

Design Access & Heritage Statement for the impact of back land development on 70 Havant Road Hayling Island and the Granary Havant Road Hayling Island.

Background

Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is accessible from Havant via a bridge at Langstone. Hayling Island is situated to the south of Havant. It lies between Chichester Harbour to the east and Langstone Harbour to the west. It can be accessed from Portsea Island by foot ferry.

Havant Road is the main road on to Hayling Island that runs north south for two thirds of the Island of the island. As the name suggests, the coast is immediately to the south.

The site is located on the south side of the stoke area which is mainly residential and to either side of the Havant road.

Site Access

We believe access to the site can be achieved within the parameters of the highway authority guidelines as per drawing A102 attached to this application

Hedging and Trees

It should be noted that no trees will be effected by this application and also a minimal amount of hedging will be removed with most been retained as existing boundaries to 70 Havant Rd

Cotterell Farmhouse History

70 Havant Road, Stoke, Hayling Island PO11 0LH known as Cottrell Farmhouse is a Grade 2 listed building . Listed in 1976 it has the English Heritage Reference Building ID of 135364.

The House is listed as a late 18th century brick building with tiled roof
The listing refers to the front elevation

‘Symmetrical front (west) of 2 storeys 2 windows Brick walling in blue headers with red flush dressings eaves fascia, rubbed arches(openings narrowed), vertical bands and quoins (projecting) first floor band, cill height plinth. Early 19th century sashes canopy on brackets above a plain doorway’



The Granary History

The Granary to the rear of Cotterell farmhouse (no 70 Havant Road) is now in the garden of no 72 Havant road.

The Granary is a grade 2 listed building from the early 19th century Listed in 1988 with the English heritage building ID 135547

The listing refers to

‘Timber framed granary clad in weatherboard with half hipped roof now covered in asbestos sheeting on mushroom shaped saddle stones. Square building 3x3bays. Entrance by boarded door interior retains grain bin. Included for group value

This Building will be retained in its original position and thus will not be affected by the proposal



Location and Design

Access to the proposed development will be to the side (north of the property) as per Plan A101 and the photo over



The development will be to the rear of 70 Havant Road and thus has little impact on Cotterell Farmhouse. The garden of the farmhouse is to the side /north of the Property and is in excess of 33m long, once the development is in place the garden of the farmhouse will still be in excess of 21m long

This application is a revised application following a refused application (APP/16/01271)

The revised application has aimed to address the reasons for refusal raised by the planning officer.

Firstly the density and visually intrusive element of the design has been addressed by the reduction of the development from four to three dwellings and the removal of the highway facing property to retain the stand alone position of the listed building and remove any intrusion on the street scene.

Secondly the revised layout has removed any requirement to relocate the Granary which will now stay in its existing position within the garden of 72 Havant Road. In addition the removal of the highway facing property will allow the listed building to retain its setting and thus not be detrimental to its character.

Thirdly

The rear southern building has been rotated to avoid the overlooking concerns raised by the planning officer

Finally a detailed survey of the highway has been provided to prove the access to the site falls within the required highway recommendations, attached is the surveyors original drawing as well as a copy with the splays shown. Whilst the applicant will need to cut back the overgrown hedge to the south of the entrance (which is under his ownership) it is clear that the access does provide a clear view in both direction beyond the distance required for a 30 mile per hour road



It should be noted that no physical changes will be made to the farmhouse or the land that surrounds it other than the area of the Garden that becomes part of the development. The farmhouse will still retain a garden in excess of 21m long and keep a substantial distance to its new neighbouring property to the rear, most importantly there will be no impact what so ever on the west elevation detailed in the listing. From the highway the farmhouse will retain its existing setting

Conclusion.

We believe this proposal would have little or no impact on Cotterell farmhouse. The building itself would not be affected, the distance to the new buildings would be substantial and in the context of the street scene, the farmhouse would retain its setting. The proposed

houses are in character and sizing to other developments north and west of the site and provide the required amenity space, in addition the density of the development is well within recommended standards. We therefore believe this application should receive the support of the planning authority

Solent Mitigation Policy

We are aware that this application requires a payment for the above and will make the payment in full once we are advised of the required sum by the Local Authority.

CIL

A completed CIL Form is included with the application showing the Creation of 582m² of new buildings and thus an approximate CIL charge of just over £72,000 should planning be granted