

Yacht Haven House, Hayling Island

Mr and Mrs Walters
DESIGN & ACCESS STATEMENT
P16-082
February 2017

barclay+phillips
architects

Yacht Haven House, Hayling Island

Proposed new dwelling at:

Yacht Haven House
Copse Lane
Hayling Island
PO11 0RH

Client: Mr and Mrs Walters
DESIGN & ACCESS STATEMENT

February 2017

1.0 Introduction

1.1 Contents & Drawing Schedule

This Design & Access Statement is to be read in conjunction with all plans, sections and elevations prepared by Barclay + Phillips Architects listed adjacent.

This document is intended to be a positive and helpful tool for the Council and invested third parties and demonstrates how the design proposals have evolved, having regard to site opportunities and constraints. The proposal has taken into account national, regional and local planning guidance.

This Design & Access statement has been prepared by Barclay + Phillips Architects on the behalf of Mr and Mrs Walters to accompany a full Planning Application. This document is intended to promote the proposal to develop a new dwelling at Yacht Haven House, Hayling Island. The document will highlight the design considerations of the surrounding site and context.

CREDITS

Ecology: David Leach Ecology
Worth, Lulworth Rd,
Wool
BH20 6BU

Arboricultural report: Global Tree Care
9 Rushfield Rd, Liss
GU33 7LW

Flood Risk Assessment: Infrastruct CS Ltd,
The Stables, High Cogges Farm,
High Cogges,
Witney,
Oxon,
OX29 6UN.

CGI: Infinite 3D
Kingsley House, 13 Westbourne Road
West Kirby
Wirral
CH48 4DG

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Pool House Plan and Elevations	P16-082-02-03-002
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Proposed West Site Section	P16-082-02-04-001
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Proposed West Elevation	P16-082-02-05-001
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1.0 Introduction

1.2 Site Location

SITE LOCATION

The site is located on Hayling Island, an island in the borough of Havant in the county of Hampshire. East of Portsmouth Hayling Island has good access to the M27 and the A3.



1.0 Introduction

1.3 Site Description

SITE DESCRIPTION

Yacht Haven House is located in the centre of the Hayling Island with the southern part of the site abutting part of the Chichester Harbour.

Lying between the hamlets of Fleet and Tye, the site has a camp site to the north, with a stretch of residential dwellings to the east. Immediately adjacent the the west of the site is a development plot that has planing permission for 6 detached dwellings.

