

New Build Dwelling

9 New Rd, Clanfield, Waterlooville PO8 0NS

REV:

11 New Rd, Clanfield, Waterlooville  
PO8 0NS

New Build Dwelling  
Design & Access Statement

March 2024

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# 1.0 Introduction

1.1 This Design & Access Statement has been prepared by Hülle Architecture & Design on behalf of Mr Paul Cooper and supports an application for the development of a part two-storey three-bedroom dwelling on a back land site to the rear of 11 New Road, Clanfield, Waterlooville PO8 0NS.

1.2. The application site is currently within the ownership and curtilage of 11 New Road but, its believed, was originally an extension of the garden of 59 Chalton Lane. It lies to the east of New Road and is centrally located within an almost complete ring of houses which run along New Road, Chalton Lane, Beech Road and Maple Crescent, and whose gardens back onto the boundary of the site. The site is within the defined settlement of Clanfield.

1.3. The site is a rectangular shaped plot of land with an area of 0.0931 hectares. The land slopes down approximately 1.2m across its width from west to east.

1.4. At present, the site is accessed from the rear garden of 11 New Road. There is currently no vehicular access to the plot. The application proposes the demolition of the garages for and between no. 9 and no. 11 New Road to make way for the introduction of a vehicular access off New Road. The visibility splays are adequate and there is generous space for cars to manoeuvre within the new site.

1.5. Planning permission is sought for the construction of a part two-storey three-bedroom dwelling with high environmental sustainability.

1.6. The building is a modest and modern architectural interpretation of the semi-vernacular buildings making up the surrounding built environment.

1.7. Due to the scale, configuration, and location of the proposed building it is intended that the development will make no substantive or negative impact on the amenities of adjoining and surrounding occupiers in terms of loss of light, outlook, or privacy, and will have a negligible affect on the character and appearance of the surrounding streets, other than a discreet break between two link detached bungalows to form the new access.

1.8. This application is the fourth in a series of back land single dwelling developments in the immediate vicinity. New bungalow developments at 43, 57 and 59 Chalton Road are all completed and occupied and set a precedent for the proposed development.



## 2.0 Site Context

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2.1. The site is located within the area of Clanfield. Clanfield is a village and civil parish in the East Hampshire district of Hampshire, England. It is 2.4 miles (3.8 km) north of Horndean, just west of the A3 road.

2.2. The surrounding villages are Horndean, Catherington, Hinton Daubney, Chalton, East Meon, and Hambledon.

2.3. The site is in the very south of the district of East Hampshire, adjacent to the Queen Elizabeth Country Park and south west of semi-rural Petersfield just up the main A3 road.

2.4 The new South Downs National Park borders Clanfield on three sides (east, north and west) and includes a large part of the undeveloped part of the village to the north (the former Area of Outstanding Natural Beauty).

2.5. It is situated about 12 miles north of Portsmouth and six miles south of Petersfield. It is in the far east of the county of Hampshire. Clanfield is overlooked from the other side of the A3 road by Windmill Hill and Chalton Windmill which stands at 193 metres above sea level. Many references in Clanfield feature the windmill, such as Windmill Garage.

2.6. 9 and 11 New Road are link detached chalet style dwellings fronting New Road. Properties along New Road, Chalton Lane, Beech Road, and Maple Crescent comprise a variety of single storey or chalet style bungalows, and substantial two storey detached and link detached family dwellings. Buildings are generally positioned in moderately sized plots with established vegetation giving a semi-rural/suburban character to the area.

2.7. Housing southwards of Chalton Lane is typically suburban in density and appearance. The proposed development site itself is larger than most of the surrounding plots with various trees and hedging around its boundary. Given its location within the estate it constitutes a surprisingly large, yet isolated and secluded development opportunity for a new house. Unlike other recent developments in the vicinity which have carved off and utilised part of the garden of a donor dwelling, the proposed site is a 'leftover' and until now due to ownership constraints, landlocked area of surplus land.

2.8. Rear gardens bound the site on all four sides. The rear facades of surrounding houses are offset from the boundary by approximately 25m except for the recently developed bungalow at 61 which is set away by approximately 13m. The site is bounded on all four sides by 6ft fencing.

2.9. A topographical survey has been carried out and submitted as part of this application. It shows the land fall from west to east, as well as key eaves and ridge levels of adjacent buildings in relation to the site and proposal. Site sections are included in this application.

# 2.0 Site Context



*Photomontage of site*



*View looking east from no.11 New Road*



*View back to no.11 New Road from proposed development site*



*View north with no.61 Chalton Lane beyond*

### 3.0 Principle of Development



Number 9 & 11 New Road frontage

The site is located within the settlement policy boundary of Clanfield and as such current policy of the East Hampshire District Joint Core Strategy (JCS) apply.

These policies direct development to the most sustainable locations in accordance with the settlement hierarchy. The proposal is for a part two-storey dwelling within the settlement on previously developed land and demonstrates regard to all other considerations set out in the latest planning guidance.



Development site outlined in red

## 4.0 Amount of Development

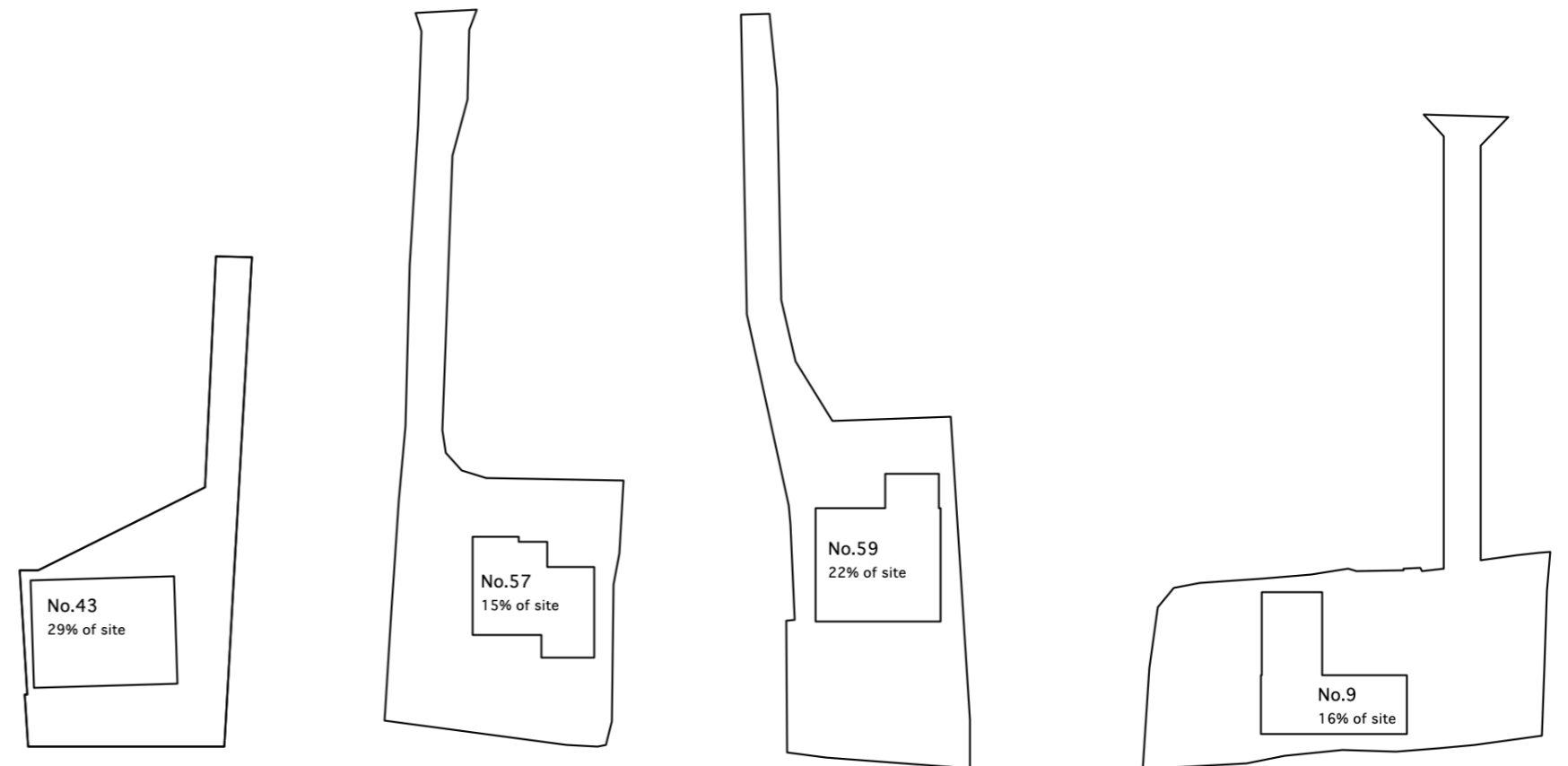
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The proposal continues a series of recent similar domestic developments on back land sites in the immediate vicinity and compares favourably in terms of overall site coverage at only 16%. The overall GIA of the building is 185sqm.

