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PLANNING DESIGN & ACCESS STATEMENT

Incorporating Energy & Resources Statement

**329 Sandbanks Road,
Poole, BH14 8HZ**

**Demolition of existing house and erection of four storey
block of 7.no flats with associated access and parking**

December 2023

INTRODUCTION

- 1.1 This Design & Access statement has been prepared to support the applicant's planning application for demolition of the existing building at 329 Sandbanks Road, Poole and the construction of a four-storey block of 7.no flats with associated access and parking.

DESIGN

- 2.1 Policy PP28 of the Poole Local Plan encourages flatted development in locations that are sustainable yet are commensurate with the scale, massing and plot coverage of the surrounding pattern of development.
- 2.2 As the application site is within an area which is characterised by residential development close by to services and facilities of both the town centre and local centres, the principle of additional residential development in this location is acceptable and entirely compatible with the prevailing residential character of the area.
- 2.3 The proposed number of residential units will create a viable scheme and is of a density on par with other flatted developments within this area. The development will make a more efficient use of this land, providing 7.no much needed two-bedroom flats that will positively contribute to the housing stock in in this part of Poole. This accords with the requirements of the NPPF and the Poole Local Plan.
- 2.4 The loss of the building and the redevelopment of this brownfield site also provides an opportunity to create a high quality scheme which exceeds the threshold of good design to improve the visual amenity of the site and complement the existing residential development in the area. The development has been designed to exceed the threshold of good design against each of the criteria set out in Policy PP7.
- 2.5 The position of the building accords with the prevailing pattern of development along Sandbanks Road, in essentially the same location as the existing dwelling. The building footprint and plot coverage will be on par with other properties on Sandbanks Road and in the surrounding area. Spacing between buildings will be maintained as well the existing staggered building line, preserving these spatial characteristics of the layout and pattern of development and the mix of overall scale and massing of buildings. The proportions of the floor to ceiling heights are consistent with other contemporary flat roofed dwellings and blocks of flats nearby.
- 2.6 The design and appearance of the proposed development is contemporary and has been formed by the varied character of the area which includes traditional style properties as well as contemporary dwellings and blocks of flats. The proposed development therefore continues the existing mix of design and form that forms part of the evolving character of this part of Poole.
- 2.7 The exterior materials will be light grey stock face brickwork, anthracite aluminium cladding, detailing, doors and windows, bronze aluminium cladding and vertical timber boarding. Materials proposed are already present within the locality and appropriate to a close to waterside location. The additional design features, including the siting and design of fenestration and balconies and horizontal emphasis will provide architectural interest and articulation. The overall finish will be sharp and crisp, elevating the character and appearance of the street scene and enhancing Poole's richness of architectural design. Trees and planting are retained to the front and rear of the site.

- 2.8 The benefits of allowing this scheme shall deliver additional housing in a highly sought after location to help address Poole's housing shortage, job creation during construction, revenue to local shops, services and facilities from occupiers, and new dwellings within a building that can offer environmental benefits such as 10% renewable energy sources. These benefits meet the requirement for a sustainable pattern of development under Local Plan Policy PP2(2)(a)(iii). Accordingly, the need to provide additional housing on this site in an accessible location should be given significant weight, being in accordance with the NPPF and Local Plan Policy PP1 which both promote sustainable development and communities.

ACCESS

- 2.9 The existing vehicular access onto Sandbanks Road will be amended, as shown on the site plan. Adequate parking will be provided in the form of 7 no car parking spaces are provided to the site frontage to meet the needs of the occupiers of the flats in a location within easy access to shops, services, leisure facilities and beaches.
- 2.10 There will be no material additional impact upon highway safety, as the existing access onto Sandbanks Road will be retained and altered, with good visibility to enable safe access and egress from the site. Visibility splays are provided either side of the vehicular access to enhance pedestrian safety. Adequate turning space will be provided within the site to enable vehicles to enter and leave in a forward gear. Nor will there be a significant impact upon traffic or trip generation over and above what is already generated by the existing houses and flats in this location. In these respects, the proposals align with the requirements of Local Plan Policies PP34 and PP35.
- 2.11 The site has good accessibility to public transport and provision for bicycle parking is provided to encourage residents to use cycling as an alternative to the private motor car. Bin provision is secured within 10m of the carriageway to meet ECPS refuse operational requirements. Placing bin stores in this location means bins are easy to put out on the required day and easy for collection staff to access and return.
- 2.12 Cycle storage is located to the front of the site close to Sandbanks Road for easy access by residents as well as for good security.
- 2.13 The site layout and design of the building ensures that people with limited mobility can easily access the flats. Pedestrians enter the site from Sandbanks Road and there will be paved pathways to facilitate easy for wheelchairs and pushchairs. People will enter via the main entrance facing Sandbanks Road and this leads to a corridor which in turn leads to either stairs or a lift for choice of the individual.

ENERGY AND RESOURCES STATEMENT

- 3.1 Local Plan Policy PP37 discusses building sustainable homes and requires that for developments of 1-10 homes, that a minimum of 10% of energy demands originate from renewable energy sources. The development will incorporate appropriate renewable and low carbon energy resources (to be finalised) so as to accord with the NPPF and Local Plan Policy PP37.
- 3.2 The design, construction method and materials could include: (i) low U-values for walls, floors and roof, energy efficient insulation; (ii) 'A' rated double glazed windows and doors; (iii) A rated appliances and lightbulbs, lighting sensors, individual heating controls, metering equipment; and (iv) efficient boiler systems. The orientation of the habitable room windows will enable natural light throughout the day and evening to reduce reliance on artificial heating and lighting sources. The best practicable options will be taken to ensure that at least 10% of the energy to be used in the development will be made by the provision of renewable energy sources, as required by Policy PP37.

CONCLUSION

- 4.1 This Design & Access statement clearly explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.
- 4.2 The Energy and Resources statement demonstrates that the development will incorporate appropriate renewable and low carbon energy resources to ensure it is energy efficient.