

Godbey House
380 Sea Front, Hayling Island, PO11 0BD
Design & Access Statement
May 2017



Introduction:

This application is for the proposed removal of the existing 2-and-a-half storey residential foster home and its replacement with new, 13no. residential, 4-storey apartment building, at 380 Sea Front, Hayling Island, PO11 0BD.

This supporting statement has been written in accordance with the current Design & Access Statement requirements of Town and County Planning (Development Management Procedure England) Amendment Order 2013, which states that:

(3) a design and access statement shall:

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation;

(e) explain how any specific issues which might affect access to the development have been addressed.

This statement should be read with the accompanying drawings submitted with the application. In particular, we would draw the reader's attention to the 'Footprint Comparison Plan' drawing number SK05 submitted here; this drawing demonstrates how we have taken on board the positive aspects of the earlier Hampshire County Council Architects' proposals and have sought to address concerns raised by Havant Borough Council Planning made in response to HCC's proposals. We would also note the revisions made to the driveway, top floor and footprint in direct response to comments raised during the 2nd pre-application process and public consultation, which will be described in detail later in this statement.

The site and context:

The site comprises two broadly level parts, with the front 'third' of the site lying at the approximate level of the public highway, Sea Front, and rear two thirds sitting higher than the frontage by approximately 1.4m. The change in ground level occurs across the width of the site, as a shallow bank in the grassed lawn within the existing band of trees around 25-28m back from the boundary to Sea Front. The existing driveway rises more gently from the road level to the parking areas that sit close to the front of the existing building. The surrounding context falls gently in level from east to west, but the general perception of the surrounding context is that it is broadly level without any significant rises or falls.

The group of sizable and mature Fir, Cedar, Holm Oak, Sycamore and Yew trees that sit about one third of the site depth back from the site frontage, combined with the mature hedges and bushes that line the existing driveway, significantly screen the existing building from view from Sea Front. The existing building is also heavily screened from the neighbouring properties to the rear and to the east of the site by hedges and trees along those boundaries and by trees set within the existing rear garden.

The existing property is a 2-and-a-half storey, pitched-roof residential building. The surrounding properties, and those along Sea Front, comprise a range of Chalet Bungalows, 2 and 3-storey houses, and 3 and 4-storey apartment buildings of varying age, footprint and architectural character. However, there does not appear to be an overriding architectural style or form that could be said to be 'typical' for the immediate area. Channel House is a 4-storey apartment building on Sea Front and is of modern styling as shown in the image below. This existing neighbouring building is relevant to the proposal in that like the proposal it is 4-storeys in height, with a clearly 'contemporary' aesthetic and steps its façade back on its upper floors.

Directly opposite the site lies the green open space of the Beachlands Golf Course and beyond that the beach fronting the eastern end of Hayling Island.



Existing building on site



View south from site



Residential properties east of site



No.384 and Channel House west of site

Use:

Existing: The site is currently occupied by a Local Authority Children's Home, with 6 children's bedrooms, together with tarmac and gravel surfaced car parking and grassed lawn gardens with play equipment and low-level planting.

Proposed: The proposals are for wholly C3 residential use and associated private and shared amenity space, car parking, cycle parking and refuse storage.

Amount:

Existing: The existing building footprint covers approximately 6.6% of the site area, with the car parking, driveways, patios, play court and other hard surfaces covering a significantly larger percentage of the site. (Shown on the diagram opposite in light blue)

Proposed: The proposed building footprint would cover approximately 11.9% of the site area, and the proposed driveway car parking would replicate most of the existing hard surfaces, with additional parking on permeable-surfaced areas located in front quarter of the site and in a new turning area on the right hand side of the driveway. (Shown on the diagram in purple opposite) The proposed footprint would predominantly accommodate areas *outside* the root protection areas of existing trees.