9 and 11 New Road are link detached chalet style dwellings fronting New Road. Properties along New Road, Chalton Lane, Beech Road, and Maple Crescent comprise a variety of single storey or chalet style bungalows, and substantial two storey detached and link detached family dwellings. Buildings are generally positioned in moderately sized plots with established vegetation giving a semi-rural/suburban character.

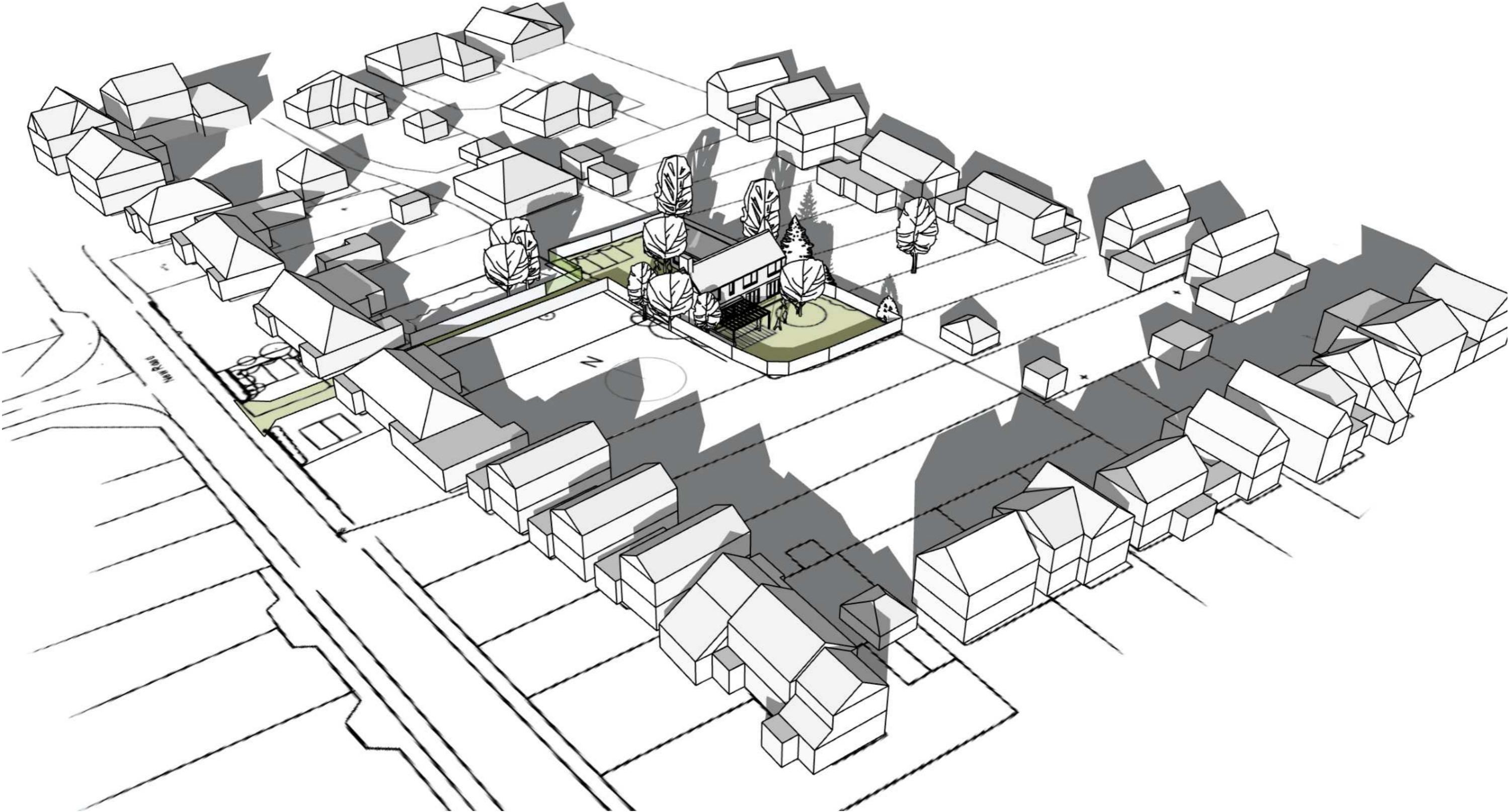
The proposed building is part two-storey which is commensurate to the size of the plot and its position and height in relation to the surrounding houses.

The proposals include the demolition of a number of structures within the curtilage of no.9 and 11 New Road including two timber sheds, a greenhouse, garage to the side of no.9 and garage/workshop adjacent to no.11. Total floor area 77 sqm.



*Comparison of site coverage against recently consented and completed developments in the immediate vicinity*

