

Planning, Design & Access Statement (Revised Scheme)

7 Elvetham Road
Fleet
Hampshire
GU51 4QL

Our Ref: 1717
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FORM Design Group
Hersham Technology Park
Molesey Road
Hersham
Surrey KT12 4RZ

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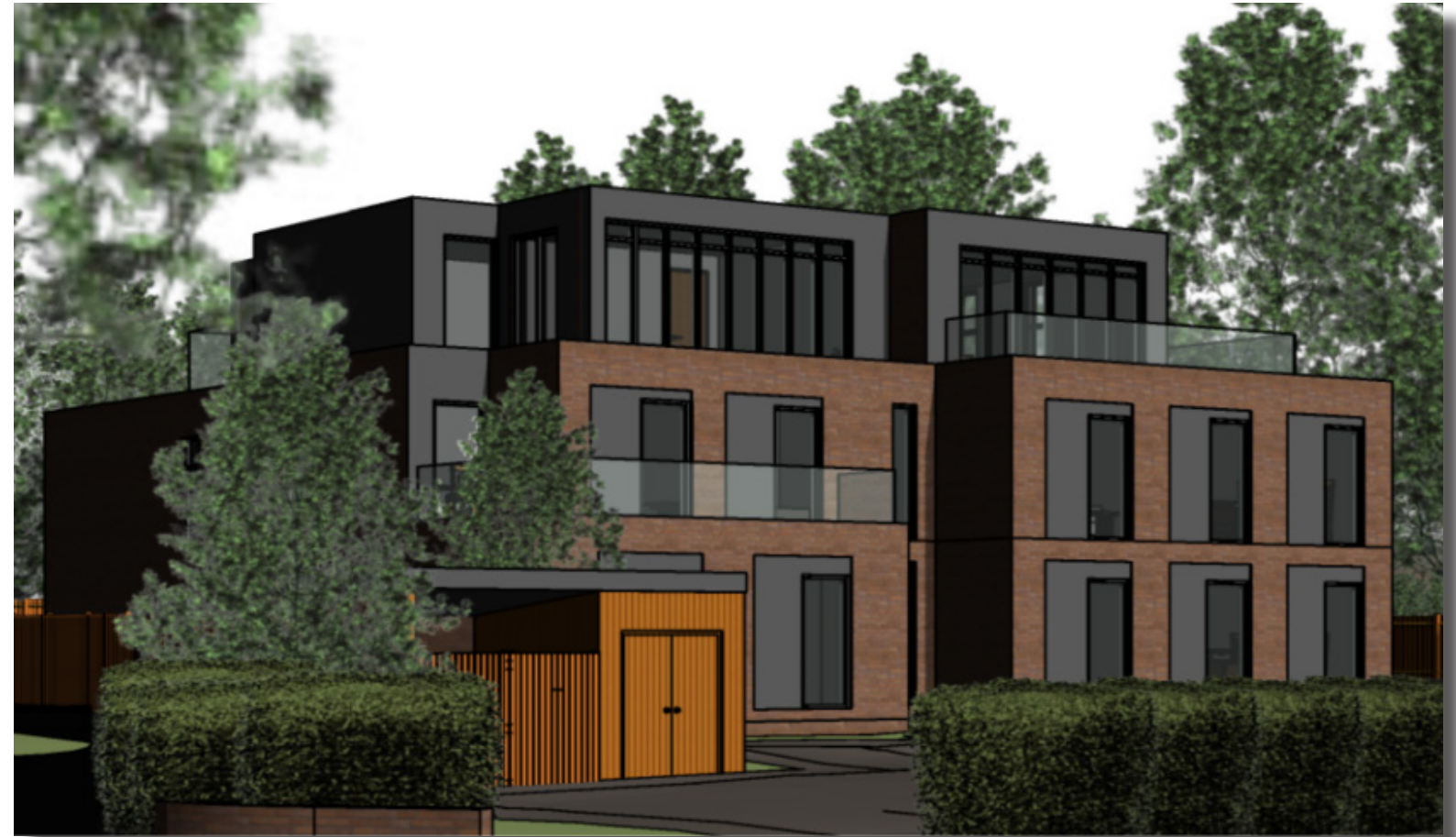
Introduction



