

Hardwick Road, Hangleton BN3 8BS

Introduction

The proposed scheme comprises of 5 residential dwellings on an existing back lands garage site, accessed off Hardwick Road in Hangleton Hove.

The proposed mix is for 4 x 3 bedroom, 5 person, 2 storey houses at 92m² and 1 x 2 bedroom, 3 person single storey wheelchair standard house at 81m². Each of the 2 storey family houses has a private rear garden 50m² in area. The single storey wheelchair dwelling has its own private garden court 25m² in area. Onsite parking for the dwellings is proposed to a standard of 1 parking space per unit, in an off road location immediately in front of the dwellings. The wheelchair unit has its own designated accessible parking space with canopy over.



Aerial view of the site from the South



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Site

The 0.11ha site, formally occupied by lock up garages, lies to the rear of properties on Hardwick Road and the flats at the corner of Harmsworth Crescent. The back land site is accessed by an existing access drive across the verge at the corner of Harmsworth Crescent and Hardwick Road. This access drive will be realigned to be located approximately 10m from the junction of the two roads, to improve forward visibility and safety.

The proposed houses are arranged in a short terrace across the broadest part of the triangular site, facing towards the entrance. Private, secure gardens face towards the eastern boundary of the site, backing onto existing rear gardens of houses in Amberly Drive to the east.

The buildings are designed to Code for Sustainable Homes Level 4, since this is constructed on a brownfield site and aspires to the One Plan and Living Standards.



Existing Views



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Massing in Context

The proposed development is designed to be sympathetic to its immediate context, to specifically 2 storey maisonettes in Hardwick Road to the north, 4 storey flats to Harmsworth Crescent to the west, single storey bungalows off Burwash Road to the south and the 2 storey semidetached houses in Amberley Drive to the east.

The irregular triangular site is leftover area behind with the surrounding street geometry, so the units have been aligned with the longest straight boundary across the east side of the site, with entrance from the west, enabling private gardens to back onto existing private gardens to improve security and amenity.

The short terrace of 4 x 2 storey houses steps back towards its northern end to avoid overlooking properties in Hardwick Road. The northern corner of the site at the end of the rear gardens of the Hardwick and Amberley Drive properties has been utilised with a single storey wheelchair unit, to avoid any over bearing development on surrounding gardens.



Aerial view of the scheme



Proposed front elevation



Massing in Context

The 2 storey dwellings utilise a low pitched roof, with eaves sloping down to the front and rear to minimise the footprint and mass of the development in relation to surrounding dwellings. A tall Cyprus Hedge screens the development from the bungalows to the south. Elsewhere the existing 1.8m high boundary fences and walls are maintained. Further screening is provided by the existing depot which lies to the rear of the site to the south east.

The proposed language of the design picks up on the surrounding brick and render dwellings and the existing pitched tiled roofs of the surrounding suburban housing developments. The short terrace corresponds with the scale and massing of existing dwellings in Hardwick Road.



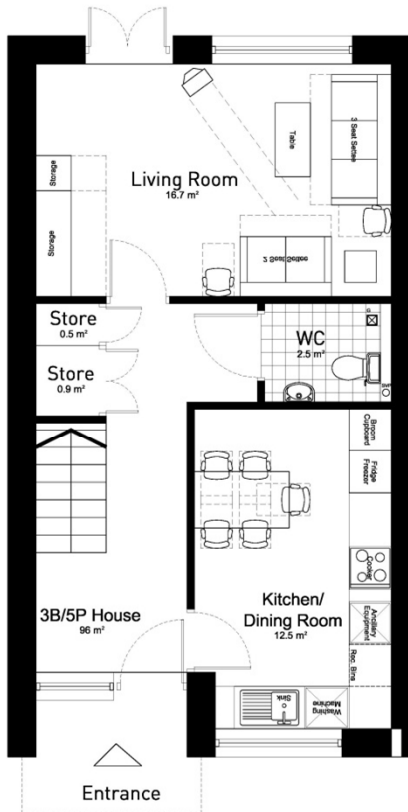
Aerial views of the scheme



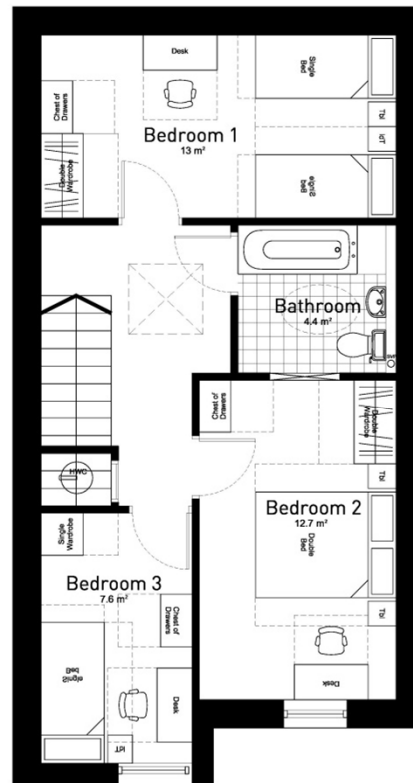
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Internal design of dwellings: 2 Storey Houses

- The 2 storey, 3 bedroom, 5 person houses are designed to meet Life Time Homes and HQI guidance.
- Access from the front entrance to a stair hall and circulation giving access to living and kitchen/dining rooms
- The kitchen/dining room faces forward overlooking the entrance and approach
- The living room/lounge is located across the rear of the property with direct access to the private garden.
- An accessible WC is provided on the ground floor in accordance with Life Time Homes requirements
- On the first floor 2 double bedrooms and a single bedroom are provided with in addition accessible bathroom
- Proposed floor to ceiling is 2.4m with a floor to floor of 2.8m
- The house is designed with roll over thresholds to front and rear
- 3 of the 4 houses have on plot parking for 1 car.
- Cycle and bin storage is provided within the gardens of the end of terrace units within the front porch of the mid terrace units.