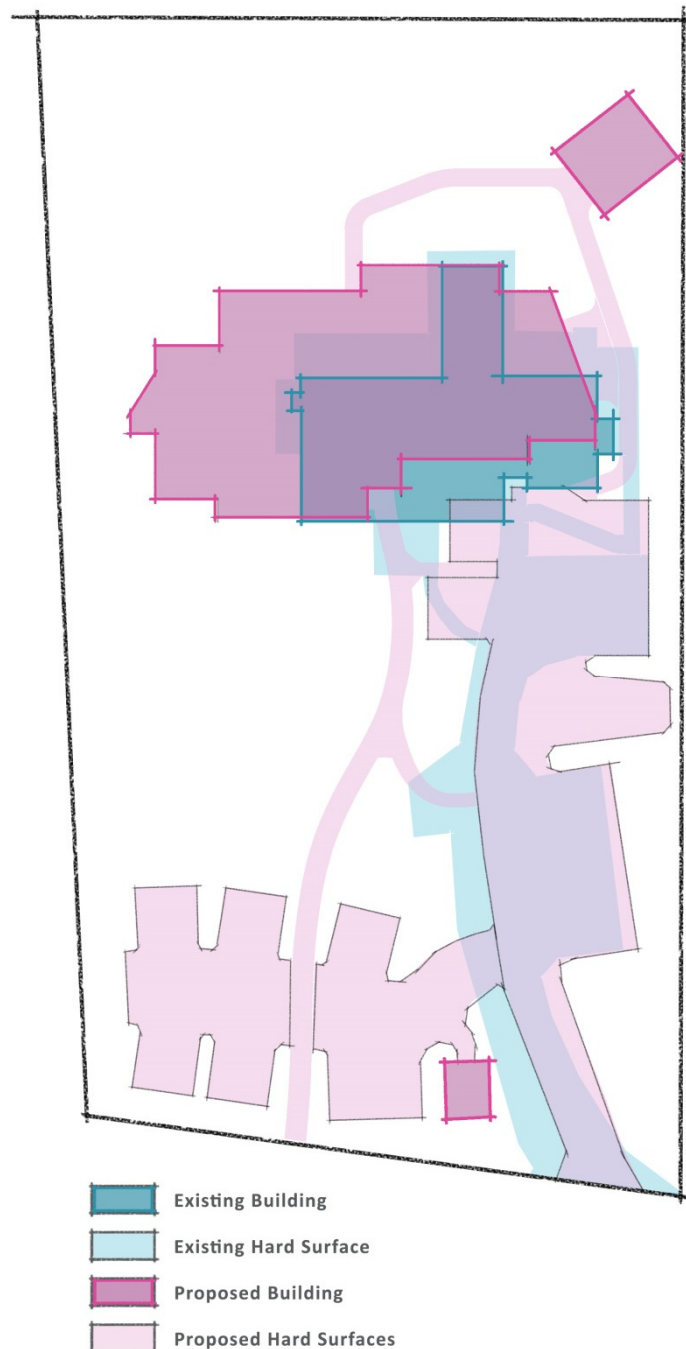


Fig 1: Existing and proposed overlay diagram

Layout:

Existing: The existing house is set back from the site frontage by around 50m, sitting behind the group of mature trees that occupy the first third of the site's depth. The 'T' shaped footprint of the house has its wide frontage facing Sea Front and its narrower 'T' element extending outwards towards the rear boundary.

The house sits closer to the eastern boundary with gardens wrapping around its southern, western and northern sides.

The existing driveway provides vehicular and pedestrian access at the southeast corner of the site where it meets Sea Front and runs up the eastern side of the site to the parking areas and house at its northern end.

The garden to the left of the house accommodates a hard-surfaced play court and the remainder of the grounds comprises low-walled patios and grassed lawns with planting beds and play equipment.

An existing large diameter buried drain runs down the full length of the eastern side of the site, from the rear northern boundary to Sea Front in the south; this drain has a wayleave of 3m either side, which must be kept clear of any buildings or other structures that could not be taken down (and later re-erected) in the event of having to repair or replace that drain.

