide an improvement over the existing base line

5 Conclusion

- 5.1 The proposals, sits within the urban edge and seeks to utilise excess Garden land to provide much needed accommodation in a sustainable location. Most of the properties that surround the site are in the ownership of the applicants and the development offers New accommodation for which there is a proven need in the Borough without the loss of the existing. The layout has been considered to address the advice in the previous pre-app for a flatted development.