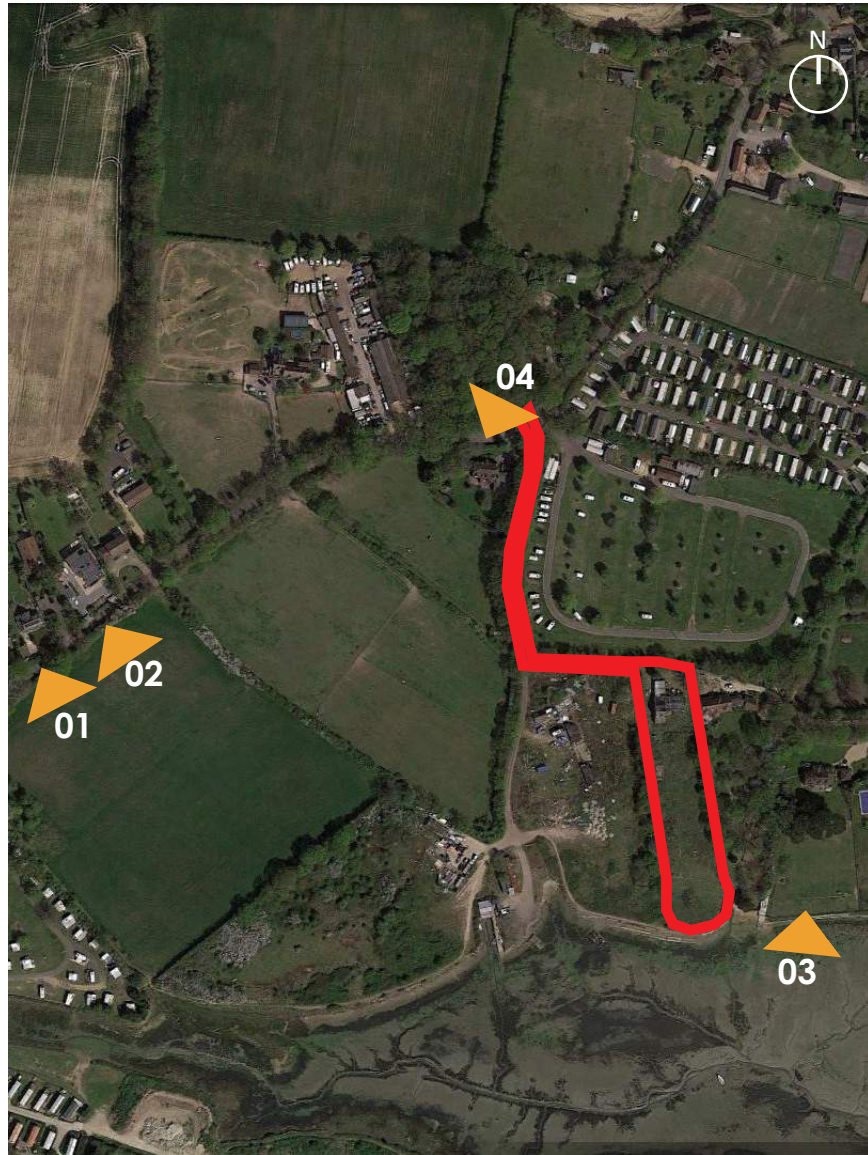
PROPOSAL OUTLINE

The proposal is to remove the existing property on the site and to construct a contemporary replacement dwelling. A swimming pool, boat house and garage are also included in the proposal.



1.0 Introduction

1.4 Key Site Views



The area of Hayling Island around the site has a range of housing types and styles, from traditional brick dwellings to modern timber cladding and white render homes. Examples of dwellings on Cope Lane are shown adjacent.



View 01



View 02



View 03



View 04

2.0 Site Context

2.1 Site Access

VEHICULAR

Copse Lane is the primary road near the site, travelling north the road goes through a number of hamlets before connecting to the A3023 which connects to the main land. Following Cope Lane south the road goes through Fleet and joins the A3023 again providing access to South Hayling and Ferry Road which from which a ferry provides access to Southsea.

PUBLIC TRANSPORT

The closest bus stop is on Copse Lane, near the junction to the site access road. This bus travels to the south of the Island, with access to the north of the island available from a second bus stop located further along Copse Lane, approximately a 5 minute walk from the site.

- Site Boundary Line
- Primary Vehicular Route
- Secondary Vehicular Route
- Site Entrance
- Bus Stop