Proposed: The proposed apartments have been arranged in plan such that *all* of the main living spaces and their external balconies face directly south, towards the main road, Sea Front. Only bedrooms, kitchens, secondary dining spaces and windows to the stair core face neighbouring plots to the rear. Most views from the proposed apartments will be generated from the main living spaces, which will typically be used for longer periods of time than the other ancillary rooms.

The top floor apartment roof terraces will have areas of restricted access at their extreme east and western ends, in order to prevent downward-overlooking of those neighbouring properties and their gardens. Figures 2 and 3 on the following page illustrate how the combination of the set-back of hand rail, together with the height of the roof terrace, provide this protection of the neighbours' privacy either side of the proposed building.

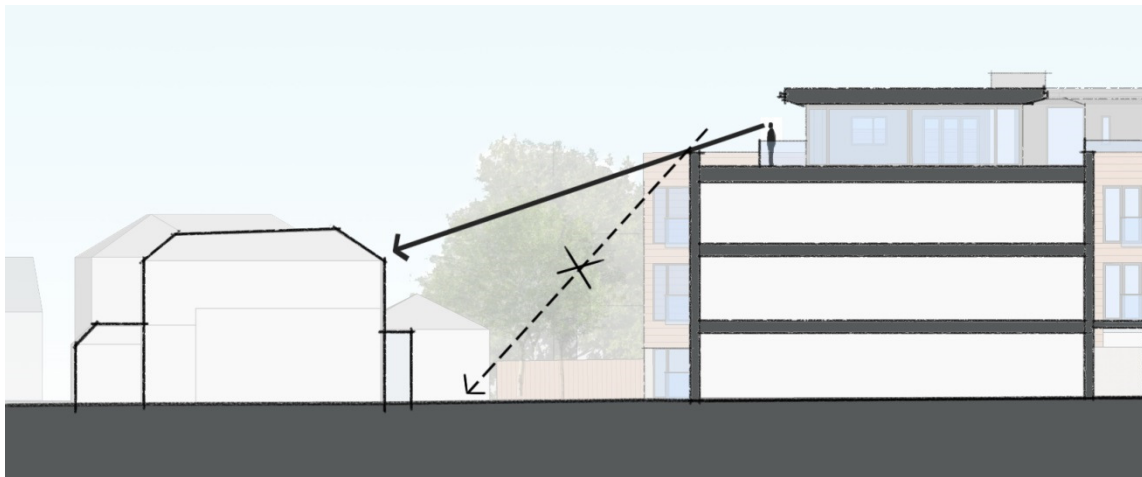


Fig 2: Restricted overlooking section A-A

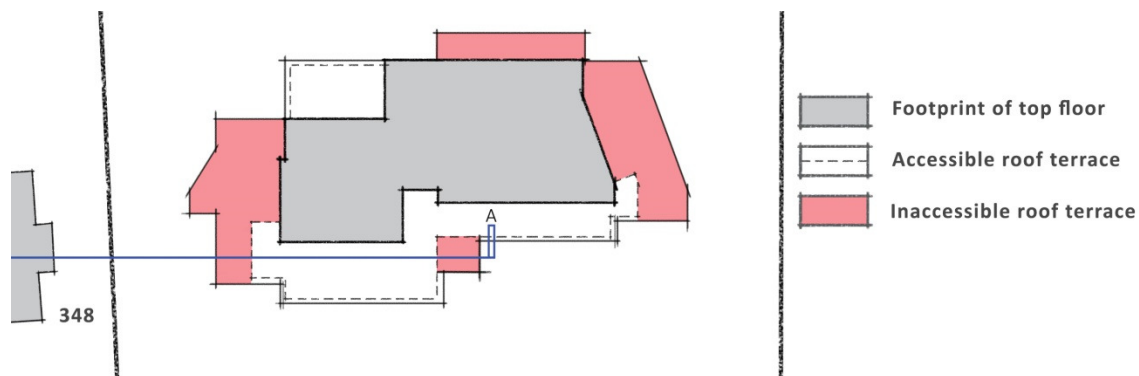


Fig 3: Restricted overlooking plan

The proposed car parking has been positioned to minimise the potential impact on the privacy of the proposed ground floor apartments.