Introduction

1.0 Introduction

- 1.1 This statement is submitted in support of a revised planning application for the demolition of the existing building on the site (the former care home) and the erection of a single block of twelve flats with associated access, landscaping and parking.
- 1.2 The document is set out in accordance with Government guidance, and examines the site and its surroundings, the proposed development, the site constraints and opportunities and the principle design issues. From this, it sets the design rationale and explains why the development is being put forward in its current form and concludes as to why the development is acceptable in both planning and design terms.
- 1.3 The design statement is one of a series of reports and plans that accompany the application. The document should be read in conjunction with these other documents and plans in order to gain a full and more detailed understanding of the proposal.



The Site and its Surroundings



The Site and its Surroundings

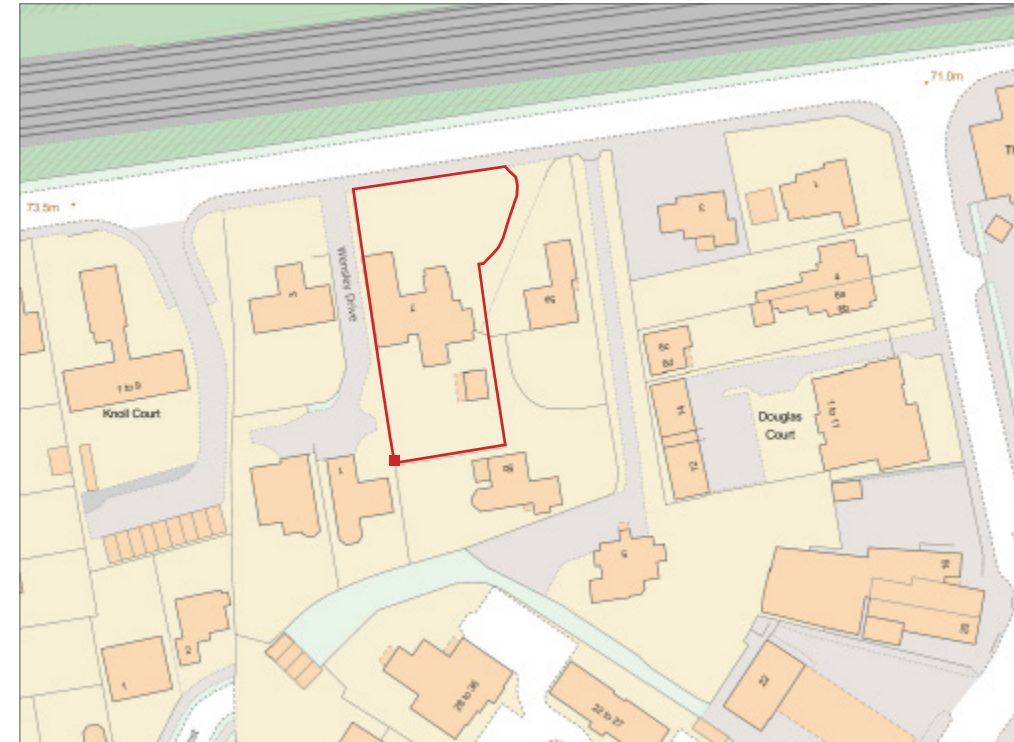
2.0 The Site and its Surroundings

- 2.1 The site is located within the settlement boundary of Fleet on Elvetham Road which is accessed off the A3013 Fleet Road which forms the main High Street of the town. This is a mixed area including residential, commercial, shops, offices, petrol station, hotel and industry. To the north of the site on the other side of the railway line is the North Hants Golf Club with the M3 north of this. To the west it is primarily residential whilst to the east on the other side of the Fleet Road is the Waterfront Business Park.



infill. Dwellings tend to be detached or semi-detached, as well as a number of apartment buildings near the site.

- 2.5 The existing building on site is an Edwardian / Victorian red brick property, previously used as a C2 use care home for blind and partially sighted residents. The site has an area of around 0.15 hectares and is set back from Elvetham Road.



Accessibility

- 2.2 Fleet station is located approximately 230 metres east from the site. The M3 is located to the North with an approximate 2.4 mile drive to access it. The closest bus stop is located at the train station and provides services to Reading, Church Crookham and Farnborough.

