

2No. New Dwellings
Land Adjacent 90 Green Crescent, Gosport

Design and Access Statement



Prepared by Peregrine Mears Architects Ltd.

November 2023 -

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Revision Notes

-/-/2023 - Original Issue

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1.0 Introduction

1.1 Purpose of Report

This Design and Access Statement has been prepared by Peregrine Mears Architects to support the planning application for 2No new dwellings on the land adjacent to 90 Green Crescent, Gosport, Hampshire, PO13 0DS

1.2 Brief and Need

The applicant wishes to build 2no. new dwellings on the land adjacent to 90 Green Crescent, Gosport, Hampshire, PO13 0DS. There is already planning approval for a scheme of the same size and number of dwellings - Application No. 19/00235/FULL.

The brief is to produce two affordable, highly energy efficient houses, of high design quality .

1.3 Site Description

The application site is a rectangular plot located in the north western corner of Green Crescent and an area of hard surfacing and verge extending to Green Crescent itself. The site is currently empty, albeit there are overgrown shrubs and brambles across parts of the site. Pedestrian access to the site is available via Green Crescent, between numbers 88 and 90 Green Crescent, and this also provides vehicular access, to these two adjacent properties, extending up to the boundary of the site, but not into it. The site's vehicular access is available from the northern end of the site, via a service road that runs to the rear of 66-88 Green Crescent and north towards Beauchamp Avenue.



Application outlined in red

1.4 Site Context & Photographs

Directly adjoining the site are two pre-fabricated garage blocks, each comprising 3no. garages. The garages are approximately 2.4 metres high and accessed from the rear service roads. The locality is characterised by two-storey semi-detached and terraced properties. The application site is bordered on its southern side by number 90 Green Crescent. This property is the northern half of a pair of two storey, semi-detached dwellings constructed from red brick under a tiled pitched roof. The property has a rear garden approximately 15 metres long which runs parallel to the application site. Along the northern boundary of the garden, adjacent to the development site, is a brick wall.

The wall extends the entire length of the plot at approximately 1.8m, stepping down to approximately 1.5 metres in height at the front boundary of the dwelling, including a number that

The wall extends the entire length of the plot at approximately 1.8m, stepping down to approximately 1.5 metres in height at the front boundary of the dwelling, including a number that are obscure glazed. The property has a short front driveway, set behind double metal gates. Immediately to the west of the application site are the rear garden boundaries of numbers 86-92 Rowner Lane, which are two-storey, semi-detached dwellings with rear gardens approximately 15-20 metres long. Some of the properties have rear additions and free standing buildings within the rear gardens. Beyond the service road to the north are the rear gardens of the two-storey dwellings fronting both Green Crescent and Rowner Lane. Adjacent to the eastern boundary of the site there is a footpath linking the service road to Green Crescent. Beyond the footpath is number 88 Green Crescent, the western half of a pair of two-storey semi-detached properties

I.0 Introduction

I.4 Site Context & Photographs



View of Site entrance from Green Crescent



View of Site looking south

I.0 Introduction

I.4 Site Context & Photographs



90 Green Crescent



Typical house typr on Green Crescent



Rowner heath centre - Brick and angled metal roofs



Rowner heath centre - Brick and angled metal roofs with rooflights



Retail units off Rowner Road



Glazed frontage of the Centurion Building

I.0 Introduction

I.4 Site Context & Photographs



HMS Sultan - Brick and metal roof



HMS Sultan - pitched roof form to allow light deep into floor plan

2.0 Planning Statement

2.1 Planning History

Application No. 19/00235/FULL. -

erection of 2no. two-storey houses, with associated car parking and access - Approved

K.14416 - erection of 3no. terraced houses - withdrawn 02.09.94

K.14416/1 - erection of two pairs of semi-detached dwellings - Regulatory Board resolved to grant planning permission at meeting on 15.01.08 - withdrawn 14.02.08

K.14416/2 - erection of two pairs of semi-detached dwellings - withdrawn 30.04.08

K.14416/3 - erection of 5no. dwellings with associated amenity space and parking - Application deferred from Regulatory Board pending ecology survey

2.2 Relevant Planning Policy

The relevant planning policy for this application includes:

Gosport Borough Local Plan 2011 – 2029:

LP1 Sustainable Development

LP2 Infrastructure

LP3 Spatial Strategy

LP10 Design

LP23 Layout of Sites and Parking

LP24 Housing

LP39 Water Resources

LP42 International and Nationally Important Habitats

LP44 Protecting Species and Other Features of Nature Conservation Importance

LP46 Pollution Control

LP47 Contamination and Unstable Land

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol April 2018

National Planning Policy Framework (NPPF), July 2021

3.0 Design Statement

3.1 Use

The building will be a two dwelling unit, Use Class C3.