The footprint and windows of the proposed apartments lie outside of the areas that might be affected by shade, as calculated by the arboricultural consultants in their tree survey plans submitted with this pre-application. (Figure 6 opposite)

In direct response to comments raised by the neighbour at no.384 and by HBC Planning during the pre-app period, the southwest corner of the proposed building has been pulled back from the rest of the building frontage in order to open up views from, and reduce visual impact upon, the house at no.384. (see Fig 4[a] opposite)

The proposed building footprint lies outside of the 3m wayleave of the buried drain. The proposed cycle store that lies across part of this drain and wayleave, would be a lightweight and demountable structure that could be taken down if access to the drain in this location were required. (Figure 4 opposite)

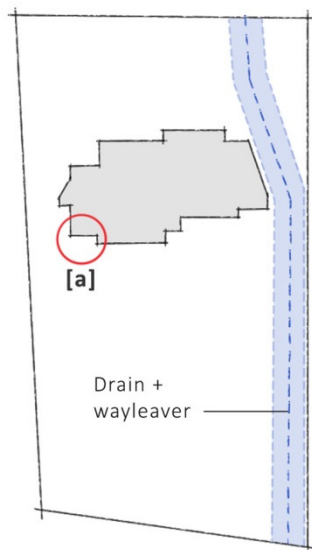


Fig 4: Adjustment to south corner and drain and wayleave

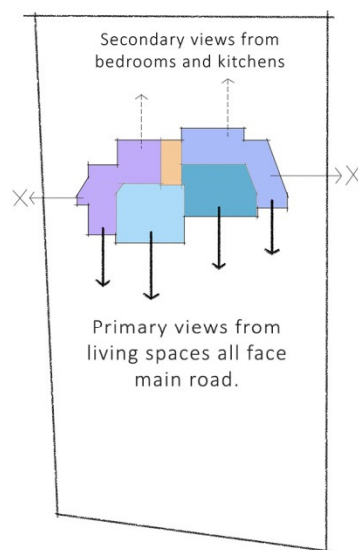


Fig 5: Primary views from living spaces

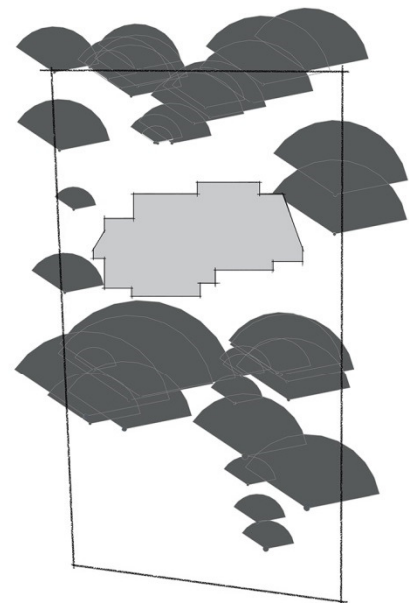


Fig 6: Tree Shading

Scale:

Existing: The existing house is a 2-and-a-half storey building with a steeply-pitched roof providing habitable accommodation in the roof space.

Proposed: Whilst the height of the proposed building at 4-storeys is comparable with other apartment buildings along Sea Front, the potential visual impact of its height will be significantly mitigated by the large setbacks of the top floor from the parapet walls of the storeys below and by the screening provided by existing trees.

The proposal submitted for pre-app by the applicant included 2no. apartments on the top floor. In response to comments raised by HBC Planning Authorities and by the neighbours during the pre-app consultation, over the potential visual impact of those 2no. penthouse units (even with their generous setbacks) the applicant has recognised those concerns by reducing the size of the top floor further and to propose only 1no. apartment at this level. This was allowed us to increase the depth of setback from the floor below and thereby further reduce the potential visual impact of this top floor. We would note that the top floor facades have been moved away from the external walls below by a further 0.5m – 4m from the pre application proposal.