- 2.3 A selection of local shopping amenities are located along the High Street on the A3013, Fleet Road, with the majority of shops approx 0.5 miles from the site.

Character

- 2.4 The area is characterised within the Hampshire Character assessment as a residential suburb of very mixed character, with a wide variety evident in plot width, height, scale, building form and architectural styles comprising a mix of periods, predominantly early twentieth century and inter-war housing with later



The Site and its Surroundings

Photographs of the Existing Site



The Site and its Surroundings

Photographs of the Surrounding Area



These images demonstrate the variety of architectural form and style within the immediate locality.

Background

3.0 Background

Planning History

3.1 The development site has been the subject of the following relevant applications:

- 73/03974/F – Conversion of house to two flats – Approved 07.12.1973
- 98/00871/COU - Change of use from private dwelling to registered care home (for blind/partially sighted) – Approved 20.11.1998
- 18/01743/FUL - Demolition of the existing Care Home (Use Class C2) and residential dwellings (Use Class C3), and the erection of a part two-storey part three-storey, Care Home (Use Class C2) with 27 studio rooms and 4 dementia suites, with associated access, parking, and landscaping (5A, 5B and 7 Elvetham Road) – Approved 27.11.2018
- 20/01092/FUL - Demolition of existing care home and associated outbuildings, erection of a block of 4 one bedroom and 10 two bedroom apartments with associated access, car and cycle parking and bin store - Withdrawn
- 20/02713/FUL - Demolition of existing care home and the erection of a block of 6 one bed apartments and 4 two bed terrace houses - Withdrawn

Policy Context



4.0 Policy Context

- 4.1

The development plan for the area currently comprises the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006, saved policy NRM6 of the South East Plan and the Fleet Neighbourhood Plan 2018-2032. The Hart Local Plan: Strategy and Sites 2016-2032 document is at advanced stage in the adoption process and is expected to replace a number of policies in the current Local Plan in February 2020.
- 4.2

Also to relevance is national planning policy and guidance in the form of the NPPF and the Fleet Neighbourhood Plan.
- 4.3

National Planning Policy Framework

A key and overriding theme of the NPPF is that it aims to achieve sustainable development. It states that states that there are three dimensions to sustainable development: economic, social and environmental.
- 4.4

We believe that the scheme which is the subject of this application given its overall objectives and its comprehensive approach clearly fulfils these three key dimensions as set out within our planning assessment.
- 4.5

The guidance states that there should be a presumption in favour of sustainable development. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. They should pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 4.6

Under Chapter 5 (Delivering a sufficient supply of homes) Paragraph 59 of the NPPF sets out that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 4.7

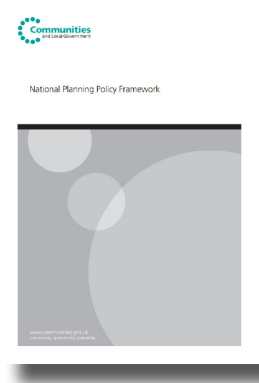
Chapter 11 relates to making effective use of land. Paragraph 123 sets out that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Local Planning Authorities should refuse applications which they consider fail to make efficient use of land.
- 4.8

The site which is the subject of this application seeks to maximise the use of land which has good access to public transport and a wide range of services and facilities. Its development will significantly help boost the supply of housing within the locality and improve the range of accommodation available.
- 4.9

However design is still and important considerations and Chapter 12 (Achieving well-designed places) Paragraph 124 of the NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.10

Paragraph 127 of the NPPF sets out that planning decisions should ensure that developments are visually attractive, are sympathetic to local character and Optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development.
- 4.11

Paragraph 131 of the NPPF stipulates that in determining applications, great weight should be given to outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard



of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 4.12

This scheme has followed a design led approach and taking into consideration the site constraints and opportunities and the character of the surrounding area in order to arrive at a scheme which maximises the use of the site but fits well within its surroundings. This is set out in more detail later in this document.