3.2 Amount

The site area is 665m² (0.066Ha).

Each proposed dwellings are two storey, 3 Bedrooms.

The proposed dwellings will each have a GIA of 93m².

The footprint of the proposed building is the same as approved scheme - Application No. 19/00235/FULL.

3.3 Layout

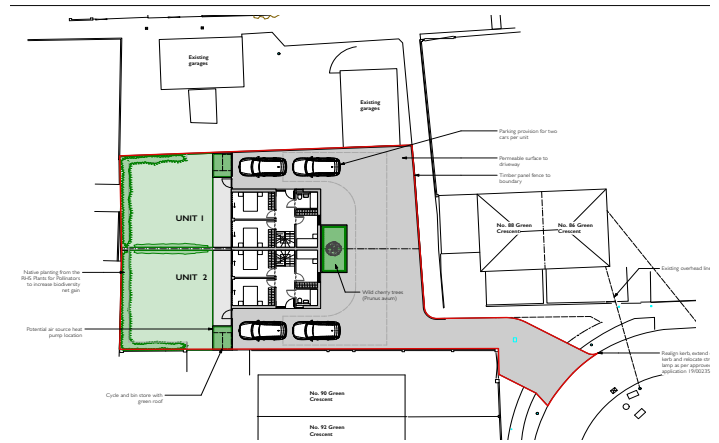
The layout consists of three bedrooms and a bathroom on the ground floor. The first floor is an open plan space with Living, dining and kitchen.

Vehicle access is proposed from Green Crescent leading to parking for both dwellings,

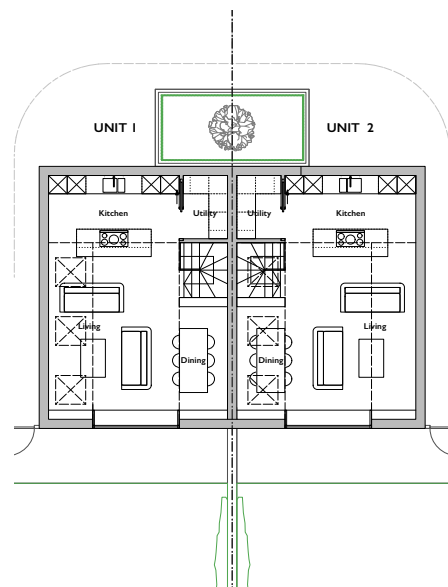
Each dwelling has a planted west facing garden.

3.4 Scale, Height & Massing

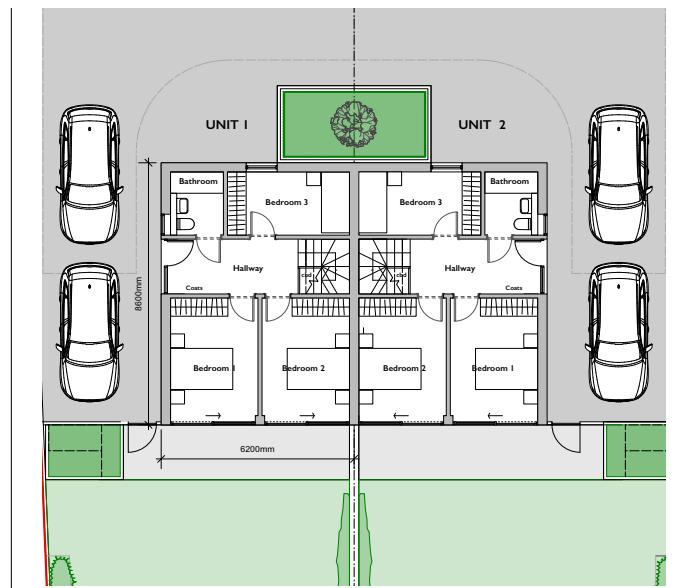
The scale of the proposed building is proportionate with the surrounding architecture, maintaining similar ridge heights. The scale, height and mass is similar to approved scheme - Application No. 19/00235/FULL.



Site plan



First floor plan



Ground floor plan

3.0 Design Statement

3.5 External Appearance

The design approach was to reference the garages and light industrial infills apparent in the area, as seen in the context photos in section 1.0.

