

20 WITTERING ROAD

DESIGN & ACCESS STATEMENT

Site Address: 20 Wittering Road, Hayling Island, PO11 9SP

Scheme: Single-storey extension, external cladding and internal reconfiguration.



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INTRODUCTION

CLIENT BRIEF

This Design and Access Statement refers to the proposed single storey extension and internal reconfiguration for 20 Wittering Road, Hayling Island, PO11 9SP. This document has been prepared to support the following developments:

1. Single-storey extension to front and side of the property
2. Internal reconfiguration
3. External timber cladding
4. Replacement terrace
5. Replacement glazing



USE

This building is for residential purposes only and will remain so; the design aims to meet the clients living requirements whilst enhancing the quality of the existing building with the addition of external insulation and timber cladding.

Extent of site, image courtesy of Google Maps



Site

PLANNING CONTEXT

LOCAL PLANNING POLICY

Planning policy relevant to this proposal is contained within the National Planning Policy Framework 2019, together with the Draft Havant Local Plan 2036 and Havant Borough Core Strategy 2011.

National Planning Policy Framework 2019 - Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;”

Draft Havant Borough Local Plan 2036 - High Quality Design

“permission will be granted for development that:

a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;

c. iv. Makes a positive contribution to the overall

appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;

vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy.”

Havant Borough Core Strategy 2011 High Quality Design

“c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines.

PREVIOUS HISTORY

The site has previously been subject to a single planning application:

93/58601/000 - Approved

- Proposed new pitched roof to house.

CONTEXT

SURROUNDINGS

The surrounding context of Hayling Island is predominately characterised by detached two-storey dwellings with some three-storey.

The site is bounded by Wittering Road to the West and the foreshore of Hayling Island to the South. The site is bounded by two properties, three-storey 18 Wittering Road to the South and two-storey 24 Wittering to the North.

The existing site of 20 Wittering Road also known as Tideway, currently houses a single two-storey residential dwelling.

EXISTING SITE

The total site area is 844.9sqm, with the house and shed having a footprint of approximately 118.6sqm. The remainder of the site is left as both soft and hard landscaping.

The site is accessed via Wittering road to the west of the site.



View of the Eastern elevation, which faces towards the foreshore of Hayling Island



View of the existing entrance to the site (Southern Elevation)

DESIGNATIONS

- The site is outside the conservation area
- There are no TPOS on the site
- The site is not within a SSSI or AONB
- The site is within flood zone 1
- The dwelling is not listed

ECOLOGY

As previously stated the site does not lie within a SSSI, Conservation Area or an AONB. Due to the limited amount of designations on site, a biodiversity checklist is not required.

ARBORICULTURE

The western boundary is densely vegetated with overgrown bushes and shrubbery after years of neglect. The northern and southern boundaries are also densely vegetated.

FLOODING

The site sits upon an elevated position in comparison to its surroundings, hence the site lies in Flood Zone 1. Therefore a flood risk assessment is not required.

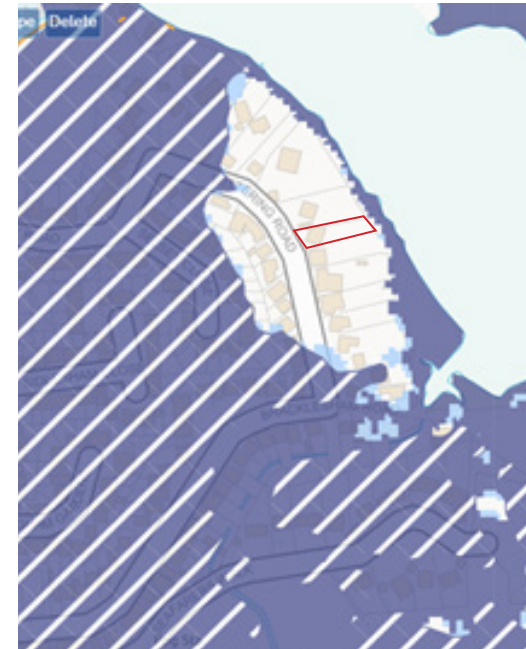
HERITAGE

The existing dwelling is not listed and does not lie within a conservation area. However the site does lie within Historic England Regions (England)

and therefore care should be taken to respect the surrounding scale of the surroundings and ensure high quality design in accordance with Havant Borough Core Strategy 2011 - High Quality Design

VISIBILITY

The dwelling is predominantly covered by dense foliage, preventing much visibility from Wittering Road. However the opening for the driveway, offers a clear view to the site.