Local Planing Policy and Guidance

- 4.13

The following policies are considered to be relevant to the consideration of the development proposal

Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006]

- GEN1 – General Policy for Development;
- GEN4 – General Design Policy;
- GEN7 – Policy for Noise Sensitive Developments;
- GEN9 – Contaminated Land;
- GEN11 – Areas Affected by Flooding or Poor Drainage;
- GEN12 – Design against Crime;
- CON1 – Nature Conservation – European Designations;
- CON2 – Nature Conservation – National Designations;
- CON5 – Species Protected by Law;
- CON8 – Trees, Woodland & Hedgerows: Amenity Value;
- URB7 – Loss of Employment Uses;
- URB12 – Residential Development: Criteria;
- T14 – Transport and Development.

Fleet Neighbourhood Plan 2018-2032:

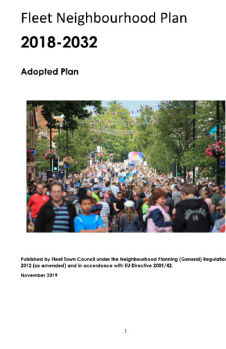
- 10 – General Design Management Policy;
- 17 – Thames Basin Heath Special Protection Area Mitigation (TBHSPA);
- 19 - Parking

Hart Local Plan: Strategy and Sites 2016-2032

- SD1 – Sustainable Development;
- SS1 – Spatial Strategy and Distribution of Growth;
- H1 – Housing Mix: Market Housing;
- H2 – Affordable Housing;
- H6 – Internal Space Standards for New Homes;
- NBE4 – Thames Basin Heaths Special Protection Area;
- NBE5 – Biodiversity;
- NBE6 – Managing Flood Risk;
- NBE10 – Design;
- NBE12 – Pollution;
- I3 – Transport;
- I5 – Community Facilities;
- I6 – Broadband or Successor Services

- 4.14

The development site is located on previously developed land within the settlement boundary of Fleet in a sustainable location close to public transport, retail, community and service facilities.



Policy Context

- 4.15 The proposal does involve the loss of a former nursing home, however, the home has been vacant since 2015. The reason it closed we understand is that the building in its current form does not meet current standards. Equally, the size of the unit raises issues of viability. Attempts were made to combine this site with adjoining properties to create a larger care home facility. However, whilst consent was granted in 2018 this has failed.
- 4.16 The property has been on the market during this period but to date no other care home operators have expressed any interest, nor has there been an interest in other community uses of this building or site.
- 4.17 Considering the alternative use of this site for residential in general terms as the site lies wit, therefore, it is considered that the principle of the development in such a location would be appropriate, subject to the development proposal complying with other development plan requirements and the advice in the NPPF as a whole.