The ground floor is constructed from brick to the height of the existing garages. The first floor and roof is clad in metal profile sheet. The roof form is driven by the optimum angle to position photovoltaic panels on the south side and glazing to provide north light into the living spaces .

The ground floor bedrooms to the east have glazed sliding doors opening out and connecting to the garden. There is minimal glazing on the upper floor, firstly to avoid any overlooking issues but also sustainability reasons to reduce heat loss.



West Elevation



Material and form precedents



3.6 Design Precedent

The project above by Dallas Pierce Quitero is a great example of a similar infill project. We have selected this precedent to demonstrate the material and detailing that will be achieved on the proposal.

3.0 Design Statement

3.7 Overlooking & Amenity

The building has been positioned to prevent overlooking into the neighbouring plots to the east and south by siting it centrally and not including windows at the first floor on the elevations facing these neighbouring properties.

4.0 Access Statement

4.1 Access for Non-Able Bodied Persons

In general, the recommendations of 'Planning and Access for Disabled People: A Good Practice Guide' and Approved Document M of The Building Regulations have been taken into account during the design stages in order to achieve as 'inclusive' a design solution as is practical given the site constraints.

4.2 Approach & Entry

Level access to the dwelling will be provided via the principal external entrance door which will have a level thresholds. The glazed doors from the ground floor bedrooms will also have level thresholds to allow safe access onto the garden terrace

4.3 Internal Circulation

The staircase will be at least 800mm wide with top and bottom landings of equal width. Steps will have a uniform 220mm max. rise, (closed) and 245mm minimum going as required by the current building regulations. A continuous handrail will be provided to the open side of the stairs. Any new internal doors will be min. 750mm clear opening width.

A WC suitable for disabled use will be included on the entrance level. This has been designed to be compliant with the Approved Document M of the Building Regulations.

5.0 Supporting Information

5.1 Travel & Transport

The proposal adopts exactly the same vehicle access and parking arrangement as approved scheme - Application No. 19/00235/FULL.

The proposed location has many public transport links, the nearest being a bus stop on Rowner Lane.

5.2 Sustainability

Sustainability is the main driving force of the proposal. The building form is a response to the optimum angles for solar gain and enabling an construction type to achieve high levels of air tightness and thermal efficiency.

We are aiming for passive house standards adopting following key principals:

- 1 – High quality insulation.
- 2 – Heat control and robust windows.
- 3 – Airtight construction.
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

These will be achieved by using SIP panel construction, triple glazing, a mechanical ventilation heat recovery system, Solar PV panels and an Air source heat pump.

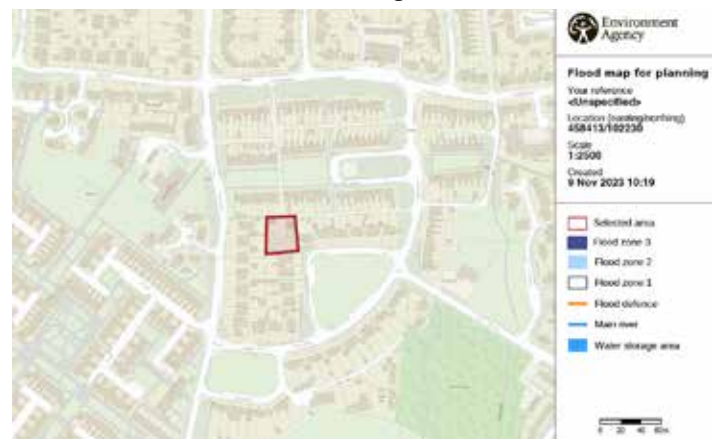
The aim is to create two extremely energy efficient, affordable buildings, with low running costs.

5.3 Landscaping & Ecology

The ecology survey has been updated from the approved application. All recommended enhancements have been added to the proposal. The new lawn will be species rich and any planting to be from the RHS pollinators list.

5.4 Flood Risk & Drainage

The site lies in Flood Zone 1 according to the Environment Agency's mapping data, (see map extract below), and as such is not in an area at risk of flooding.



The new dwelling will connect to the main drainage. Any hard surface will be permeable.

6.0 Conclusion

6.1 General

There is already approval for two new dwellings on the site. Time has been spent to enhance the design quality of the buildings, providing a welcome visual element of punctuation within the surrounding area.

The proposal will create a precedent for high quality and highly energy efficient houses at an affordable price.