Also, during the pre app consultations, HBC planning suggested the potential visual impact of the 'long' southern façade could be mitigated/reduced with further articulation or façade detailing. In response to that suggestion, (and in order to reduce impacts on adjacent no. 384 as noted previously) the footprint and façade was stepped back on its south western corner (fig 4 [a] above), significantly increasing the articulation of the overall façade, as recommended by HBC Planning.

The use of *flat* roofs, rather than pitched roofs with accommodation in that roof space, will create a lower overall building height than a pitched roof building would of the same number of storeys, as illustrated in the Street Elevation drawing submitted with the application.

The proposed building frontage is broadly in line with that of the existing building, thereby avoiding any overbearing visual imposition on southerly outlook from the adjacent house at no.384.

The significant separation distances between the rear of the proposed building and neighbouring properties to the north, combined with the retention of the existing trees in the rear garden, will mitigate the potential impacts arising from the height of the proposed building upon those immediate neighbours. All these points are illustrated in the 'Site Section', 'Street Elevation' and 'Footprint Comparison' drawings submitted here.

In response to the comments raised by the immediate neighbours to the east and west of the site, we would note that in addition to the mitigating measures used above, the eastern side of the proposed building is set further away from the eastern boundary and further away from the rear elevation of the neighbours at no.5 than the *existing* building. The western end of the proposed apartments are closer to the neighbour at no.384, however the majority of the proposed apartment western façade is set further away from Sea Front than is the front of no.384, and is therefore completely out of sight from the main south facing living space in no.384.

Appearance:

Existing: The existing house is a painted, rendered and tile-hung building with a plain clay tiled roof with roof lights.

Proposed: The proposals are intentionally contemporary in appearance but will be clad with façade materials that will either weather attractively or will resist degradation (via UV light and the marine environment). Please refer to the elevation drawings for the proposed materials. The precedent for a contemporary aesthetic has been set by the presence of Channel House, to the west.

In the pre-application feedback meeting held with HBC Planning, the Case Officer raised concern over the 'apparent length' of the proposed southern façade. In response to that concern, the façade was remodelled and then clad in two contrasting materials, with the forward most element being clad in a dark grey and smooth finished metal sheet material, and the remaining half and ground floor being finished in a clay facing brick. The dark grey metal cladding continues around half of the rear façade, thereby also visually breaking up the mass of that rear elevation, which faces the neighbours to the north.

Landscape:

Existing: The grounds are characterised by the mature and attractive trees and hedges and the surrounding grassed lawns. The tarmac surfaced driveway and paved patios are typically 'residential' in their appearance.

Proposed: Having taken into consideration HBC's response to the applicant's pre application, the proposals are to retain the majority of trees on site, replace and to only remove:

- 1no. Yew (T33) adjacent to the driveway to form the proposed access to the frontage parking.
- 3 no. trees (G29, T30, G31) adjacent to the eastern boundary to allow the provision of onsite turning of delivery and emergency service vehicles.
- 1 no. Monterey cypress (T32) which is a category 'C' tree and in 'overly mature' condition.
- 1no. Bay bush (no tree reference) that has been previously coppiced and is recommended by the Arb consultant to be removed and replaced

The first and second removals noted above have been proposed in line with the advice of the Havant Borough Council's Tree Officer raised during the pre-app process.

The removal of the large T32 Monterey cypress tree is regrettable but this tree is a Category 'C' tree due to its age; the advice of the Arboricultural Consultant is to remove this tree and replace it with the same or similar in approximately the same location.

The last of the above removals is a bush that will be replaced with a better specimen.

The footprint of the proposed building would not encroach into the Root Protection Zones identified in the tree survey plan submitted with this pre-application.