Proposed Development



Proposed Development

5.0 Proposed Development

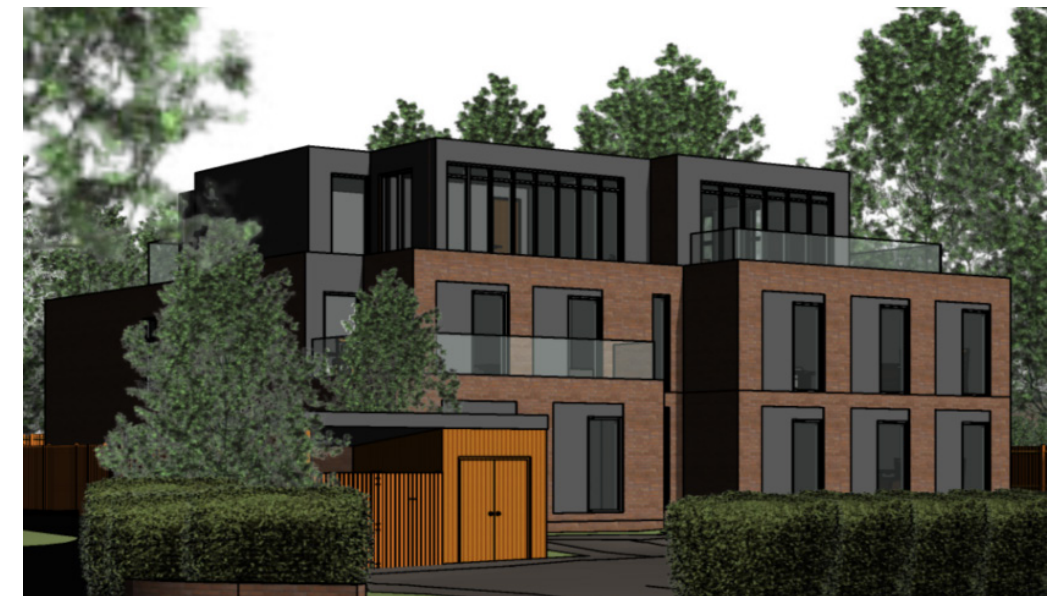
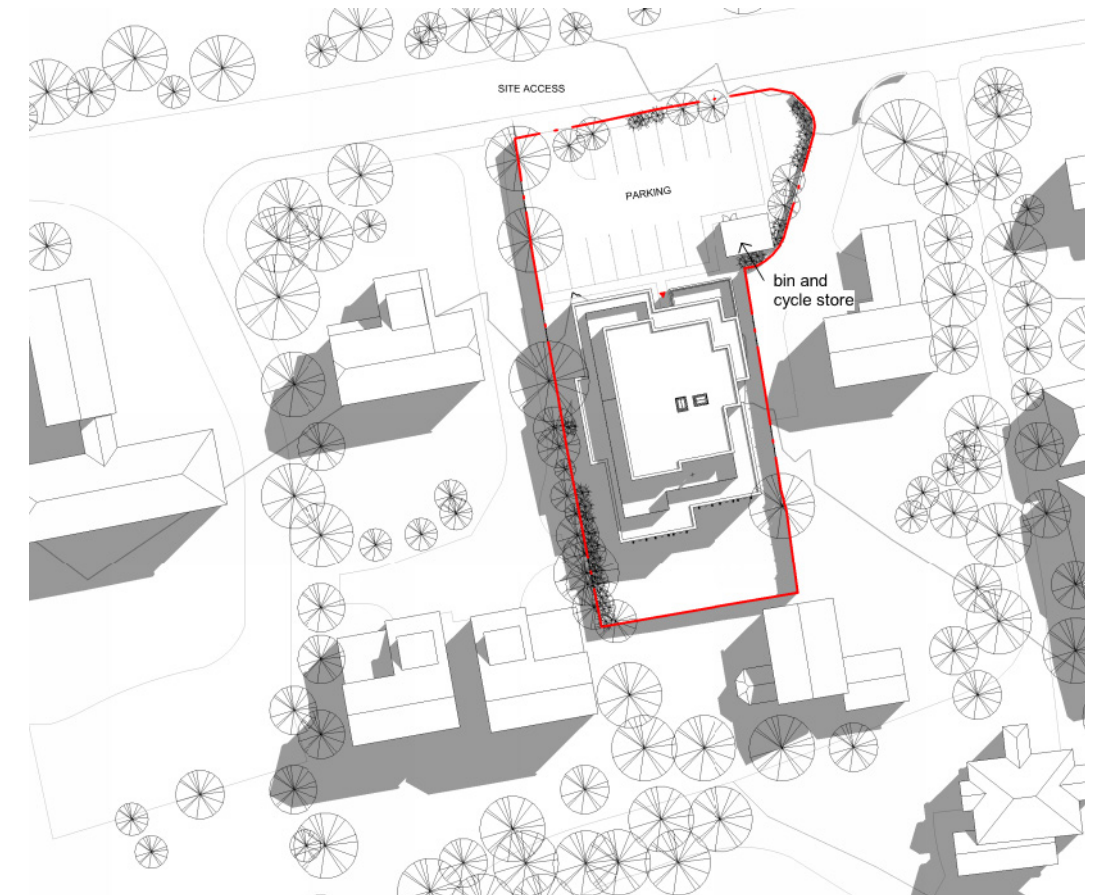
- 5.1 The proposal is for the erection of a block of 12 flats following the demolition of the existing former care home on site.
- 5.2 The design of the building and its location has been determined by the site constraints, the surrounding buildings and landscaping, resulting in a well balanced scheme, keeping the right proportions and distances from the neighbouring properties.
- 5.3 The proposed façade although modern reflects a neutral form and blend of materials which are sympathetic to the neighbouring properties. When viewed from any adjacent orientation, the building allows for cross views over the car park and back garden amenity area, which improves the perception of open space and reduces the apparent mass.
- 5.4 The development would be provided with 14 car parking spaces. The proposed building would have a footprint of 383 square metres. The buildings would have a maximum height of around 8.8 metres and would be set back from the back of the footpath by 17.8 metres.