2.0 Site Context

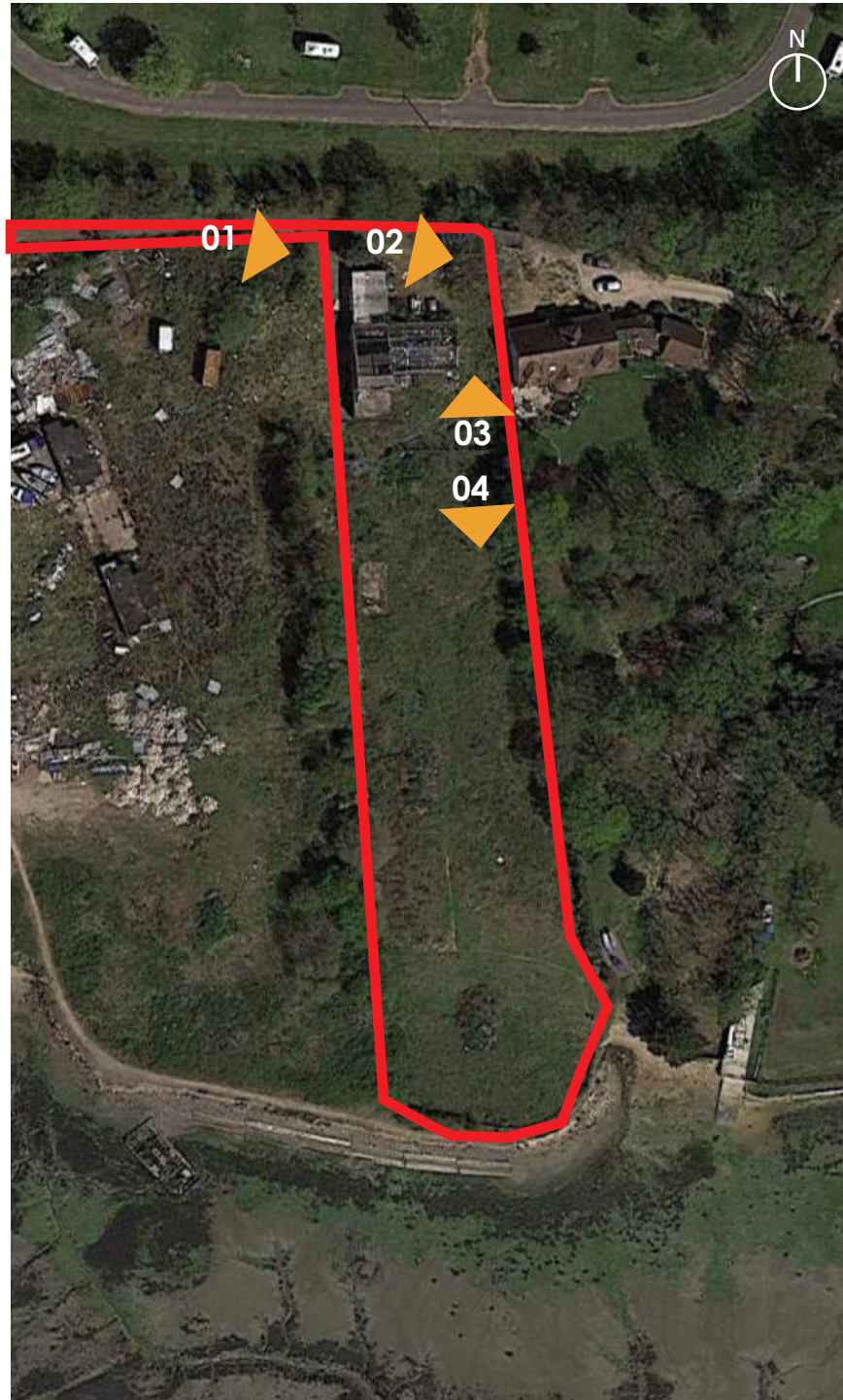
2.2 Preliminary Site Analysis

The site is 0.73 hectares in area. A single detached dwelling currently exists at the front of the site with a selection of outbuildings.



