

DESIGN & ACCESS STATEMENT

Project: Land adjacent to 87 London Road Old Basing

Client: Dean Patterson Homes Ltd

Prepared By: Cre8 it Ltd

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Revision:

1.0 Introduction

This statement has been prepared to accompany an outline planning application for the erection of 3 dwellings associated parking and a new access off London Road Old Basing.

Matters to be considered are Access, Design and Scale.

The development proposals have been prepared in the context of the Basingstoke and Deane Borough local Plan. This Statement explains that the design has;

- Had regard to relevant detailed design policies;
- Considered the character of the local area and context within which the site lies;
- Carefully analysed the site and its surroundings to identify constraints, opportunities and design themes;
- Created a scheme which is complementary to the site and its environment and
- Delivers a desirable living environment for future owners.

2.0 Character of the Area and Site

The triangular site fronts London Road to the south, residential gardens to the north and west. To the east is 87 and 89 London Road with open gardens to London Road.

The site has a total area of 1208 sqm. It is relatively flat. The immediate area has a built context and is within a settlement boundary.



Photo 1: Aerial site view (Promap)

3.0 Existing Use

The site is vacant.

4.0 Proposal

The site offers the opportunity to accommodate a well-balanced residential development that is in keeping with the adjacent properties and surrounding area.

This application is for the erection of 1 three bed and 2 four bed family dwellings, A new pedestrian and vehicle access is proposed via a new crossover. Visibility splays have been indicated for a 40mph road. A planning approval for a crossover has previously been approved in the is position. 23/02911/HSE

4.1 Design

The detached dwellings proposed are in brick with clay tiled roofs and feature tile hanging at first floor which echoes the mansard roofs adjacent on 87/89 London Road.

The internal planning provides rooms sizes that either match or exceed requirements set out in the technical housing standards - Nationally described space standards. 2015.

The accommodation provides large living areas and separate kitchen dining spaces. All living areas open onto private garden spaces which are more than the prescribed sizes.

4.2 Layout

The proposed development sits comfortably within the application site, providing substantial amenity for the proposed dwellings as well as parking.

The siting and orientation of the dwellings and the large separation distances will ensure high levels of privacy for existing and neighbouring residents.

The proposed dwelling will have no adverse impact on the level of daylight or sunlight to neighbouring properties. It is considered that this proposal does not damage the character of the area or cause a loss of amenity to the adjoining residential properties.

The overall layout has been designed to ensure there is a balance between the coverage of the built form and landscaped amenity, whilst optimising the development potential of the site. The layout functions well and separation distances are generous. The proposal is in no way cramped or contrived.

4.3 Appearance

The new dwellings are elevated in a traditional style. The principal elevations are well proportioned and use a mixture of brick and tiles, with clay tiled roofs. Tiled canopies over entrance doors and brick detailing to window heads.

4.4 Access

Vehicular and pedestrian access to the site will be gained by forming a new crossover point off London Road as indicated.

The driveways will allow vehicles to enter and leave the site in a forward direction. The driveways will allow for adequate vehicle parking facilities based on between 20-50% unallocated spaces. Each proposed dwelling has space allowed for secure bicycle enclosures and refuse storage areas.

Visibility splays of 96m in both directions have been indicated on the block plan.

4.5 Landscaping

Landscaping is a reserved matter.

4.6 Biodiversity

An ecology report for the site is included in this application.

4.7 Waste, Recycling and Composting

The proposal will encourage responsible waste recycling and composting in that adequate space exists on the site for composting facilities and storage of waste and recycling containers. The location of storage is indicated on the block plan C781 104

4.8 Flood Risk Management

The application site is not situated in an area of flood risk. (Flood zone 1)

The development will incorporate the requirements of SUDS hierarchy, by disposing of attenuated storm water via controlled discharge into the existing watercourse that transverses the site.

4.9 Summary & Conclusions

The proposed scheme constitutes a modest development. The proposal optimises the sites potential and enables the provision of new family homes. The proposed development will create a high-quality pleasant living environment for the future occupiers.

The new homes would make a positive contribution to the character of the area, having a design which reflects local character in terms of scale, density, layout and access, and will blend in well to the street scene.

The development in summary, has been designed to;

- Avoid overlooking.
- Ensuring maximum separation from boundaries.
- Be of a scale to reflect local character.
- Maximise the private gardens for the new dwellings.
- Achieve a high standard of architectural quality and living accommodation.