Flood Zone Map - 20 Wittering Road lies within Flood Zone 1

SITE ANALYSIS

OPPORTUNITIES

Views

Due to the site's elevated position, the proposed design has focused the attention of the living space, glazing and terrace to the East of the site where there are substantial views over the foreshore of Hayling Island. Furthermore the East of the site shall have the morning sun.

Sustainability

There is an opportunity to improve the environmental credentials of the existing dwelling. The proposed design shall incorporate solar panels facing South in order to maximise the solar catch as highlighted on the Site Plan.

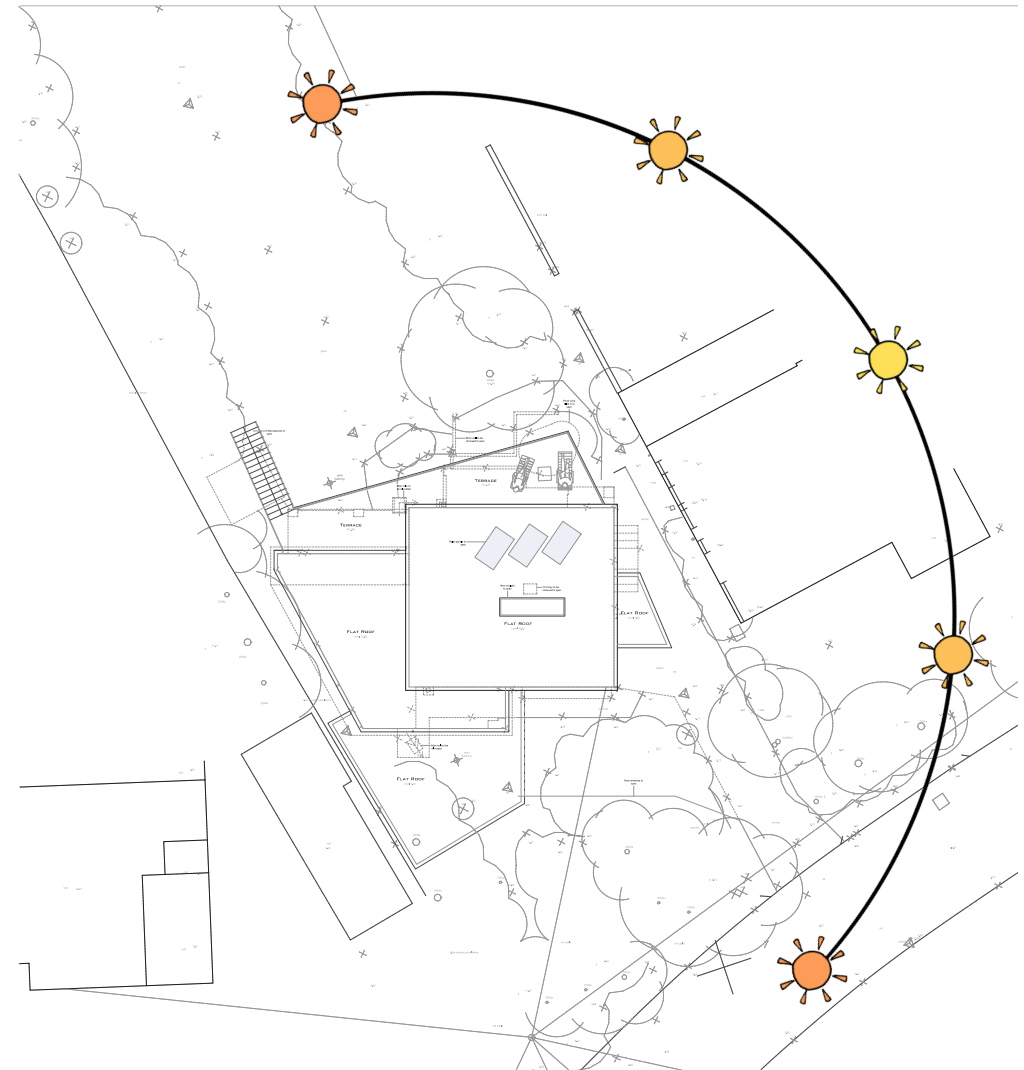
Access

There is excellent access to the site off of Wittering road with ample parking of a private driveway to their individual dwelling. The proposed garage has been designed to the West of the site for easy access, out of the view of the Estuary.

