

DESIGN and ACCESS STATEMENT

**Proposed Alterations and Extensions to
Winterlake, Yew Tree Road, Hayling Island, Hampshire, PO11 0QE
Mr & Mrs Wells
March 2018**



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Introduction

This statement outlines the important issues relating to the application for planning consent for alterations and extensions to Winterlake, Yew Tree Road, Hayling Island, PO11 0QE.

The statement should be read in conjunction with the attached documents. (Location Plan, Block Plan, Existing v Proposed Floor Plans, Proposed Elevations and Proposed Floor Plans).

The Existing Site

The existing property was built in the early 1970's and is as shown in the Winterlake Location Plan document. It is a substantial plot of around two acres. The property sits to the south side of Yew Tree Road and is set well back from the road behind dense, high hedging and trees with substantial garden and driveway between it and Yew Tree Road. The property sits to the east of Havant Road. Again, it is set well back from the road behind dense, high hedging and trees. The property consists of a five-bedroomed, two-storey building with a detached triple garage adjacent. There is a detached games room to the rear of the property set behind an outdoor swimming pool and pump room. The property is entered from the North with its main aspect and living space facing south-east over the rear garden and over the fields looking towards Chichester harbour. To the east of Winterlake is a vacant plot of land and a mixture of housing along the length of Yew Tree Road. On the opposite side of Yew Tree Road is the car park of The Yew Tree Public House. To the rear of Winterlake are fields with Chichester Harbour in the distance.

The photographs below show the property as viewed from various locations.



Photograph 1 taken from Front Garden Looking South.



Photograph 2 taken from the Rear Garden Looking North.



Photograph 3 taken from Havant Road looking South across The Yew Tree Public House Car Park.



Photograph 4 taken from Havant Road looking South down Havant Road



Photograph 5 Street scene along Yew Tree Road



Photograph 6 taken from rear of garden looking North



Photograph 7 taken from field towards Chichester harbour looking north

Planning History

- 21410/08-Planning approval for existing house in 1973-minimal documentation available at Havant Borough Council (plans unsuccessfully scanned by Havant Borough Council)
- 96/61769/000-Replace current garage flat roof with a pitched tiled roof.
- 01/61769/001-Extend existing double garage to create a triple garage.

Pre-Application Consultation

A response to a pre-application enquiry was received on 18th January 2017, reference GEN/16/01336. The principal planning officer who dealt with the consultation, Mr Lewis Oliver, stated that “the proposal by virtue of its size, scale, massing and design, together with the substantial screening on the front and side boundaries with road, would in my view result in a development that would not have a significant adverse impact on the character and appearance of the property or area”. Whilst some amendments have been made from the pre-application plan compared to the actual planning application, the changes are insignificant, and the principle of the statement remains valid.

Statement of Community Involvement

The plot has no immediate neighbours being bordered by Havant Road to the West; a vacant plot of land to the East; open fields to the rear; and the car park of a Public House to the front, on the opposite side of Yew Tree Road.

Proposals

The proposal consists of a remodelling and extension of the existing property including the reconfiguring of the internal layout to provide the main living areas at first floor level and bedrooms at ground floor level. The extensions consist of a new single-storey side extension to provide a leisure area including a games room and gym with a swimming pool to the rear of this. The walls of the existing garages will be extended to join with the existing house to provide a plant/utility room. A further single-storey rear extension will provide ground floor bedrooms and a first floor, outdoor roof terrace area. The ground floor will consist of five bedrooms, as in the existing property. The existing porch to the front of the property will be extended upwards to first-floor height. It is also proposed to render and clad the external walls and amend the roof to bring the property up to current thermal standards wherever possible. All new windows and external doors will be to the latest levels of performance. It is our intention to transform a rather drab two-storey dwelling into an up to date modern residence fit for the 21st century. It is proposed to utilize a flat roof for the majority of the single-storey extensions. This will minimise the height and mass of the building and reduce the impact on the streetscape. Flat roofs are also a distinctive coastal typology and local building form. The roof of the existing two-storey house will be amended to a more contemporary and modern style of mono pitches with a flat roofed central section. The utility/plant area between the existing house and garage will match the existing pitched garage roof. It is intended that the remodelled property shall have a low environmental impact with no significant or demonstrable harm evident. Further, wherever possible, sustainability and low energy considerations will be of paramount importance.



Image 1. View from the North looking toward the front of the proposed remodelled property.



Image 2. View from the South looking toward the rear of the proposed remodelled property.

Access

Pedestrian and vehicular access will remain directly from Yew Tree Road. There will be no change to the off-street parking area. There is ample space for a minimum of six vehicles within the front forecourt area as well as a turning area to allow vehicles to enter and exit the property in a forward gear via the existing private driveway. This is in addition to the three covered parking spaces in the existing garages. The parking provision will more than meet the requirements of the adopted parking standard.