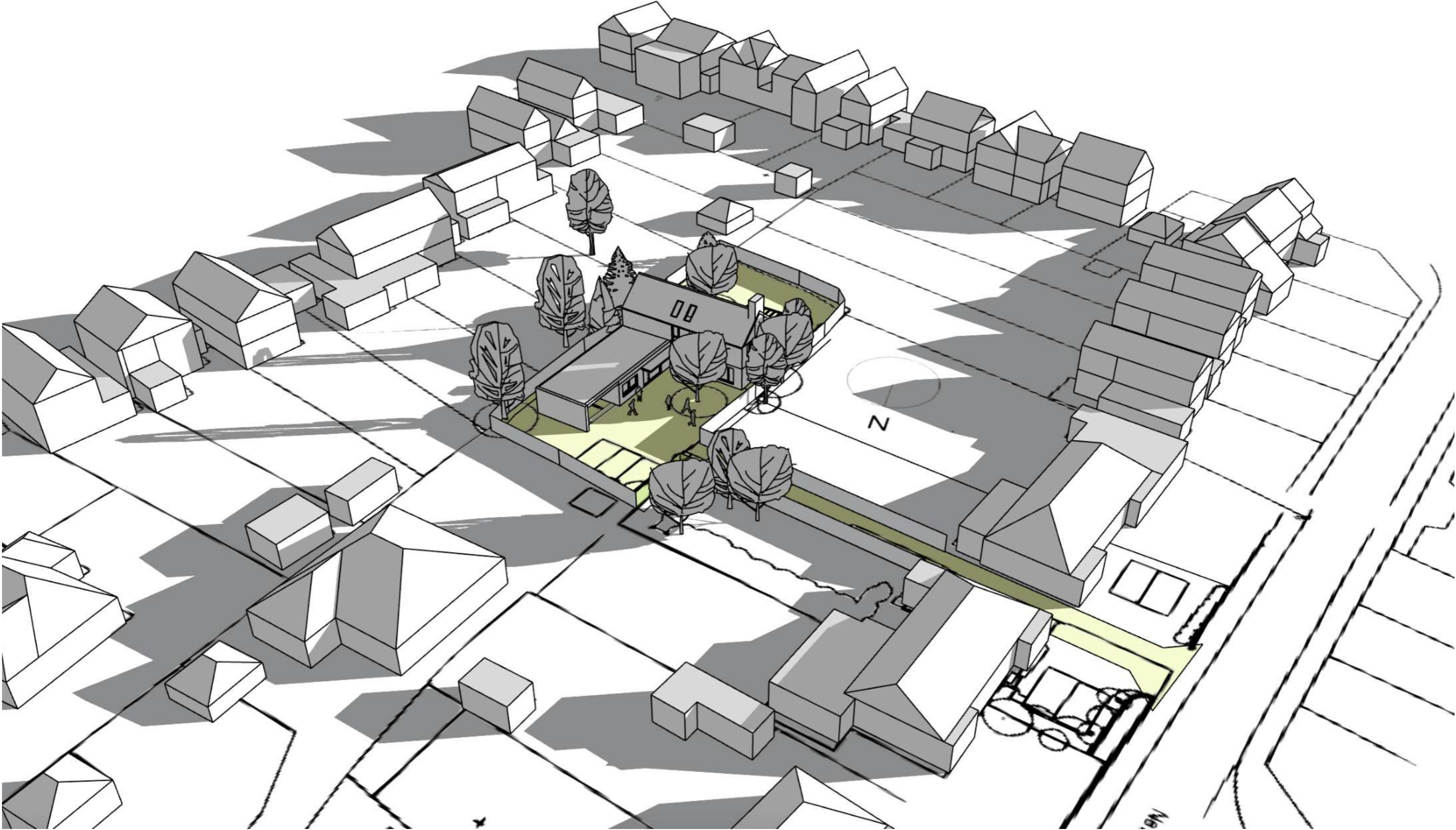
# 4.0 Amount of Development



*Aerial view of proposal in context (from south west)*



# 4.0 Amount of Development



Aerial view of proposal in context (from north west)