Street view - front elevation



Rear houses' front elevation



Design Considerations



Design considerations

6.0 Design Considerations

Use and Amount

- 6.1 The area displays a variety of uses even within the immediate area, although the site lies adjacent to residential uses and Elvetham Road is also primarily residential. In this respect the proposed use will fit within the context of the surrounding area.



- Dwellinghouse
- Apartments
- Care Home
- Health
- Hotel and Leisure
- Office/Commercial

- 6.2 In terms of the amount of development, the scheme seeks to maximise the use of a site which sits within a sustainable location in line within both national and local planning policy and guidance. All the units have been designed in line with national space standards and provide a good level of residential amenity. It also provides a mix of units.



Layout

- 6.3 Careful consideration has been given to ensure there is generous spacing between buildings and boundaries in order to respect and reflect the character and appearance of the surrounding area.
- 6.4 The scheme has been developed with appropriate access as a priority from the beginning. The main entry way of the block of flats has been positioned at the front, in a way that reduces unnecessary travel distance from each of the individual flats. Similarly, the terrace house have their main entrance facing the car park, allowing residents to easily reach the main road through the side access.
- 6.5 With regards to the layout of buildings within the area generally, there is no regular form and pattern of development. There is a linear arrangement along the road, but this is punctuated by areas of back-land development. The scheme which is the subject of this application reproduces the continuous frontage and the back development, spreading front and back over the plot while allowing great areas of non-built space in between.

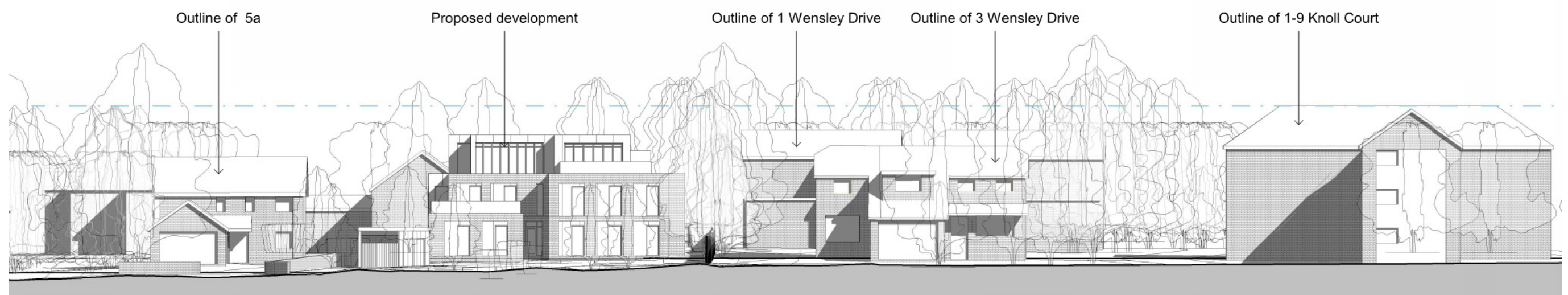


Design Considerations

Height Scale & Mass

- 6.6 Heights and mass of buildings within the area vary, which reflects the different developer types and function, also changes in architectural style and design through time. Looking more closely at the immediate site context, there is a large three storey block just to the west of the site, a three storey block to the south of the site, and a commercial use immediately to the east.

- 6.7 The overall height of the building has been scaled to reflect and respond to the surrounding structures with further articulation provided by the differing height of the roof terraces.