Impact on Street Scene and AONB and SSSI

The property is situated well back from Yew Tree Road and screened behind dense, high hedging and trees with substantial garden and driveway between it and the road and is barely visible from the street (see photograph 3 above).

The property is not within the boundary of the AONB or SSSI to the south but may be partially visible from within it (see photograph 7 above). However, the remodel will not increase mass as the width of the existing buildings is not altered by the proposal and ridge heights will be no higher than the existing building. Therefore, the impact of the proposal on the landscape and visual perspective will not be significant or demonstrable.

There is a balcony to the rear of the existing property. Therefore, the inclusion of a roof terrace will not alter the environmental impact. As there are no dwellings or neighbours to either side of the property or to the rear, there will be no residential impact.

Sustainable Development

The proposals represent a sustainable use of the land, notably by remodelling the existing property to provide a new low energy dwelling for the 21st century. The proposals for this site will be carefully considered and will include but not be limited to the following:

- Achieving high standards of insulation in the building fabric to conserve energy created from fossil fuels.
- Minimizing rainwater runoff by minimising the extent of hard external landscape. A rainwater harvesting system may be incorporated within this development to provide water for non-drinking usages including flushing of toilets, watering of gardens and washing of cars etc.
- Creating an external environment, which is both a visual amenity and also offers environmental benefits such as summer shading and solar gains in winter months etc.
- Using materials of low embodied energy and making use of recycled materials and renewable materials where possible.
- Adopting a design that makes the best possible use of the available land.
- Increasing levels of insulation over and above those currently demanded by Building Regulations where feasible to reduce CO2 emissions and overall Carbon Footprint.
- Incorporating under-floor heating, an MVHR system, and any other renewable/sustainable technology where feasible and economically viable.

Bio Diversity & Ecological Study

There are no known wildlife habitats for creatures such as Foxes, Badgers, Newts, etc living within the area affected by the proposed extensions. During the construction process every care will be taken not to harm any habitats for protected species that become apparent that are not currently visible or known about.

Flood Risk Assessment:

The Environment Agency Flood Map indicates that part of the site to the south of the property is in flood zones 2 and 3 (ie: the bottom of the garden). However, the existing property together with the proposed extensions are in flood zone 1 and are therefore not at risk of flooding. Nevertheless, sensible flood precautions will be taken in constructing the extensions. These will include building floor levels of the extensions at an elevated height to match the existing buildings' floor levels.

Waste Management Statement

Waste from Demolitions, Excavations and other Site Preparation Operations:

Any demolition material from the existing property and hard standings etc, will be carefully removed and sorted and where ever possible materials are to be sent for crushing and recycling.

Waste from Construction Operations:

The construction phase of the operations will be carefully managed to minimise waste.

Procurement of materials will be closely controlled to avoid over-ordering and off-site pre-fabrication methods adopted, where possible, to minimise off-cuts and product surplus. All new timber used in the development will be sourced from sustainable supplies and wherever reasonably available, other secondary or re-cycled materials will be sourced and used in the construction. A system for appropriate management and disposal of waste generated during the construction phase will be adopted. This will include the waste being sorted and disposed of in separate bins and including a designated recycling point on site.

Mandatory site staff inductions will include an explanation of the recycling policy highlighting the need to minimise waste, where possible, and to dispose of waste in the correct manner. Suitable storage facilities on site will be available to protect construction materials and minimise waste.

Post construction:

Once construction is complete, the property will be provided with an area for both domestic waste and recycling bins. These bins will need to be placed at the roadside for collection by local authority contractors on a bi-weekly basis.

Noise Impact Assessment

Design Assessment:

As the proposal is for a remodelling of a residential property in an established residential area it is not envisaged that the development will cause any noise nuisance or impact on the existing area once construction is complete. The property will be used for normal dwelling purposes.

Construction Assessment:

During building construction, it is inevitable that construction noise will be apparent from the development site. However, it should be easily managed so that it does not cause problems with surrounding neighbours and there are no adjoining neighbours. Construction should be limited to normal working hours from 8:00am to 6:00pm Monday to Friday and 8:00am to 2:00pm on a Saturday. Working outside these times should be limited to quiet activities if necessary.

Conclusion

In conclusion, we are proposing a scheme for the remodelling of this existing dwelling making the best use of the existing site. The proposal is in keeping with the local vernacular and we feel is of an appropriate size and scale for the site. By selecting high quality materials for the external elevations, and proposing a contemporary, high quality design we feel that the remodel will enhance the area. We do not feel that this proposal represents an over bearing or un-neighbourly addition but will provide an attractive contribution to this mixed vernacular area. It is for these reasons that the proposal should be supported.