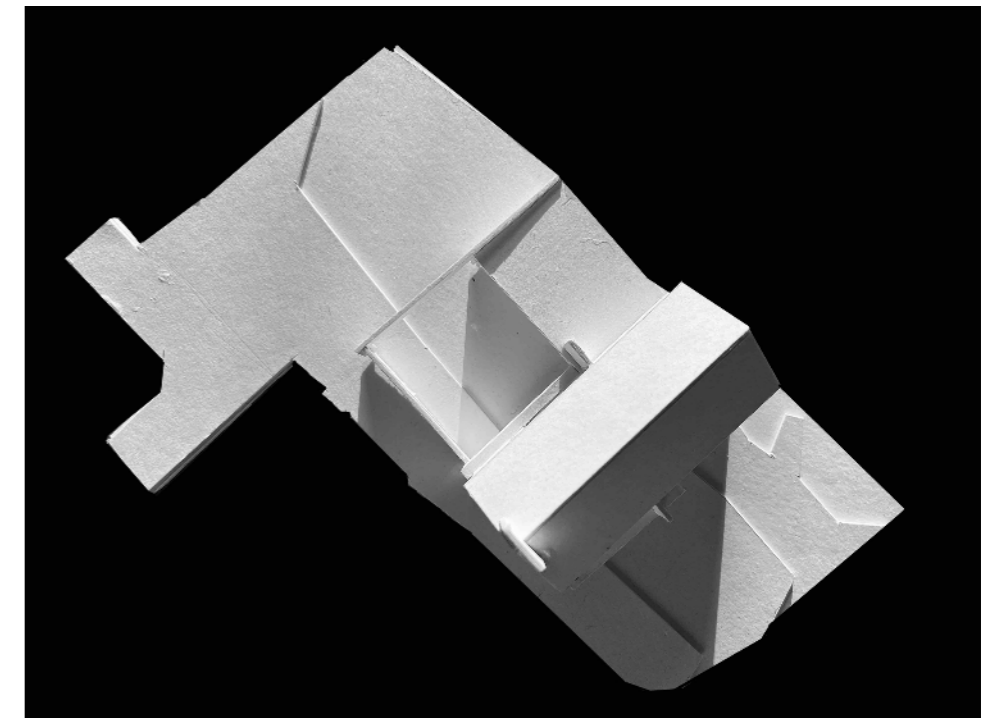
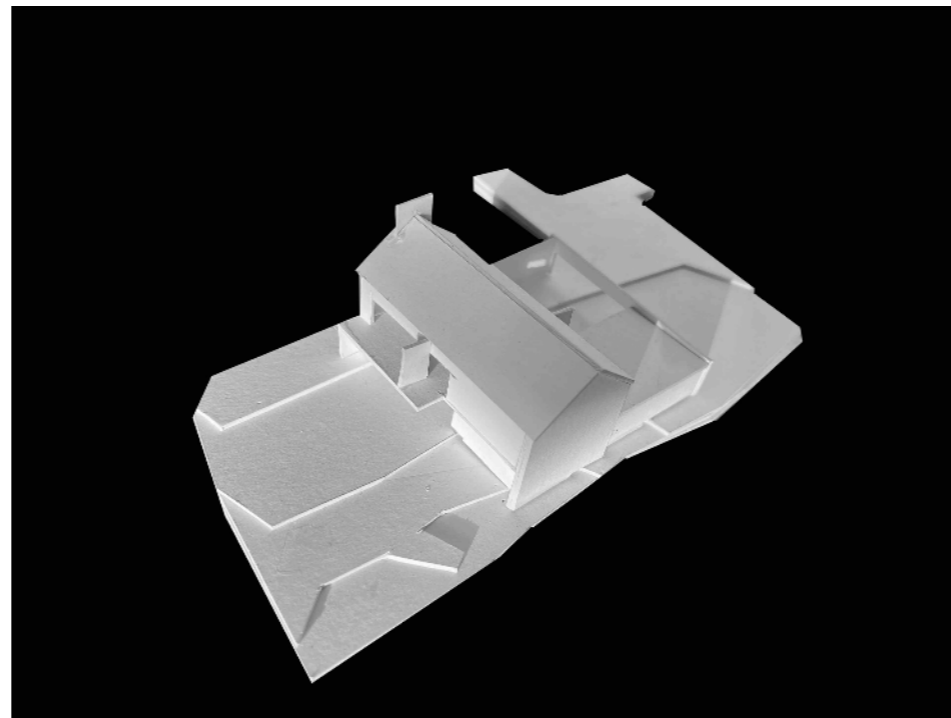
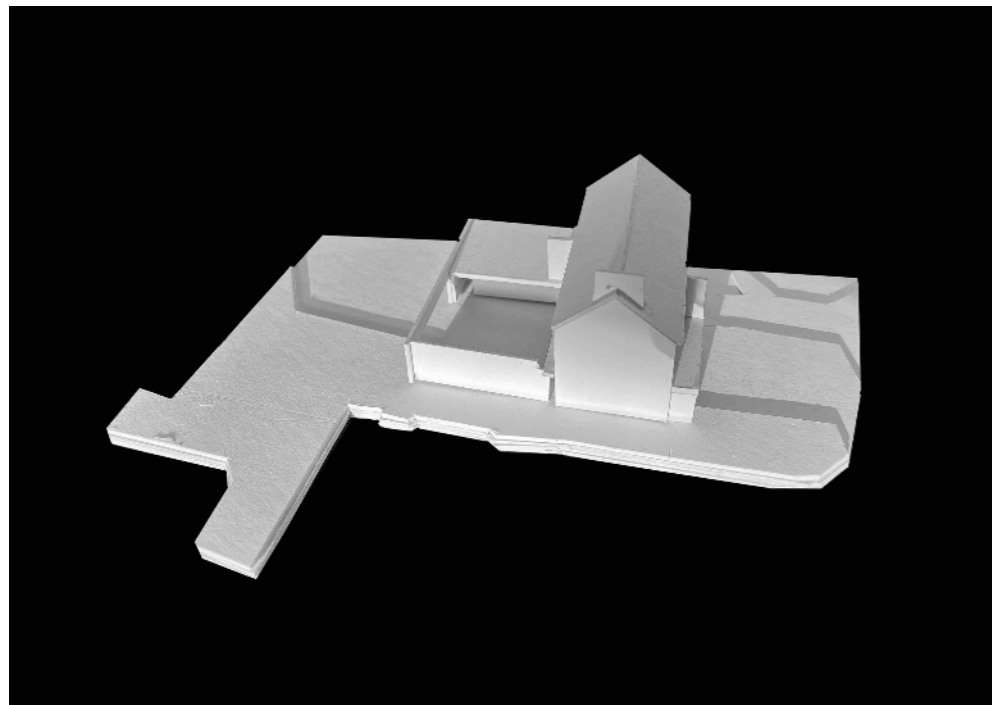
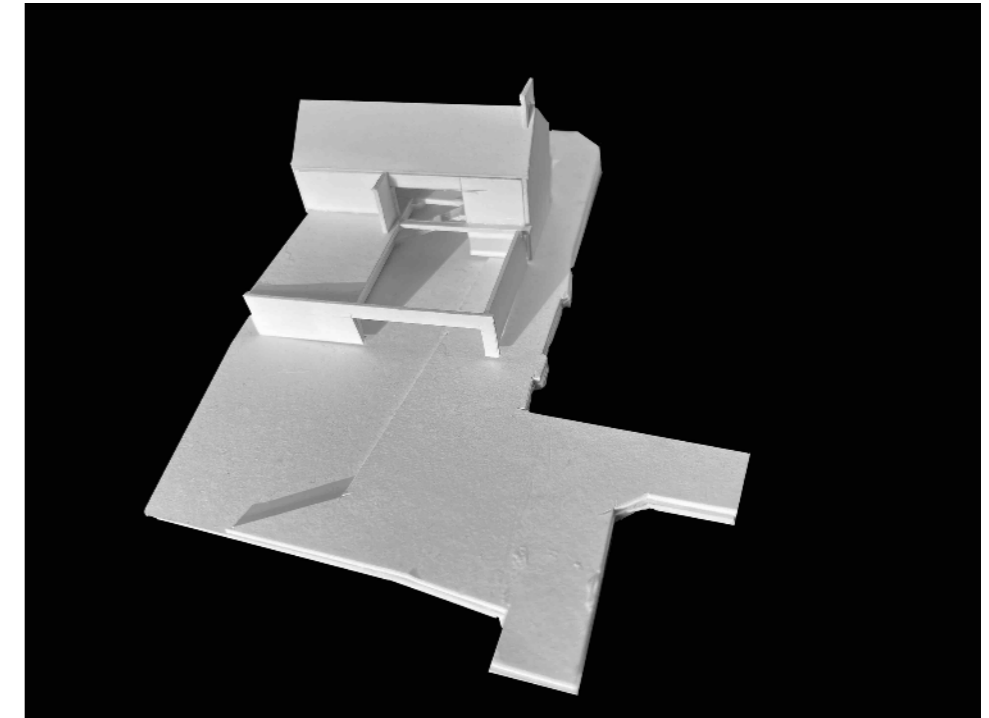
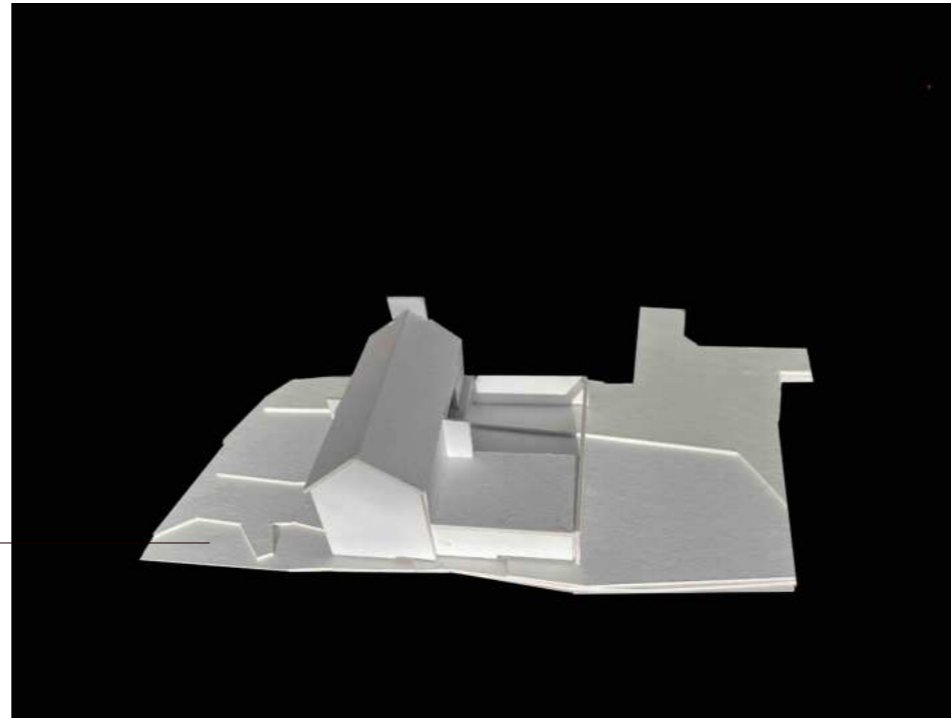
## 5.0 Design

### Architectural Form and Style

The design of the building is commensurate with the area. The part two-storey massing and arrangement responds to adjoining development which is an eclectic mixture of one and two storey houses.

The proposal is modest in scale. The architectural style is a simple interpretation of the semi-vernacular buildings making up the surrounding built environment. The floor to ceiling height at ground floor is modest and set at 2.4m. The eaves break into an 'open roof' at 2.0m to minimise the overall external eaves height and mass of the building.

Extent of site - site falls from west to east



*Conceptual Model exploring massing*

# 5.0 Design



Site Plan

43 x 2.4m vision splay onto New Road

2no. parking spaces to no. 11

# 5.0 Design



3D sketch rendering view from the the main approach from the north

Covered parking with cycle bars and EV charging point

New ornamental tree

Slate roof  
Roof windows to stair and landing

## Materials

The buildings in the immediate facility are built from an eclectic range of materials including brick, render, flint, tile hanging, clay tiles and slate. Windows are a mixture of timber, UPVC and aluminium.

The modest material palette selected for the proposed building is contemporary in nature and commensurate with the area with the use off-white render, light metallic grey aluminium windows and a slate roof. The flat roof to the single storey section of the building will be either felt, mastic asphalt or single ply membrane. Rainwater goods will be PPC aluminium.