Design Considerations

Trees and Landscaping

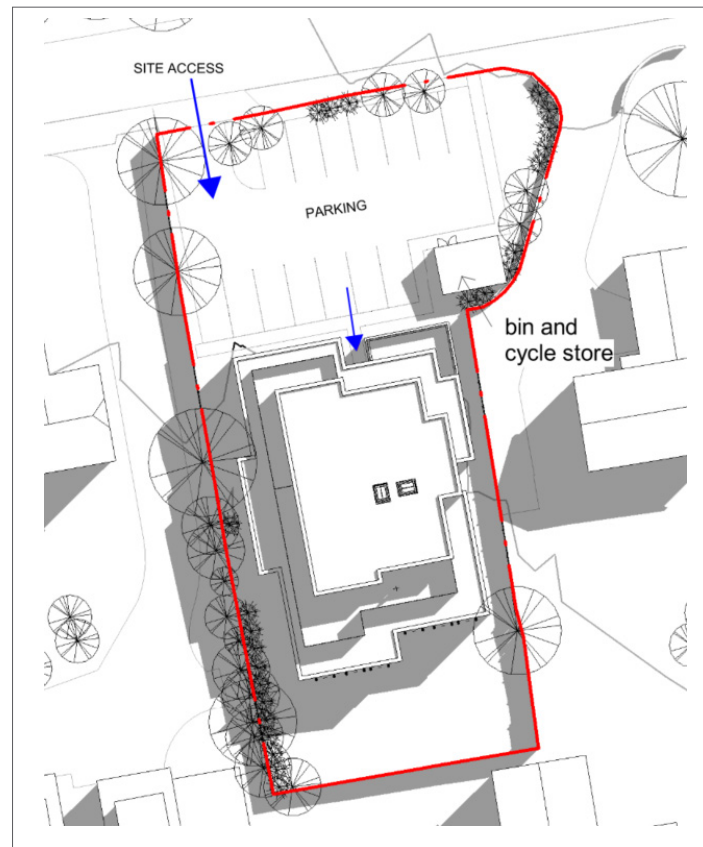
- 6.9 The boundaries of the site include trees and hedges and the intention is to retain these.
- 6.10 All amenity areas would remain landscaped with high quality tree, shrub planting and lawn areas.
- 6.11 Any landscaping disturbed during building work would be replaced and enhanced. The application drawings provide indicative planting proposals which will be developed and further details will be submitted at a later date and dealt with by condition.
- 6.12 As part of the design process a tree survey and arboricultural impact assessment was undertaken in order to ensure that any impact from development upon the existing trees is minimised.

Access

- 6.13 Vehicular access to the property is via a single new access directly from Elvetham Road. This then leads to a car park at the front of the site. Pedestrian access is also from the main road and entrance into the flats directly from the public highway.

Car and Cycle Parking

- 6.14 Fourteen car parking spaces are to be provided at the front of the site and a secure cycle parking area to the front.



Waste storage

- 6.15 Internal storage will be built into each of the units to provide sufficient space for the storage of recyclables, food waste and residual waste as follows:
- Residual Waste - 60 litres bin
 - Mixed Dry Recyclables 60 litre bin

- Compostable Kitchen Waste - 7 Litres Caddy

- 6.16 Externally, space will be provided for euro bins for residual waste and euro bins for recycling waste and a bin for glass waste. These will be enclosed within a covered unit which will be located close to the public highway to allow ease of access for bin collection. But equally within close proximity to the main entrance to allow for ease of use by residents.

Energy Efficiency

- 6.17 The applicants aim is to incorporate high standards of energy efficiency into the developments, employing and promoting sustainable design including the use of renewable energy.
- 6.18 To minimise heat loss from the proposed dwellings and to maximise the efficiency, the proposal will incorporate the following:
- Insulated roofs, walls and floors
 - Double glazed windows
 - Ventilation incorporated into the design to avoid condensation
 - Energy efficient lighting
 - Natural daylight to all habitable rooms

- 6.19 Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

- 6.20 All boilers and appliances within the dwellings will be energy efficient and all units will undergo a full SAP assessment to ensure energy efficiency within the building envelope, meeting the new Building Regulations requirements.

Water Resource Management

- 6.21 Advice will be provided to the residents from the Sales Team through a comprehensive Home Owners Pack, detailing how to make optimum use of the devices installed around the home. Further, in marketing the scheme sustainable elements such as water reduction will be promoted.

