

Design and Access Statement

6 Pinewood Road, Branksome Park, Poole, BH13 6JS

Outline Application to provide for 3 Flats with associated parking, following the demolition of the existing property and double garage.

Supporting statement to the Plans as provided by Barry J Mills

Nov 2023

These Plans follow similar footprint as the plans granted in November 2017: APP/17/01531/P. The driveway and required distances of the splays remain the same.

Consultation and guidance was provided by the Council's Transportation Department in respect to the surface parking, which this application has followed.

Character of the area

The Eastern side of Pinewood Road is characterised predominantly by two storey detached houses, whereas the Western side, in which this site is located, is characterised by a variety of flats, houses and commercial buildings.

The Principle of flat development has already been established on the Western side of Pinewood Road by nearby and neighbouring flats. For example at both 12 & 14 Pinewood Road, where flats and additional housing were granted in 2016 and 2017 as afforded within the Poole Local Plan.

These properties are 5 metres and 8 metres respectively from their boundaries on the South side. The proposed distance for Number 6 Pinewood Road, will be 9.2m reducing to 8.2m for its Southern boundary.

Planning precedent has been set along Pinewood Road. The sites of 12 & 14 are of similar size and permission has been approved for a greater number of units and both have a site coverage of greater than 50% of the overall site. (Council Officer's report for APP/15/00994/F.)

No 6 Pinewood Road, is one of the largest plots along Pinewood Road. The overall building coverage is below the Council's Policy statement of 50% within a Conservation Area. This being less than other new development sites along the Western side of Pinewood Road.

Dolphin Holdings (Poole) Ltd

BCP Council Policies

This application complies with Policy H9 which permits higher density housing schemes on those sites which have good access to public transport, bus number 50 and 70 and which are relatively close to town and local centres. This site is situated in an accessible and sustainable location within both the Canford Cliffs part of the Borough, and also of Westbourne. These areas are both locally accessible by both walking and public transport with good bus routes in both directions. There is a varied range of shops available in both locations for daily/ weekly use.

The impact on a Conservation Area is considered under Policy DM2. As such, the first issue is whether flats are acceptable. Policy PCS05 states that other than in high density locations or high Transport Corridors, flats will be accepted on streets or parts of streets where flats predominate. In this instance the principle of flats could therefore be accepted.

Policy PCS05; the design of the new property contributes to the overall character with defining characteristics of the Western side of Pinewood Road. The design has the appearance to be that of a large detached Edwardian house. The proposals reinstate the Edwardian period detailing of the previous Edwardian House on this site.

- There is articulation to the building, the gables relate well to the other properties in the road, they are narrow and elegant.
- The roof is lit by dormer windows, with a majority of conservation roof lights, additional period detailing such as the window cills & their heads, with tile hanging along with other fenestration providing an Edwardian Architectural look.

The neighbour, 4 Pinewood Road, would not become isolated, since the adjacent roof at Number 6 has been amended to provide a good slope to the South, along with roof lights, the majority of which provide light to Number 6. Therefore there is no overlooking, and this elevation also provides a good transition between the two properties and is therefore acceptable to Policy PCS05.

Parking and driveway

'BCP Parking Layout Adopted January 2021'

This proposal has followed the above Council's Policy, where it details 2 parking bays per flat of 3 bedrooms.

- Following the demolition of the double garage and store rooms on the Western boundary of the site , along with the existing parking area for 5 vehicles, this area will be replaced by surface parking for 5 vehicles with a turning space of over 6m.

- The three bays at the rear will have a walkway to their East (shown in crossed lines on the plan), which allows for greater space where a driver may have a disability.
- The existing driveway to the rear of the property, will remain. As such, the scheme will not create a new vehicular access.
- The site will also contain a secure bike storage area for 9 bicycles.
- There will be one car parking space to the front. Which have turning of more than 7m, together with the required 6m passing area which complies with National Transportation requirements.
- In total there will be 6 parking bays, all of which will be unallocated.
- The proposals have good visibility splays of 2 x 43m to either side of the access, and 2m x 2m for the pedestrian visibility splays.
- The waste storage is the correct size and placed for easy and safe access both for the inhabitants of Number 6, together with the waste collectors.

Trees and hedging

- The Front hedge will be retained along with the hedging along the Southern and Northern boundaries, together with retaining the young trees along the West boundary.
- These are a generous belt of landscaping, thereby retaining a dense hedge to screen the property from the road and also its neighbours number 8 and 4 Pinewood Road. This hedging runs from the SE to SW ranging in height from 4 metres to 6 metres, which provides for good privacy.
- No Trees will be removed. Provision for ground protection measures will be implemented to protect retained trees. Thereby, T1 (sycamore) will be retained, and no branches will be required to be cut.
- The site drainage is a sandy subsoil, and therefore it drains remarkably well. As such, it is not liable to any standing water in the heaviest or prolonged downpour.



The area within the blue dotted line, named T1 is the canopy of the sycamore tree, no branches of this tree will need to be cut, as they do not reach the proposed building, since they are more than 3meters away.

Boundary distances and Privacy

- The retaining wall of the proposed new build for the South Eastern boundary has been moved further North, thereby placing the building almost 9.3 m from No 8, this distance is beyond the stated criteria and required distance from the Tree's circumference as suggested by the Council's Tree Officer. Therefore, the tree can coexist with a building of this height, and retain its important amenity feature in the street scene.
- The designs blend well into the street scene, and the new property will be an enhancement to the Avenue Conservation Area.
- The siting of windows and gables have been very carefully thought through so there will be no loss of privacy to either the neighbours adjacent to number 6, nor the new inhabitants on this site. On the Northern side, the majority of these sky lights are to allow light into the building.
- On the South East side, the proposed building will be almost 9.3m from its boundary (the present property is 10 metres from its boundary). Due to the height of the hedging at 6metres, the only windows seen at the adjacent property Number 8 are of two small gable windows, one is of obscure glass, and the other is obscured by the tree T1, both by its Summer foliage and also the matting of its branches in Winter. There will be no dormer windows facing No 8, and the roof lights have been positioned at an angle so that there is no harmful overlooking with No 8.
- To the SW elevation there is a fire escape at Number 8. The boundary distance to the SW will be almost 8.3m . Therefore, as there are no windows along No 8's Northern elevation, there is no overlooking along this elevation.
- On the Western elevation the gable has been placed on the SW corner since opposite there are no window elevations on the 1st floor. The proposed distance from Number 6 of its Western boundary will be 9 metres, and 10 m at the NW elevation. There will be only one window opposite at the care home in Western Road, which will have a distance of around 21m between the two facing windows. Therefore, such distances apart do not allow for any loss of privacy to either property.
- Numbers 12 and 14, Pinewood Road distances to their respective boundaries on the South side are 5 metres & 8 metres, and on their respective Western boundaries are both 1 metre, this being 8 metres less than the 9 metres proposed on its Western boundary for this site.

History of 6 Pinewood Road

The site now known as 6 Pinewood Road, was once Number 4 Pinewood Road, until the Council re-numbered parts of the Western side of Pinewood Road, this was due to the large grounds of Number 2 Pinewood Road, once a hotel 'Pinewood Hotel', which later sold off some of its land.

Enclosed in this application are the approved plans to convert Number 6 (formerly no. 4) into two very large flats. It is clear from the designs that the property was once a large

Edwardian House in 1955, and one of the first and largest built along the road. Map of 1933 is also enclosed for plot sizes. The original house is of very similar design and build form to those plans submitted with this application with its elegant Edwardian features of gables and fenestration. Therefore, these proposals would recreate a very similar building to the original house built on this site.