Slate roof  
Off-white render  
Timber pergola  
Aluminium composite



3D sketch rendering view from the garden side on the south

## 5.0 Design\_Materials

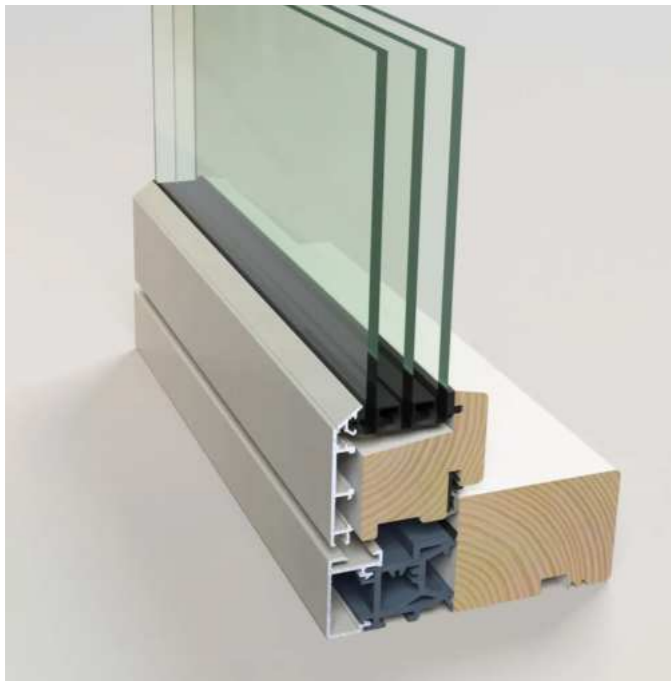
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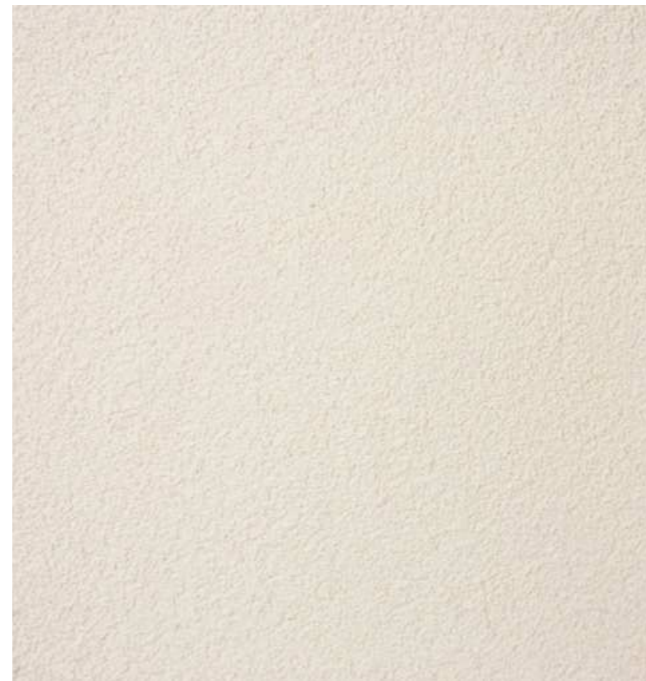
*Contemporary timber door*



*Aluminium bi-fold doors*



*Aluminium composite windows*



*Off-white render*



*Composite riven slate tiling*



*Aluminium PPC rainwater goods*

5.0 Design\_Material Precedents

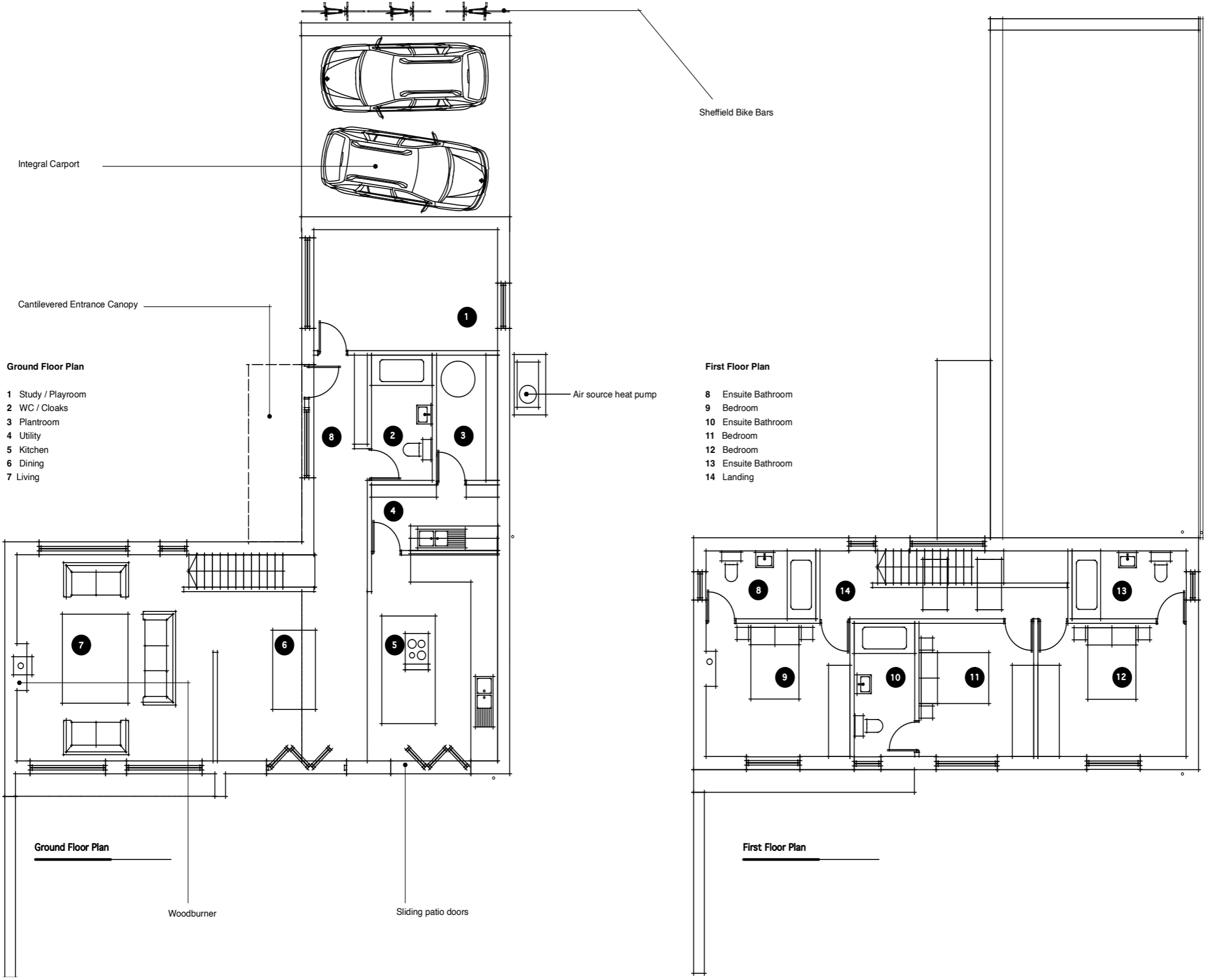
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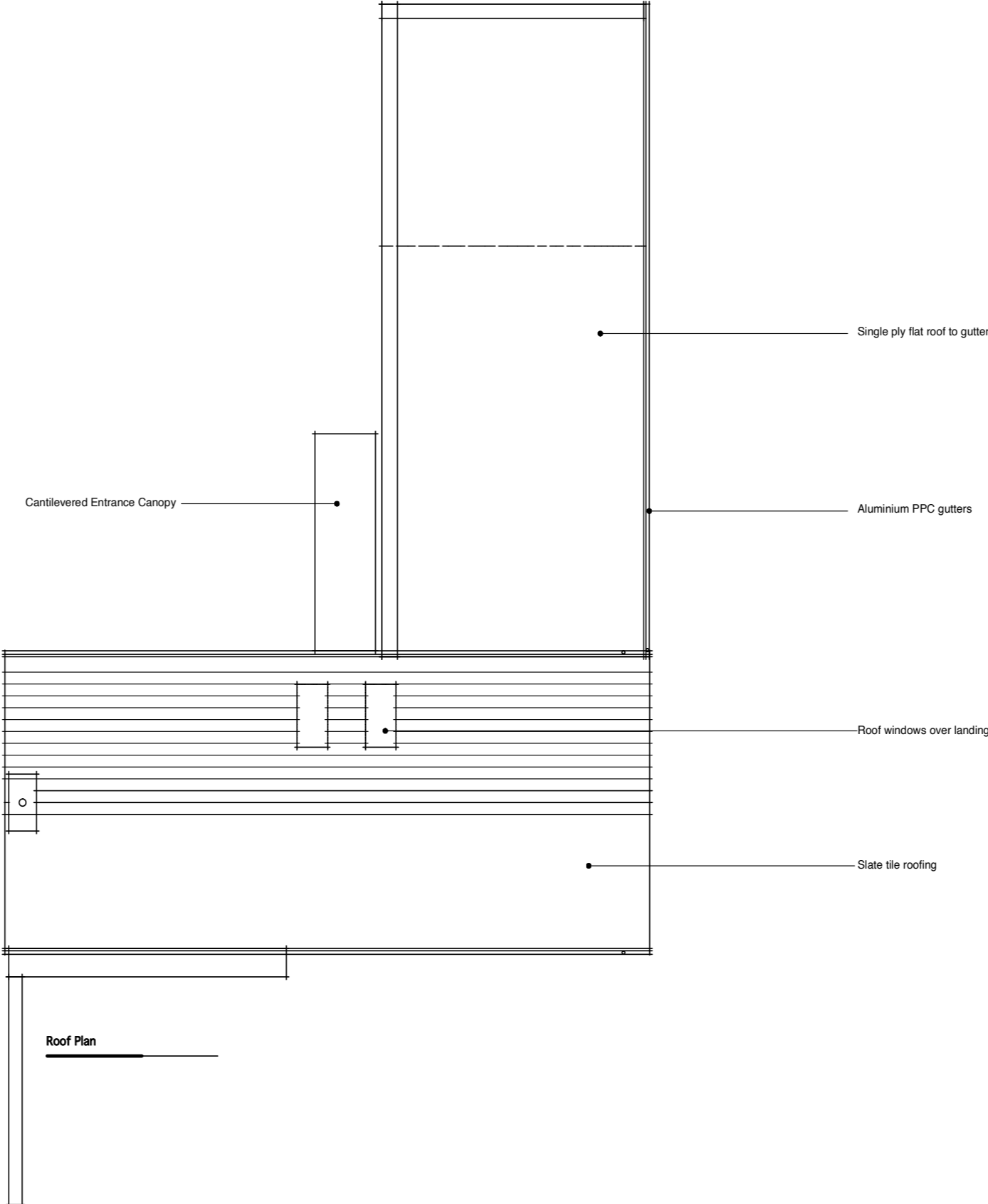
*Renedered houses with slate roofs in the immediate vicinity*



