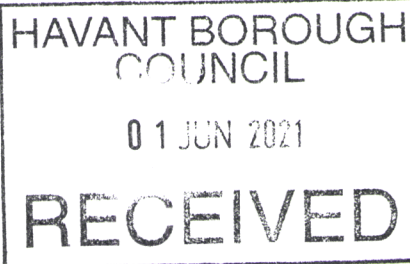


G. R TOURNOFF

Diploma in Architecture (Kingston). Designer.



55A HEATH LANE
FARNHAM
SURREY
GU9 OPR
TEL: (01252) 715787
FAX: (01252) 715787

DESIGN and ACCESS STATEMENT.

APPLICANT Mrs S.Shea

APPLICATION No.

SITE ADDRESS Site at rear of 17, Haslemere Gardens, Hayling Island, Hampshire PO11 9SD

The following statements are based on the guidance and advice set out by the Government and CABE and the format may not necessarily be the same as that set out by this Planning Authority, But it is all that is considered necessary in order to support and validate this application.

1.DESIGN COMPONENTS.

Use Assessment.

The application site can be found towards the south east corner of Hayling Island near to The Sandy Point nature reserve at Eastcote Point.

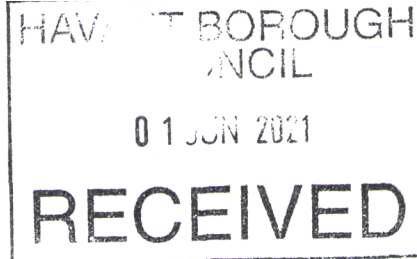
The area is predominantly residential in nature with mixed types of housing consisting of detached bungalows, chalet style houses and static mobile homes, on what would be classed as medium sized plots with dwellings set back into the plots from the road. There is also an abundance of licensed static residential mobile homes occupying larger individual park sites and sites of multiple uses of traditionally built dwellings and mobile homes, such as this application site. However, Haslemere Gardens retains a verdant and spacious character.

The application site is a mature multiple use site, having a four bed chalet style dwelling to its frontage (east) facing onto Haslemere Gardens. To the rear of the site (west) there are a collection of out buildings, garages / store / shed and a large four person static mobile (two bed) home under permanent licence No 3-0092 (27/11/1956), together with an attached ablutions building. These structures all amount to 86sq mts. The chalet dwelling has a ground cover of 78sq mts with a total floor area of 121sq mts and the total site area is 0.055 Ha (0.137acres)

The applicant is the freeholder owner of the complete site with the two homes on it and has just completed a refurbishment and modernisation of No.17 Haselmere Gardens to a high specification.

Amount & Involvement

The site frontage is 15 mts wide and has a site depth of about 37mts. The current chalet house sits to the east frontage of the site and is set back from the road frontage by 8-10 mts. It has a ground cover foot print of 78sq mts (see drawing No.421/1)



The site benefits from an established and adequate vehicular access off of Haslemere Gardens with existing front of site car parking for cars to No.17 with a drive way along the application sites south side boundary from the road down to the existing garage / store building to the rear site western end, providing additional on site car parking. The site, to the rear of No.17 is amenity land serving No.17 & the static mobile home. There is no landscaping or ornamental value to this site that needs to be retained or approved upon.

The rear of this plot would be better if it was all cleared away and the site area put to a better meaningful and coherent use. As this site is all residential (class 3 uses) then to reuse this existing status makes logical sense. Rid the site of its licensed mobile home and other structures and redevelop it in a manner that would suit the area. The existing mobile home has reached the end of its useful life and now needs to be replaced with a modern unit which will serve the next decade or so. However, this would seem to be a futile investment when it would be better spent to building a single storey purpose designed dwelling with car parking and defined amenity space for both dwellings, as has happened in other areas in close proximity to the application site and the Eastcote area of the island.

This potential rear development site has the benefit of class use (C3) already. It has a good vehicular access on to Haslemere Road and has full utility services on site ie foul drainage, electric, gas, water and telecom are already installed on the site and used by the existing owner and serves both properties. All that is necessary is the will to allow for a change and to make better and more use of the sites potential in line with current Government Policies and guidance.

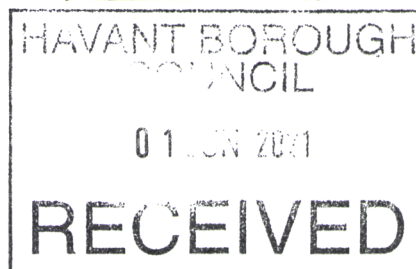
Layout & Evaluation

The proposed new dwelling, the subject to this application, being sited to the rear of the host dwelling, would be screened and mostly hidden from view to the public at large, other adjoining neighbours would only see a limited amount of its roof scape, due to the amount and size of the existing rear garden development already taken place on their sites.

The Architectural style is quite varied in this area and no particular style or theme emerges that can be said is exceptional and makes a positive statement in any distinctive character. The general pattern of development is consistent with the 1960's – 70's coastal vernacular. The existing building format does not assist with the design approach for the site or help to achieve a scheme that is simple, coherent and aesthetically satisfactory.

The existing chalet style dwelling is of a traditionally built form of construction, therefore it seems logical to continue on with this format, but to design a single storey building that has an element of character and a stand alone design, all to itself which would not emulate or clash with that already around it, is the aim.

The layout plan for this proposed new build (2 bed dwelling) is a simple "T" shaped build around an enclosed courtyard with its principle rooms having direct access into the private courtyard area. The front access point to the dwelling will be from the vehicular turning / parking forecourt, which will be used only by the new dwelling and not No.17 which will have its own private amenity area enclosed as a courtyard garden, facing west and not overlooking the new dwelling (see drawing No.421/2).