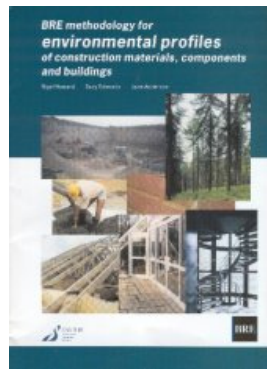
- 6.22 The following specification or similar will be adopted on the development to ensure that the water use is reduced to a maximum of 110 litres per head per day in line with Policy:-

- WC Cisterns Dual Flush to be limited to maximum of 6/4
- Baths Volumes to be no greater than 190 litres
- Basin taps Flow rates to be no greater than 2.5 litres/minute
- Kitchen taps Flow rates to be no greater than 10 litres/minute
- Shower Flow rates to be no greater than 8 litres/minute
- Water softener Not to be installed
- Washing Machine Water usage to be limited to 17.16 Litres per KG
- Dishwasher Water Usage to be limited to 4.5 litres per place setting


Design considerations

Sustainable Construction

- 6.23 During construction, a Site Waste Management Plan will be in operation and where possible, the materials used will be locally sourced thereby minimising the distances that materials will need to travel by road.
- 6.24 Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted.
- 6.25 Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.



Design considerations

Lifetime Homes Standard			
1. Parking is available that can be enlarged to 3300mm width.	No	10. There is an entrance level toilet.	Yes
2. The horizontal distance from the car parking space to the home is no more than 100m.	Yes	a) In smaller units, on more than one storey, this should reflect the model recommended in Approved Document M for dwellings.	N/A
3. The route from back of pavement to all ground floor entrances is level or gently sloping.	Yes	b) In larger units (3 bedrooms or more) or on one floor, the WC should be wheelchair accessible. ie. the wheelchair user must be able to close the door from within the closet. An outward opening door will normally be required. There should be a minimum 700mm between the WC pan rim and one side wall, and 1100mm between the WC pan front rim and the opposite wall.	N/A
4. The entrance is illuminated, has level access across the threshold and is covered.	Yes	c) The bathroom and/or fully accessible toilet is provided with drainage, suitable to allow for future level-access shower installation	Yes
5. a) Communal risers do not exceeding 170mm, treads are more than 250mm deep and handrails are fitted on both sides.	Yes	11. Walls in bathrooms and toilets are capable of taking adaptations such as handrails	Yes
b) A passenger lift (900x1250mm), or at least the capacity to retrofit such a device	No	12. Where the dwelling is designed on more than one storey a) provision is made for the future installation of a stair-lift.	N/A
c) A passenger lift with (at least 1100x1400mm) is provided and will serve all dwellings.	No	b) a space is identified for a through-floor lift.	N/A
d) Communal corridors are at least 1200mm wide.	Yes	13. A route is defined for a hoist between bedroom and bathroom	No
6. a) Doors, halls and corridors (within dwellings) conform to: Door clear opening 750 900 (head on) 750 1200 (not head on) 900 900 (not head on)	Yes	14. The bathroom provides for easy access, to the bath, WC and wash basin with an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.	Yes
b) There is a 300mm manoeuvring space beyond the leading edge (200mm on the push side) of doors to living and dining rooms, kitchen, WC, bathroom and master bedroom.	Yes	15. Living room window glazing begins at 800mm or lower and windows are easy to open/operate.	Yes
c) The front door has a clear opening width of 800mm.	Yes	16. Switches, sockets, ventilation and service controls are located between 450mm and 1200mm from the floor.	Yes
7. There is a turning circle for wheelchairs in dining and living rooms and adequate circulation space for wheelchair users elsewhere. In kitchens a minimum 1200mm space between units and the opposite wall is provided	Yes		
8. There is a living space at entrance level.	Yes		
9. There is a space at entrance level that could be used as a convenient bed space.	N/A		

Conclusion



Conclusion

7.0 Conclusions

- 7.1 Both national and local planning policy and guidance seeks to maximise the use of urban land and promote sustainable forms and patterns of development.
- 7.2 The scheme which is the subject of this application seeks to maximise an underused site which occupies a sustainable location near with good access to public transport and a wide range of services, social and recreational facilities. The proposal follows a design led approach and seeks to integrate visually with the buildings and environment surrounding it, utilizing key architectural features and materials used within the area. It has also been designed so that it respects the amenity of nearby properties.
- 7.3 Accordingly, we believe that the proposal complies with both national and local planning policy and guidance which promotes sustainable forms and patterns of development