# 5.0 Design



# 5.0 Design





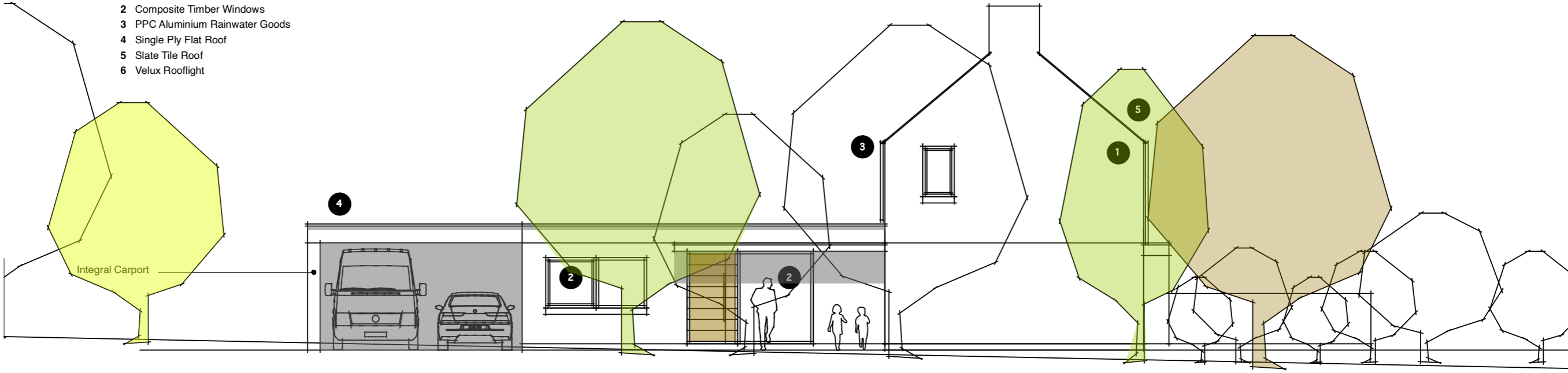
# 5.0 Design

- External Finishes**
- 1 White Render Finish
  - 2 Composite Timber Windows
  - 3 PPC Aluminium Rainwater Goods
  - 4 Single Ply Flat Roof
  - 5 Slate Tile Roof
  - 6 Velux Rooflight