The proposed car parking takes advantage of much of the existing tarmac surfaces and/or paved areas, in order to minimise impact on tree roots; where the proposed car parking and footpaths extend into existing Root Protection Zones *outside* of both the existing building footprint *and* hard surfaces, they would be constructed using 'no-dig' methods of construction or ground beams and platforms supported on screw pile footings. Such no-dig method of construction avoids harmful pressure upon existing root systems. Details of how this might be achieved have been prepared by the appointed arboricultural consultant and have been submitted with this application.

The existing hedging and southern boundary along Sea Front will be further enhanced by new hedging that will further screen the proposed car parking in the site frontage. As shown in the site layout plan, parking in the site frontage would be 'informal' in its layout and surfacing, with space created between parking bays for further screen planting, dividing the parking into pairs of bays.

Ground floor apartments will each have their own private outdoor space for amenity and to help preserve their privacy from fellow residents moving to and from the car park, or using the shared

communal grounds which occupy the remainder of the open amenity areas.

We anticipate a detailed landscape plan being required by Condition to any planning approval.

Access:

Existing: Parking and access to the existing building is all 'at grade' with a few shallow steps on the approach to some of the external entrances. The existing driveway meets the public highway, Sea Front, at the site's south eastern corner.

Proposed: The proposals will replicate the existing access provision, making use of the existing gently sloping driveway and the two site levels noted above.

The external approach to, and circulation within, the main entrance lobby and rear garden entrance, will both be Building Regulations Part M compliant, as will the proposed internal common stairs and passenger lift.

Car parking is proposed at 2no. allocated spaces per apartment. Cycle parking at 2no. dedicated spaces per unit, on Sheffield style cycle stands, within a secure and weather-proof enclosure, or equivalent subject to approval by the Planning Authority. External, uncovered cycle stands are provided for visitors.

The proposals includes a new turning space within the site that is close to the apartment entrance. This turning space can accommodate refuse, emergency services and delivery vehicles, as illustrated by the vehicle tracking shown on the Site Plan submitted with the application.

The proposed turning space allows refuse vehicles to enter and leave the site in a forward gear and therefore to collect refuse from the proposed refuse holding area adjacent to the footpath between the frontage car parking and the apartments. If the refuse service providers do *not* wish to enter the site (using an un-adopted road) then the management company for the apartments would move the refuse from the holding area noted above, down to the refuse collection point adjacent to the site entrance on collection days. Both options for refuse collection comply with the travel distances for residents and collection operatives.

Summary:

These proposals have sought to:

- take on board the more positive aspects of the earlier Hampshire County Council Architects' pre- application design.
- address the concerns raised by Havant Borough Council Planning Authority in response to the HCC Architects' design; particularly in respect of overlooking and preservation of neighbours' privacy to east and west.

- keep within the 4-storey building height set by other similar apartment buildings on Sea Front.
- further set back the top floor in response to the pre-app advice by HBC Planning, minimising the visual impact of that top floor on neighbours and on public views.
- maintain the large majority of existing trees and hedges, thereby maintaining the screening and privacy they afford to surrounding neighbours and to minimise the visual impact of the proposals from the sea front.
- enhance existing soft landscaping to minimise potential impacts of additional car parking along the site frontage.
- improve pedestrian access with a dedicated pedestrian entrance gate to the adopted footpath along Sea Front.
- minimise the impact of the southwestern corner of the proposed building upon the neighbour at no.384, by pulling that corner of the apartments further back into the site.
- take on board as many of the concerns as possible that were raised by attendees of the Public Engagement (please refer to Planning Statement prepared by Pegasus for details of that event and responses received), much of which reflected the pre-app responses from HBC Planning Authority.

Having taken on board the pre-app' advice arising from HCC Architects' pre-app scheme and subsequently HBC's response to the applicant's pre-app submission, and having given due regard to the comments arising from the Public Engagement, we believe the proposals:

- are policy compliant,
- respect the privacy and amenities of the immediate neighbours,
- are appropriate within the wider context of existing buildings that address the main road, Sea Front,
- will sit comfortably within the more distant views of this road and street frontage, afforded by the golf course and beach beyond.

We therefore respectfully ask that these proposals are granted planning permission.