The new build will have a low pitched roof, so as not to create an excessive build mass and to be less obtrusive or offensive. This is to be a low profile building of a fixed design layout to prevent the possibility of further expansion, which could lead to an over development of the site.

As the site is in Flood Zone 3, the ground floor slab will have to be raised above the finished ground level by 300mm minimum to overcome the affects of any possible flooding, which has not accrued in this road for over 50 years, it also benefits from flood defence precautions, put in place at Eastcote Corner, nor in the recently adverse rainfall years has any surface water flooding been experienced, except at nearby Creek Road.

As the application site falls within a designated flood zone then the standing advice for vulnerable developments, flood resistance and resilient measures will need careful consideration as will simple changes to the dwelling construction, like electrical services internally to be run at high level roof voids, with vertical drops to outlet points set at 500mm minimum above finished floor levels, rain water disposal will be to rain water harvester unit set out in the amenity courtyard and these will store water for re-use in garden watering, car washing and general external use. None return valves to drainage, sealing where ducts pass through walls and generally to follow the advice and guidance set out in Part 3 Chapters 6 of improving the flood performance of new buildings document.

Scale & Design.

The scale and design of the proposed new dwelling is simplistic and small scale. The net floor area is 65sq mts which is compatible with current space standards required. There will be 2 car parking spaces on site and space will be available for casual visitors to use within the turning area.

The layout has be designed to gain the maximum sun light into the dwelling due to the west / south/ east aspect of its placing on site. The proposed building will run along the north boundary line and there will have no windows in that wall. There will be a mono pitch roof on the north wing and a conventional dual pitch roof on the short south wing. The south wing roof will contain sola electric panels and solar water panels to use the maximum sunlight and daylight factors for energy and water heating.

The proposals are for a single storey dwelling then it will be designed internally to facilitate the use of possible mobility personnel or possible occupation having level access throughout and to and from the building.

Fixtures and fittings will be in accord with the requirements set out in part "N" of the building regulations and other documentation.

Landscaping.

The application site will feature some hard and soft landscaping with plating areas to strategic places around the building and to where new boundary divisions will be, following the sub division of the existing plot, if planning permission is granted. Some existing site boundary areas may also need upgrading when the existing redundant structures are removed. A detailed landscape schedule and layout plan can be the subject of a condition on the planning notice, if approved.

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Appearance.

The overall appearance to this site and part of Haslemere Gardens will be greatly improved and enhanced as and when the project is completed, if planning permission is forth coming. The area will loose a permanent licensed static mobile home, that has reached the end of its useful life and now needs to be replaced with something better. To replace this with another mobile home in an area that is subject to adverse and abnormal weather conditions are always going to be a possible danger to those who occupy it and should be avoided if possible.

The occupants would be better and safer if housed in a properly built dwelling, the opportunity is now here and should be taken. The planning status of the site remains unchanged, having 2 dwelling on it, the same number of persons occupying the site together with the same number of car using the site. However, the visual appearance of the site and in particular the area will considerably enhanced and the character beyond recognition. Even the street scene will be little changed by this development if it built.

2.ACCESS COMPONENTS.

The proposed new dwelling will have external hard paved surface finishes to the parking forecourt, access paths and terraces gives direct access to the building. These materials will be for a permeable nature and on SUDS based and sub base to assist with overcoming flooding problems and water run off in surge conditions, if these reoccur.

3.SECTION 106.

CIL and SRMS / Water quality are relevant to this application and the applicant will enter into the necessary legal agreement and documentation when requested to do so.

4.HERITAGE STATEMENT.

Not applicable.

5. FLOOD RISK STATEMENT.

The application site can be found at the rear of 17. Haslemere Gardens, Hayling Island, Hampshire, PO119SD. The actual site has a permanently licensed static mobile home with and ablutions building and other associated structures (licensed No.3-0092)(27/11/1956)

The 4 person mobile home with its ablution building has reached the end of their useful life and need to be replaced. The costs involved to do this are going to be expensive and to some degree it would be a waste of money. It seems logical therefore not to renew what is there but to put the expense towards developing this site with a permanent single storey purpose built dwelling having a life expectancy of 100 years or so, rather than a few decades.

The site is already class use 3C (residential) so the status will not change, except for the better, if approval is given. This removes a highly venerable residential mobile home and replaces it with a purposeful dwelling that would be designed and built to take account of the specific EA zone 3 classifications, thereby making it safer to live in and fit for purpose.

As shown the flood map for planning shows the site to be in flood zone 3 with the benefit from flood defences. However the site has never flooded, in living memory, according to locally established

residents. The applicants are themselves not aware of any contamination being evident on site, or there having been recorded in their time, nor has the site been a subject to any land fill. There is no archaeological or historic significance contributed to this site. It therefore is logical and makes sense to rid the area of an eyesore and put it to a better use with this single storey bungalow.

If approved the proposed building will be designed and constructed to the advice and guidance from the data and information set out in "Flood resilient construction on new dwellings" and part "H" of the building regulations.

In addition there will be some sustainable features added, solar electric and solar water, so that the building can still function and operate in the event of adverse local conditions prevailing.

Installation to the building fabric will be in excess of the Building Regulation requirements, so that its energy consumption is kept to absolute minimum and may be self sufficient. Water storage from roof runoff will be collected stored and reused for ancillary purposes, garden, car and window cleaning etc.

The foundations, footing walls, slab construction level and external walls, up to 400mm above ground level, will be designed and constructed using the advice for permeable building materials etc in the E.A. Document mentioned above, consideration and care will also be taken with the constructional detailing to alleviate the causes for water ingress to the weaker points of construction as shown on the enclosed diagram set out in figure 2.6(potential roots for entry of flood water in to a drain).