CONSTRAINTS

Arboriculture

The proposed works have been designed so as to have as minimal impact upon the foliage to the West of the Site in order to create a site specific design.



Site Analysis Diagram



PROPOSAL

SCOPE

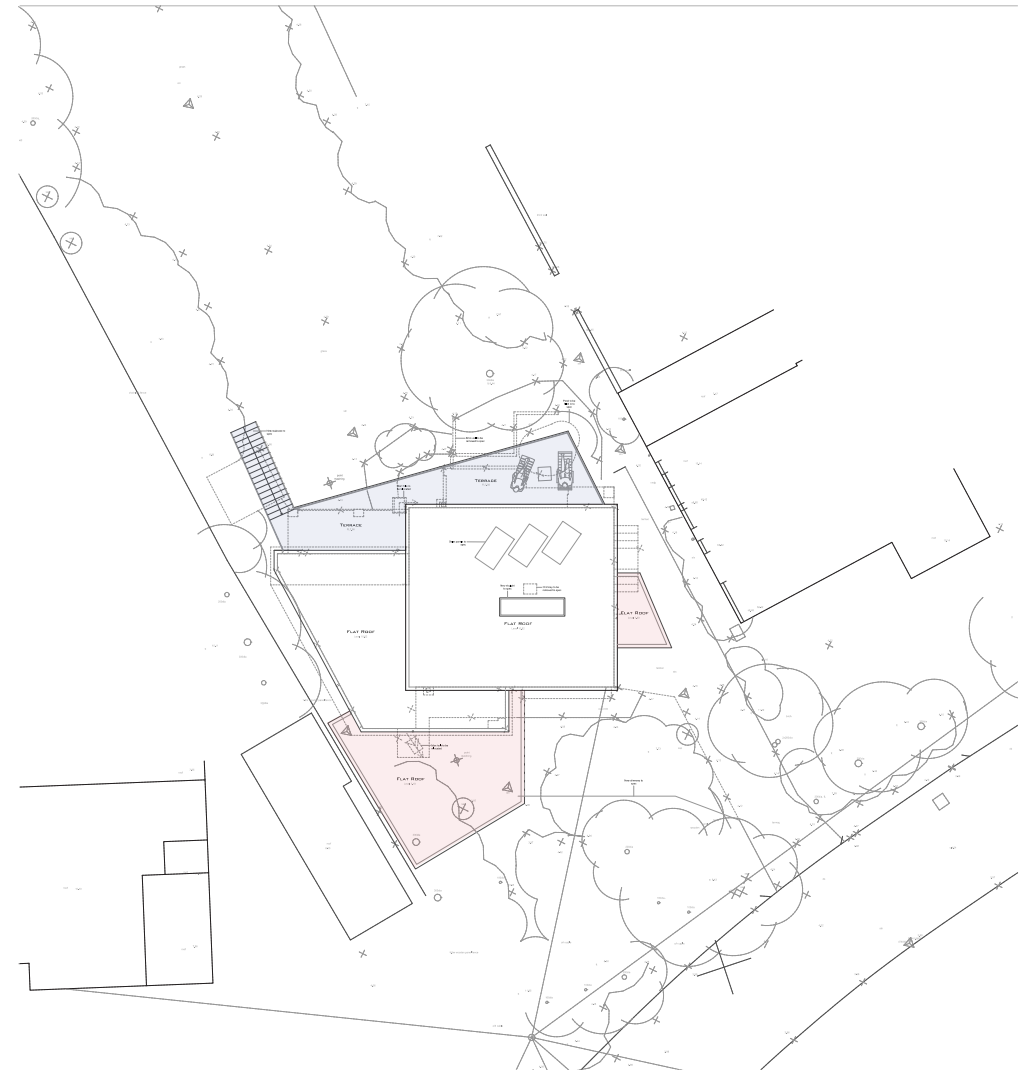
The scheme looks to provide a simple single-storey front and side extension as well as a replacement terrace and external stair. New cladding and replacement glazing shall create a homogeneous modern aesthetic in comparison to the previous dwelling. This was done in accordance with the National Planning Policy Framework 2019 - stating new design should “*add to the overall quality of the area, not just for the short term but over the lifetime of the development.*”

AMOUNT & SCALE

The proposal is for a single-storey garage extension of 41.5sqm, entrance porch of 5.8sqm footprint on site, and a replacement terrace of 36.15sqm; equalling a total proposed footprint of 166.2sqm including the addition of external cladding and insulation. The site has been carefully designed so as to not disturb the “*heights or massing of the surrounding context*” in accordance with Havant Borough Core Strategy 2011.