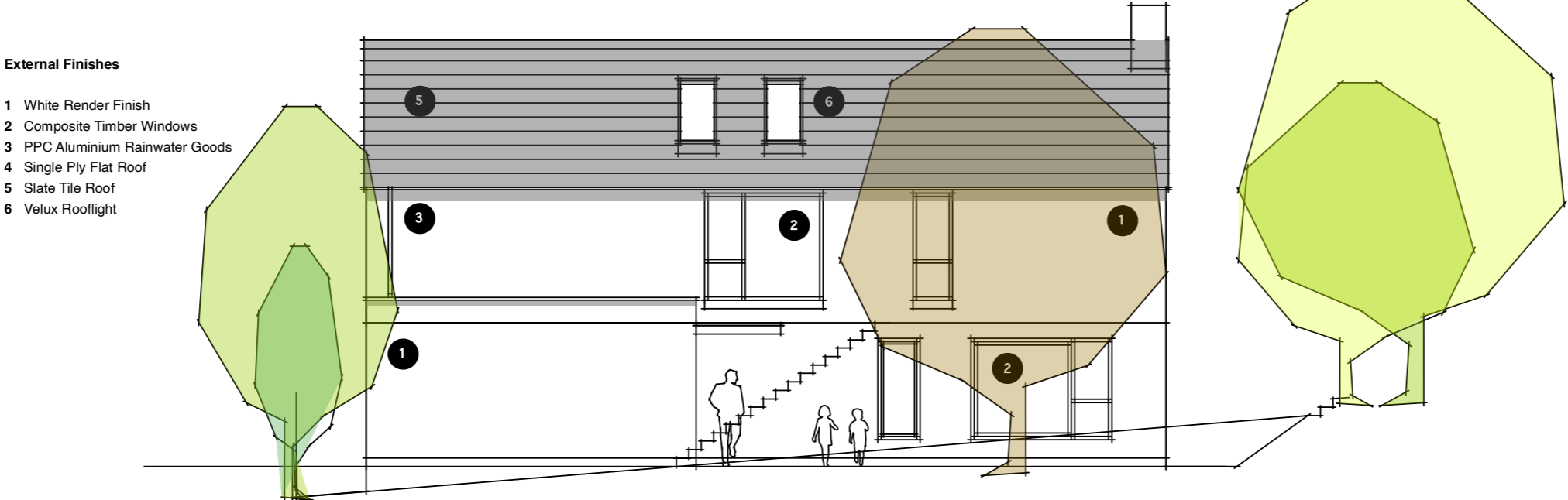
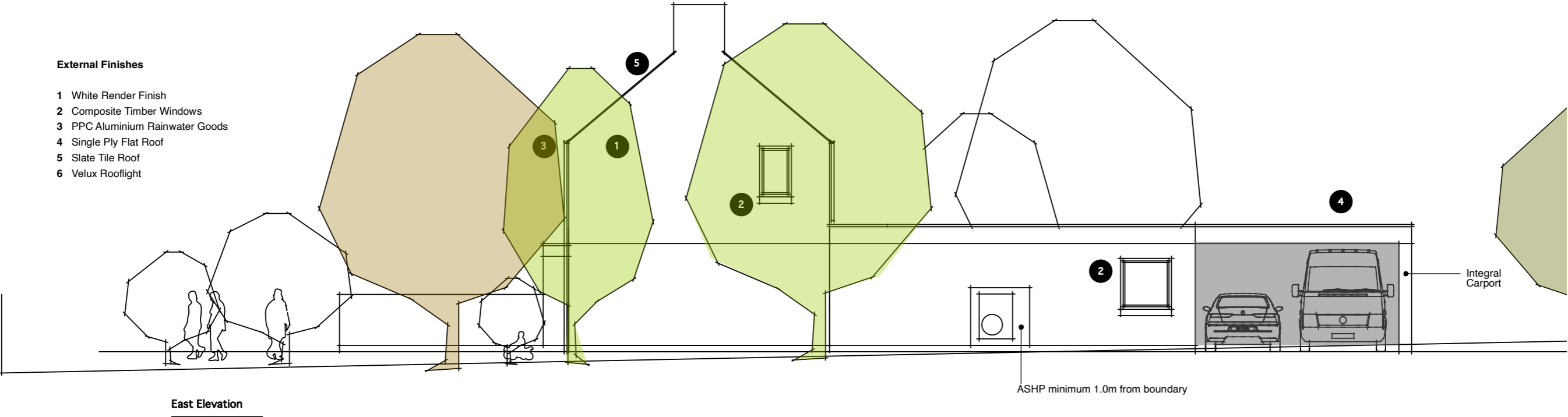
South Elevation

- External Finishes**
- 1 White Render Finish
  - 2 Composite Timber Windows
  - 3 PPC Aluminium Rainwater Goods
  - 4 Single Ply Flat Roof
  - 5 Slate Tile Roof
  - 6 Velux Rooflight



West Elevation

# 5.0 Design



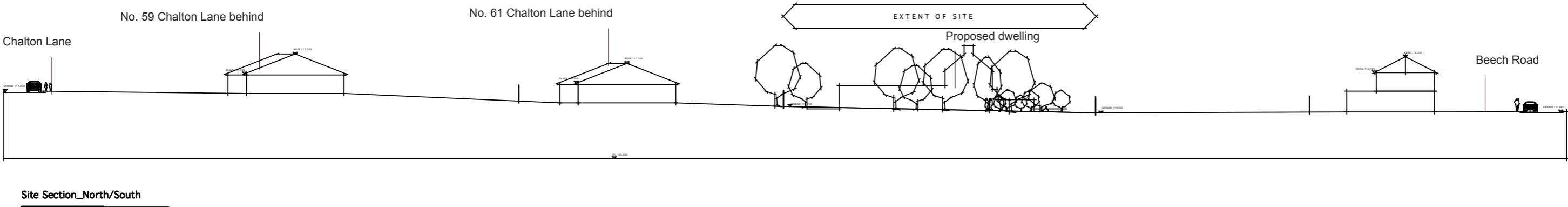
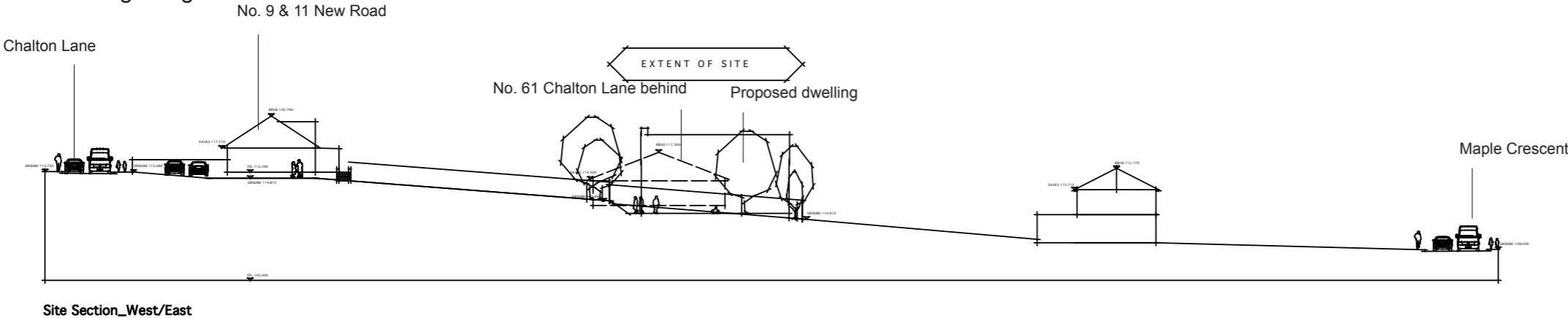
# 6.0 Impact on the Amenity of Surrounding Property

Current planning policy states development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through the loss of privacy or through excessive overshadowing.

The site is to the rear and east of the host property no.11 New Road, a single-storey dwelling. It is adjoined by a single-storey newly developed dwelling, number 61 Chalton Lane to the north. The site is enclosed on all sides by hedging, trees and fencing and is backed onto by the back gardens of the houses in the surrounding streets. Unlike other recent back land developments, this site constitutes an area of undeveloped, or surplus land defined by the original and much earlier layout of roads and houses.

The facades of the proposed building would all be a minimum of 25m from surrounding houses and 1.5m from the nearest boundary on the east side. The building would be approximately 4.9m to eaves above ground level and a ridge height of approximately 7.5m. The ground level on the site rises across the site (east-west) by approximately 1.5m and the proposed building is set at a median point to minimise its height and visual mass in relation to the surrounding dwellings.

The rooms in the two-storey part of the building are arranged so that they benefit from the southerly sun, general orientation and a rear garden. The distance between the bedroom windows and the facades of the houses to the south is nearly 50m. The first floor windows on the north side allow daylight into the staircase and adjacent landing. Fenestration on the east and west sides is limited to a single window into ensuite bathrooms with obscure glazing.



## 7.0 Impact on the Character and Appearance of the Area

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Current planning policy requires development proposals to be of an exemplary standard and highly appealing in terms of visual appearance. New development is expected to respect the character, identity and context of the area and accord with several criteria to ensure an appropriate scale, layout and that it is appropriate and sympathetic to its setting and makes appropriate use of materials.

Chalton Lane comprises residential development to its southern side. To the north of the road is open fields and the road forms the boundary of the South Downs National Park. The majority of housing fronting Chalton Lane comprises mid-twentieth century period detached dwellings with a mixture of bungalows, chalet style dwellings and two-storey houses. Properties generally have a low density allowing for vegetation to intersperse between buildings. The density increases to the west of the site at the junction of New Road and there is slightly higher density housing to the rear in Maple Crescent.

The proposed dwelling would not be visible from any of the surrounding roads having regard to adjacent buildings and vegetation. The proposal would result in an additional vehicular access, which would be the main visual impact of the development. However, the access would be comparable to other access points along New Road and would not result in material harm to the appearance of the street scene.