GROUND FLOOR



FIRST FLOOR

3B/5P House - Layout



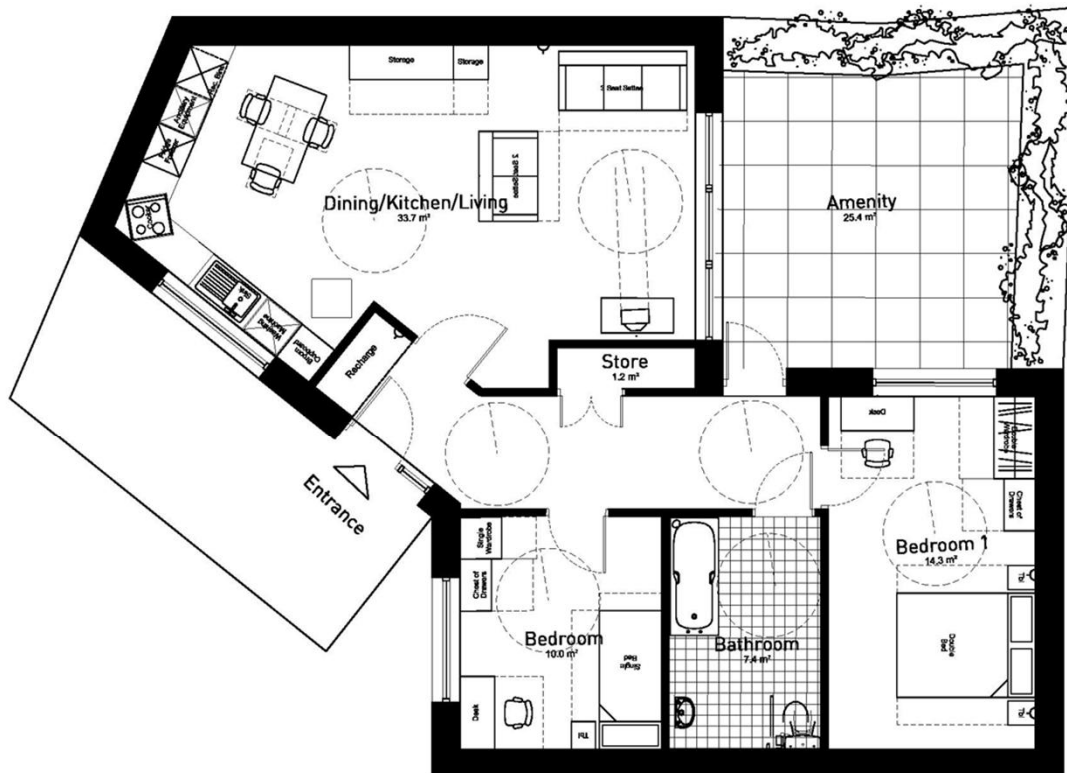
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Internal Design of Dwellings: Single Storey Wheelchair Unit

2 bedroom, 3 person wheelchair accessible bungalow.

The 2 bedroom wheelchair apartment has been designed to meet the Wheelchair Accessible Best Practice and HQI guidance. It is an L shape plan arranged around a garden court with the following features:

- Level entrances to adjacent covered car port with a 1.2m wide footpath and step free access.
- 1 double bedroom and 1 single bedroom are provided on each side of wheelchair accessible bathroom and toilet within 1 wing.
- The other wing contains living room, kitchen and dining room with access direct to garden.
- Kitchen is designed to provide adjustable height work tops and eyelevel built in appliances.
- Space is provided within the entrance area for wheelchair storage and recharge.
- Circulation spaces accommodate 1.5m diameter turning circle.
- Proposed floor to ceiling is 2.4m, ceiling will have structural support for overhead hoists.
- The garden area incorporates a raised planter 500mm high around its perimeter.



GROUND FLOOR

2B/3P wheelchair bungalow - Layout



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Landscape & Access

The new unadopted access road will be provided with shared surface pavier finish to give access to the development of 5 dwellings. Communal bins store collection storage will be provided, either immediately in front of the dwellings or at a location on the verge to the front of the site to enable collection from Hardwick Road.

The existing access drive cannot be widened owing to the ownership of adjacent properties. As a result it does not afford access for emergency vehicles. The development will be designed with sprinkler misting systems, to meet fire brigade design guidance.

The communal frontage area will have porous paving and areas of soft landscape planting to reduce run off, but with drainage attenuation on new surface water drainage to avoid overloading new local sewer system.

Improvements will be carried out to the surrounding boundary wall/fences to improve security and privacy for neighbouring residents.



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Planning Consultations

Initial planning consultations being carried out with representatives from development control on 10th April 2014, initial verbal comments have been responded to in the amended design in the following respects:

1. Revision of roof to slope down to the rear boundary
2. Minimisation of height of eaves along east boundary
3. Pitched roof over accessible unit in place of green flat roof
4. Relocation of access drive away from corner

Public Consultations

A public consultation event and exhibition is programmed for Wednesday 14 May from 3pm to 7pm at Hangleton Community centre, close to the proposed site.

The comments of residents will be recorded and where appropriate adjustments will be made to the scheme.