LOCATION

The proposed terrace and stair are located to the East of the site to take advantage of the view of the foreshore of Hayling Island. The proposed garage is located to the West of the dwelling behind the dense tree line and the entrance porch is located to the south of the dwelling.



- Replacement terrace
- Single-storey extension

Proposed Block Plan



PRE-APPLICATION CONSULTATION

A pre-application was submitted in 18 June 2019 with relation to this scheme (ref. GEN/19/00507). The feedback was positive. The following considerations / comments have been extracted for reference, with responses below.

Single-Storey Rear Extension

“there is scope for a single storey extension in this position on the property, we would expect the extension to be in keeping with the existing property in terms of design and materials.”

Response:

The proposed design has thoughtfully considered the distinctive style of the existing property, designing the Entrance porch, garage and terrace in the diagonal like orientation of the existing Northern wing of the dwelling. Furthermore the dwelling has thoughtfully considered the scale of the proposed single-storey extension against the existing. The proposed garage is approximately half the height of the of proposed dwelling and faces away from neighbouring 24 Wittering Road. Furthermore the garage includes no fenestration and the form has been moulded around the boundary of the site. The proposed Entrance porch replaces the current stairs up to the property and is

of a modest height less than 400mm more above the proposed garage.

Extended Terrace

“For planning permission to be likely for the extended terrace, overlooking into the neighbouring property would need to be addressed at present there is a small terrace which creates overlooking, at present this is acceptable due to the small depth of this terrace, the proposed orientation of the proposed extended terrace would be more intrusive toward the neighbouring property and would create over looking and a loss of privacy.”

Response:

Over-looking on to the neighbouring dwelling has been addressed by narrowing the Northern end of the terrace to the same width as the existing terrace. The proposed design also includes a frosted glass privacy screen at either end of the terrace in order to prevent over-looking. This would result in greater privacy compared to the existing terrace.

The proposed design also reduces the height of the Ground Floor glazing on the southern facade next to the entrance in order to prevent over-looking onto the neighbouring property of 18 Wittering Road. This is in

accordance with the Draft Havant Borough Local Plan 2036 stating that any new development should avoid *“over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy.”*

Wood Workshop/ Car Port

“The proposal for a workshop/carport to the front of the property is unlikely to gain officer support. The position of where this is to be situated would need to be addressed at present it would be to close to the road with no natural screening to soften the appearance. The height, design and materials to be used are a concern and would be out of keeping with the street-scene along Wittering Road.”

Response:

The proposed design has moved back the single-storey car port, behind the line of the neighbouring garage in accordance with Havant Borough Core Strategy 2011 stating that new development should use *“the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines.”* The design also incorporates a flat roof to reduce visual impact and match the aesthetic of the existing dwelling.

ACCESS

The current vehicular access is via Wittering Road to the West of the site. The entrance into the site is to be retained as per the existing condition.

DESIGN

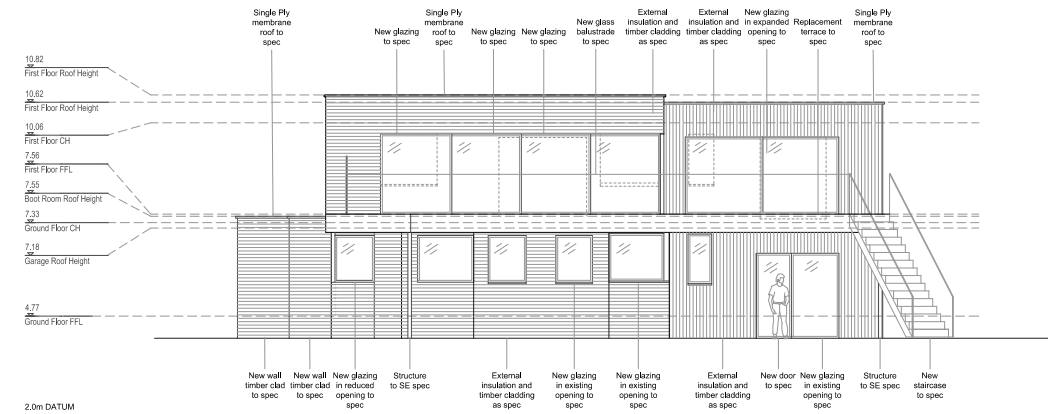
The single storey garage extension has been designed to follow the line of the boundary and site, similar to the existing wing which already exists on site. The garage entrance has also been angled towards the driveway for easy access.