The proposed dwelling would be positioned to the rear of the existing houses and would not be visible from the road. It would in any event be surrounded by other development and as such it would have no impact on the setting of the South Downs National Park, which is situated to the northern side of Chalton Lane.

## 8.0 Highway Implications & DDA

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### Location

Current planning policy requires development proposals to accord with several criteria that seek to support sustainable forms of transport and mitigate the impact on highway safety and convenience. The site is over a ten minute walk to the nearest limited range of local services in Clanfield or Green Lane, however, the site is reasonably well located relative to those facilities such that vehicle journeys would be short. The site is also close to the A3 and the highway links that provides.

### Access from New Road

At present, the site is accessed from the rear garden of 11 New Road. There is currently no vehicular access. The existing double width dropped vehicular crossing access off New Road leads to generous hardstanding in front of 9 and 11 New Road and sufficient parking for three cars for each dwelling. The proposal is to utilise the existing crossing access from New Road to introduce a new 3.7m private access road using part of the garden on either side. Unobstructed vision splays are available in both directions along New Road. The visibility splays are adequate and there is generous space for cars to manoeuvre within the new site.

### Parking Provision

The dwelling would include three bedrooms and in accordance with the East Hampshire District Vehicle Parking Standards Supplementary Planning Document, provision is made within the site for at least two vehicles to park and adequate turning space is provided. Subject to conditions securing access provision and parking provision, the proposal is considered to accord with current planning policy and the East Hampshire Vehicle Parking Standards Supplementary Planning Document.

Nos 9 and 11 New Road will have adequate parking provision on existing hard standing at the front of their properties.

### Cycle Parking

The proposal will be equipped with 4no. Sheffield wall rails for safe and secure cycle parking.

### Access Road

The length of the new access road and width of the site makes the provision of a fully compliant fire engine access, to Approved Document B requirements, difficult. Nevertheless, the new road will be 3.7m wide along its full length and the site itself will provide sufficient space for multi-point turning. Initial discussions with David Newman, Principal Building Control Surveyor in EHDC's Building Control department suggest that in similar circumstance, where access has been considered inadequate, Hants & Isle of Wight Fire & Rescue has accepted the provision of a full coverage domestic sprinkler system installed to BS9521, of at least Category 2, which would allow for a longer period for service to prepare to fight a fire, if in fact needed after suppression has activated and held fire in place or extinguished it. Further discussions will be made at the next stage to agree a strategy which is acceptable to both authorities.

### The Building

The building has been designed with reference to the requirements of Building Regulations Approved Document M (Access to and use of building) and incorporates the following:

- There is a level wheelchair accessible approach and flush thresholds to entrances to all external doors.
- Generously wide circulation areas at ground floor to allow convenient disabled access.
- DDA compliant WC at ground floor provided to deliver convenient wheelchair user access.

## 9.0 Ecological Impacts and the Solent Special Protection Area

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Current planning policy requires proposals to maintain and enhance the district's biodiversity. Proposals are expected to accord with a range of criteria which include the requirement for wildlife enhancements to be incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts avoided or, if unavoidable, are appropriately mitigated. There is also a requirement for proposals to protect or strengthen populations of protected species.

The site comprises a large open area of unkept garden with several trees, hedges, grass, and shrubs within the site and on the site boundaries. The proposal would result in some loss of vegetation within the site to accommodate the building, parking, and circulation, although all the mature trees and hedging on the boundary are to be retained.

An ecology report has not been submitted at this stage as the site is mainly laid to grass and is currently an extension of the garden of number 11 New Road. It is felt that the proposal would not unacceptably adversely impact on ecology and has no bearing on surrounding open countryside as it is completely ring fenced by earlier development. Nevertheless, additional tree and hedge planting is proposed as an enhancement measure to the site's ecology and biodiversity.

The site has never been developed for anything other than residential use and no contamination is anticipated.

To ensure the proposal does not result in an unacceptable impact on the Solent Special Protection Area as a result of increased nitrogen loading a European Site avoidance and mitigation checklist has been completed and included in the application which agrees to mitigation measures should the proposal be consented and they be required.

## 10.0 Arboricultural Impacts Area

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The site includes several mature trees along the boundaries none of which carry a Tree Preservation Order. The site is within a developed area and not prominent in the street.

Nevertheless, the intention is to retain the existing trees and supplement with two additional ornamental specimens to create a natural green setting for the new dwelling.

# 11.0 Drainage and flood risk

## Surface Water

The application site is within Flood Zone 1, which is land considered to be at a low risk of flooding. The proposal would, however, increase the amount of hard surfacing and therefore likely increase the amount of surface water run-off. Planning policy requires development proposals to demonstrate they would not increase flood risk elsewhere.

It is proposed that the parking, access road and vehicular manoeuvring areas will be constructed using a permeable gravel within stabilisation matting. Full drainage details will be prepared to ensure the increased surface water does not increase flood risk elsewhere.

Surface water drainage from the building will be collected and directed to a new soakaway located a minimum of 5m from the new building and boundaries.

## Foul Water

A 150mm diameter public foul sewer (clay pipe ) runs just north of the site at approximately 111.00 level. Initial discussions with Southern Water suggest a local connection can be made via a manhole under a section 106 agreement. The drainage may need to be pumped, but this will depend upon the precise depth of the sewer at the point of connection.

The proposed dwelling is more than 3m from the sewer and initial advice suggests that a build over agreement will not be required for the construction of the new building or access road. This will be confirmed at the next stage of design development.





## 12.0 Sustainable Construction

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### Energy

Planning policy requires development proposals to demonstrate how they would attain certain standards of sustainability in construction to mitigate the environmental impact of development. 10% of the energy demand for the new dwelling will be from decentralised and renewable or low carbon energy sources. The aspiration is to take advantage of government incentives to install an air source heat pump with new underfloor heating system and radiators along with PVs. The ASHP will be located on the east side of the new building and be a minimum of 1.0m from the boundary on that side.

### Thermal Efficiency

The intention at this stage is that the building will be detailed and constructed to comply with the Building Regulations and where possible exceed it in terms of fabric and thermal efficiency. Thermal insulation and ventilation will be designed into the building envelope using a specification to achieve a good SAP rating in compliance with Part L of the Buildings Regulations. Combined with a good standard of ventilation and air tightness, this will help to conserve the fuel used to power the building.

### EV Car Charging

An EV charging point will be installed in the car porch to comply with Approved Document S of the Building Regulations.

## 13.0 Environmental Health

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### Refuse Collection

The house will be provided with standard waste wheelie bins for general waste and recycling with collection adjacent to the site entrance off New Road.

It is proposed that a combined storage area for the new dwelling, together with no.9 and 11 New Road will be located no more than 25 metres away from where waste collection vehicles can safely and legally park up in the road.

## 14.0 Conclusion

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4.1 The proposals constitute a sensitive, modest, and appropriate new dwelling which is suitable for modern family living expectations, and which is a sensible and proportionate use of a site that is currently unutilised.

4.2 The proposals include the demolition of a number of structures within the curtilage of no.9 and 11 New Road including two timber sheds, a greenhouse, garage to the side of no.9 and garage/workshop adjacent to no.11.

4.3 The proposal is respectful of the site parameters, responding to aspect, orientation, positioning, and massing whilst enhancing the existing surroundings and landscaping.

4.4 Consideration will continue to be given to integrating simple landscaping, fencing, gates and planting around the building, improving privacy between the scheme and the neighbouring properties and maintaining the area's unique character.

4.5 The proposals are fully compliant with policy which should enable the Local Planning Authority to support this application and grant consent for the proposal.