The proposed entrance porch is a small extension to replace the existing stairway to enter the property. The diagonal design reflects that of the original house, in keeping with the property's distinctive style.

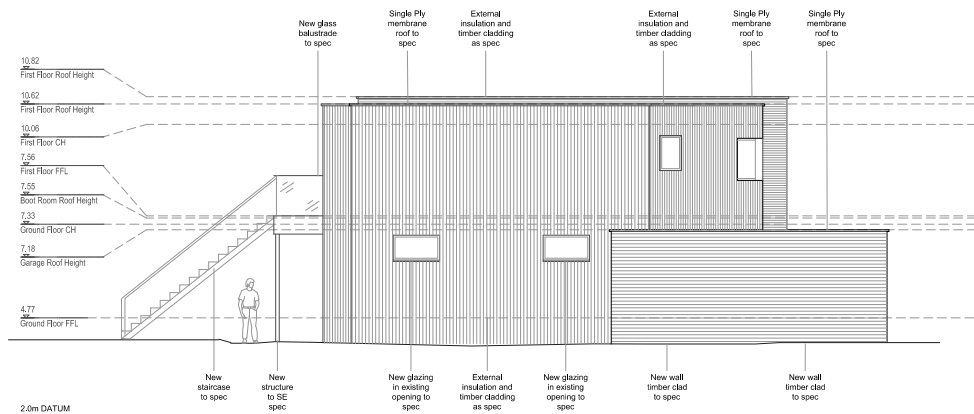
The proposed terrace was designed to be of a diagonal form to emphasise two key views to the East over the foreshore of Hayling Island. In order to prevent overlooking and increase privacy for inhabitants privacy screen is proposed as the Southern wall of the terrace.

HEIGHT

The existing dwelling is a two-storey flat roof structure, the proposed design increases the height by 200mm in order to externally insulate the roof. The proposed garage and porch are single-storey and therefore subservient to the existing house.



EAST ELEVATION



NORTH ELEVATION

Proposed Elevations

LAYOUT

Ground Floor

The proposed work on the ground floor includes the removal of much of the small make-shift rooms too create larger simplified bedrooms. The proposed work does not include the addition of any additional bedrooms. The proposed work also relocates both bathrooms to the rear of the property.

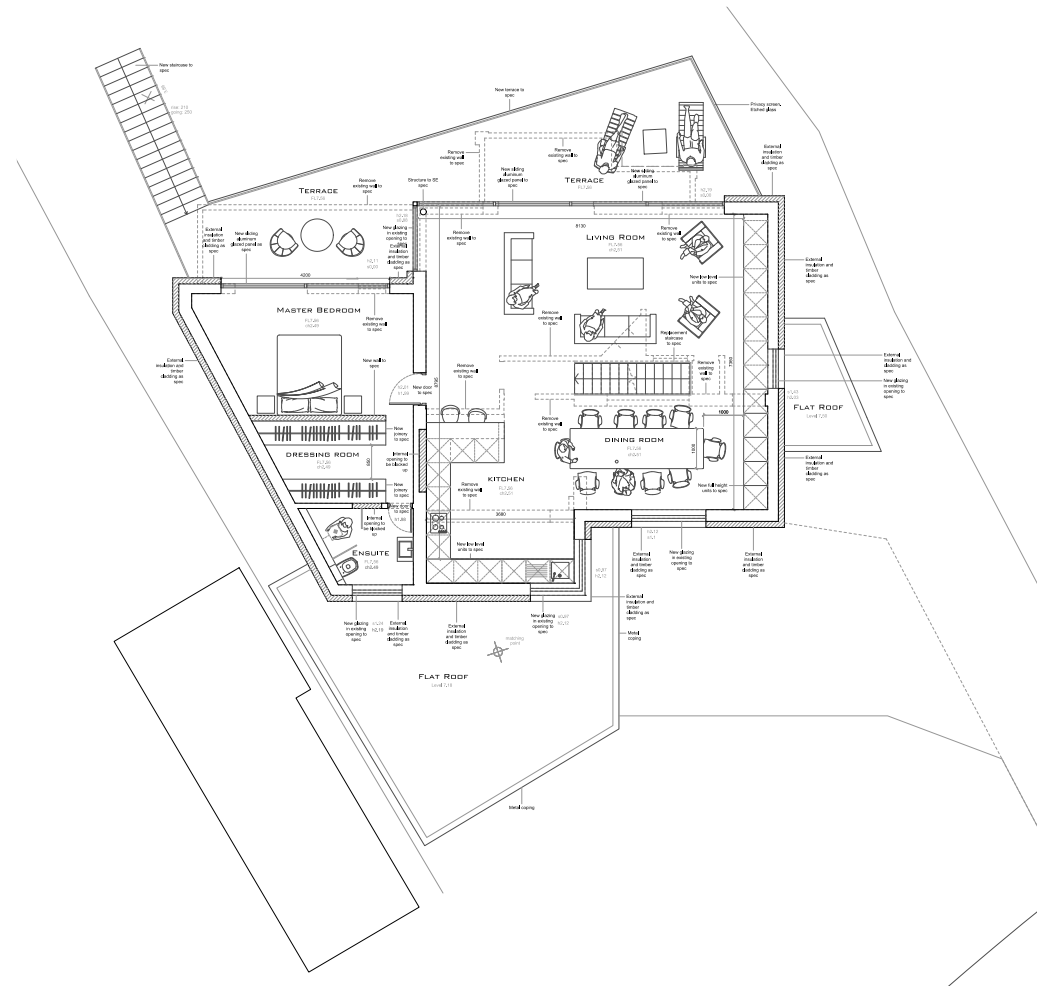
First Floor

The first floor has a significant amount of internal reconfiguration in order to open up the living space. The proposed design includes the removal of the fireplace and adjoining wall and relocates the living space to the rear to take advantage of the Eastern views. To aid in this, the existing openings on the Eastern facade are proposed to be enlarged and replaced with full height glazing.

A replacement staircase to the first floor shall open up to the living space and master bedroom, in comparison to the previous cramped hallway. The stair-well shall be further illuminated by a proposed sky-light.

Amendments have also been made to the master-bedroom including the addition of a walk in wardrobe and refurbishment of the bathroom.

The proposed design also includes a replacement terrace to further take advantage of the Eastern views. An external staircase, shall connect the terrace to the garden on the ground floor.



Proposed First Floor Plan



MATERIALS

Timber cladding shall be used to encase the structure of the proposed design as well as the existing structure over the external insulation. The tones of the timber shall delicately blend into the existing foliage. The proposed design minorly increases the amount of glazing on the Eastern facade to allow for views over the foreshore of Hayling Island to the East and allow for increased passive heat gain - reducing energy costs.

There have been examples of substantial development on Wittering Road, using timber cladding and full-height glazing on the Eastern elevation.

Ref: 07/71495/001 - Approved

36 Wittering Road, Hayling Island, PO119SP

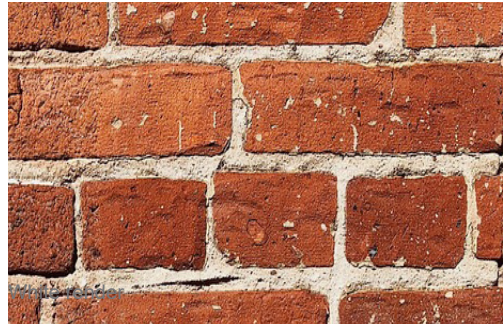
- Replacement dwelling and attached accessible lodge

The scheme has therefore been developed to improve the existing dwelling whilst remaining in keeping with its surroundings.



36 Wittering Road, Timber clad development in context

EXISTING

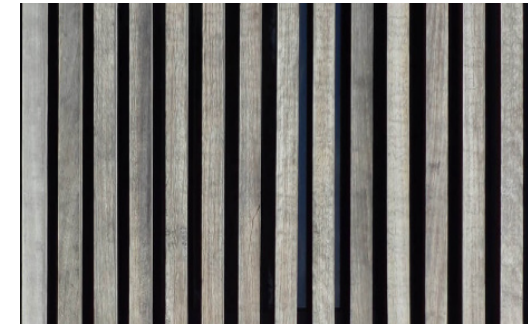


Brick



White render

PROPOSED



Timber cladding



Metal fascia

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