2.0 Site Context

2.3 Existing Site Photographs 1



View 01



View 02



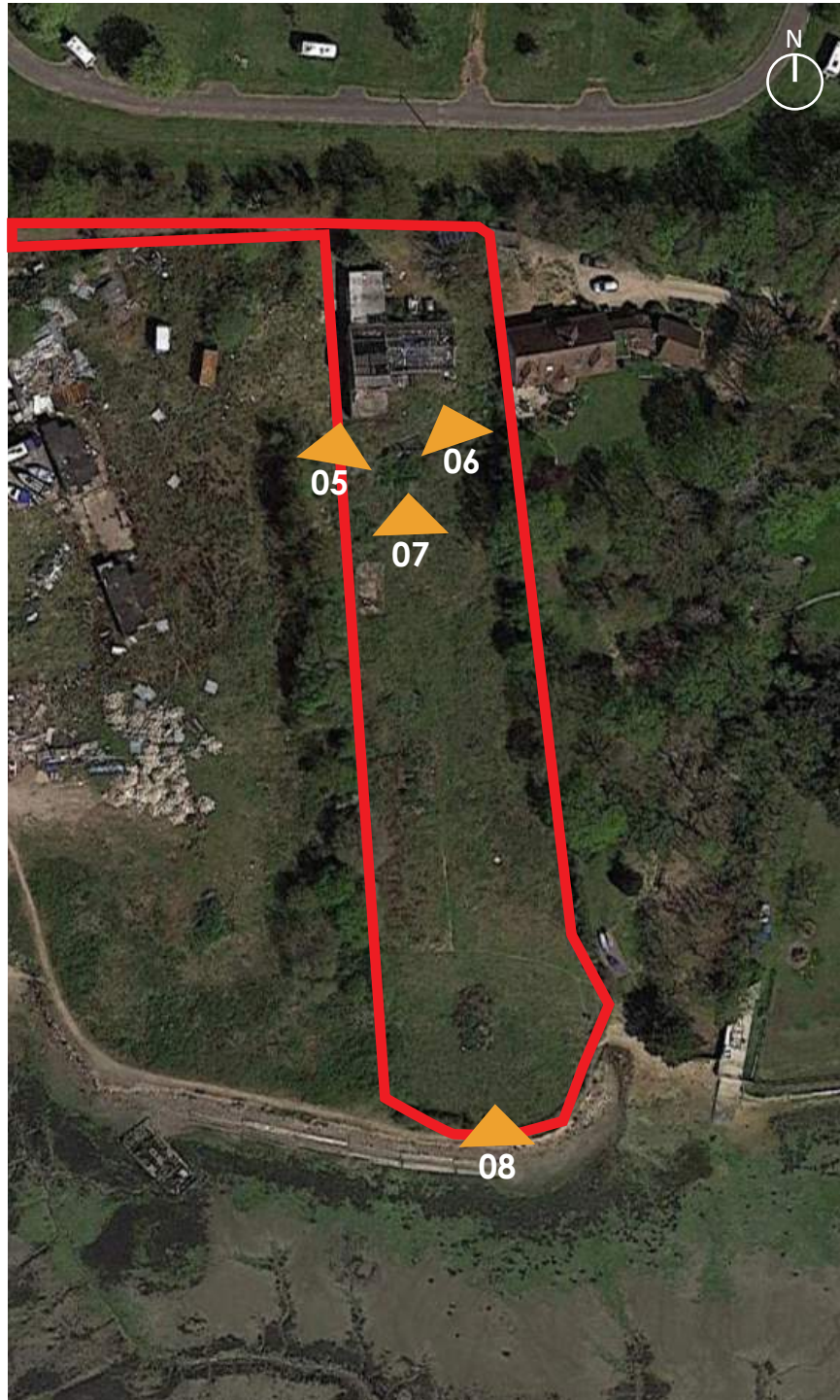
View 03



View 04

2.0 Site Context

2.3 Existing Site Photographs 2



View 05



View 06



View 07



View 08

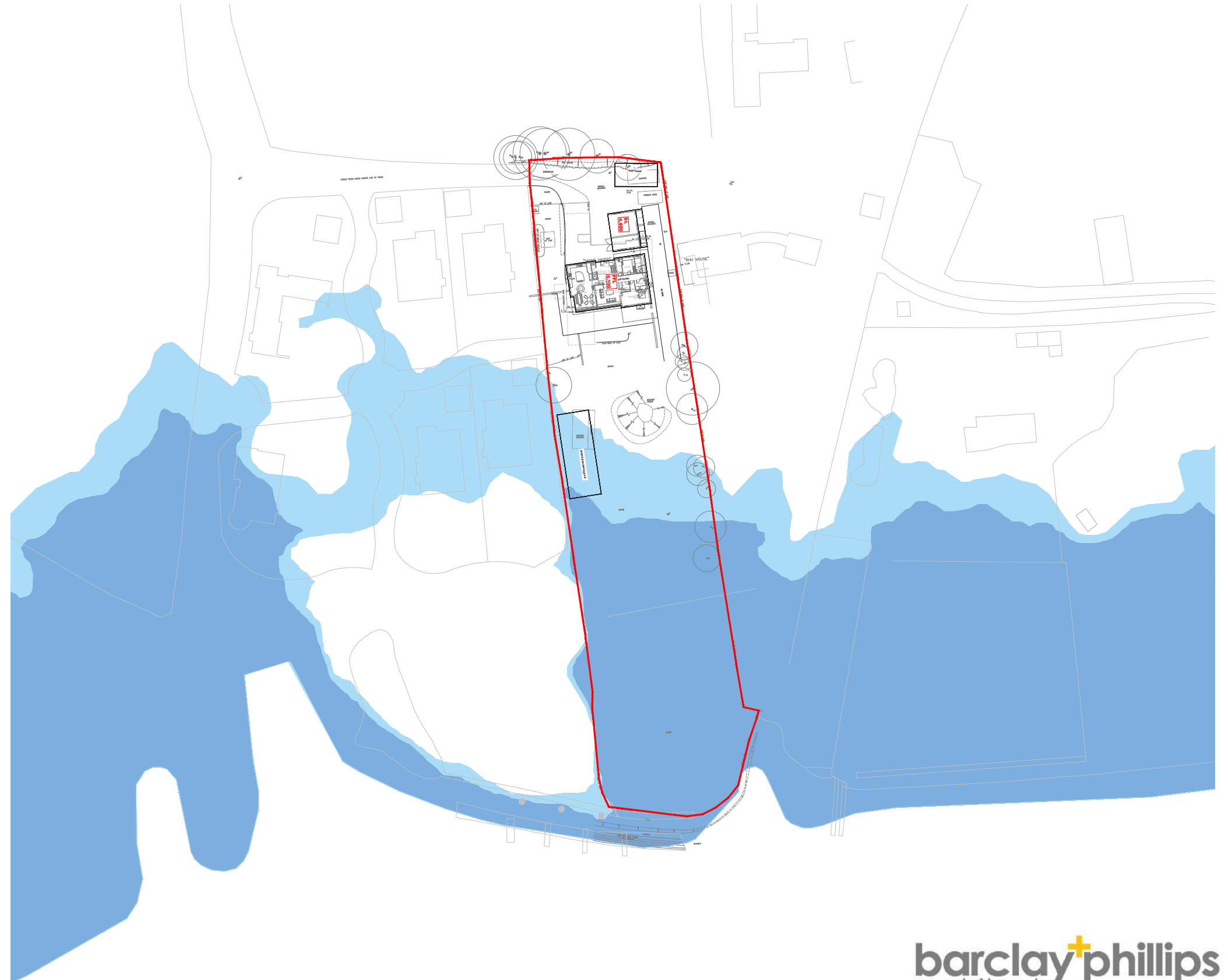
2.0 Site Context

2.4 Flood Risk

Infrastruct CS Ltd have carried out a Flood Risk Assessment and prepared a Drainage Statement on behalf of our clients.

The adjacent image shows the flood risk map for the site. The bottom of the garden, closest to Mill Rithe/ Emsworth Channel, falls within Flood Zone 3 which is classified as high probability of flooding. The proposed new dwelling falls within Flood Zone 1 and is at a low risk of flooding from fluvial sources.

Please refer to the report and associated drawings prepared by Infrastruct CS accompanying this application.



2.0 Site Context

2.5 Tree Report & Ecology

TREES

Global Tree Care Limited have carried out an Arboricultural Assessment on the site on the behalf of our clients.

The site has no TPO restrictions, however there are boundary trees which are subject to tree preservation orders.

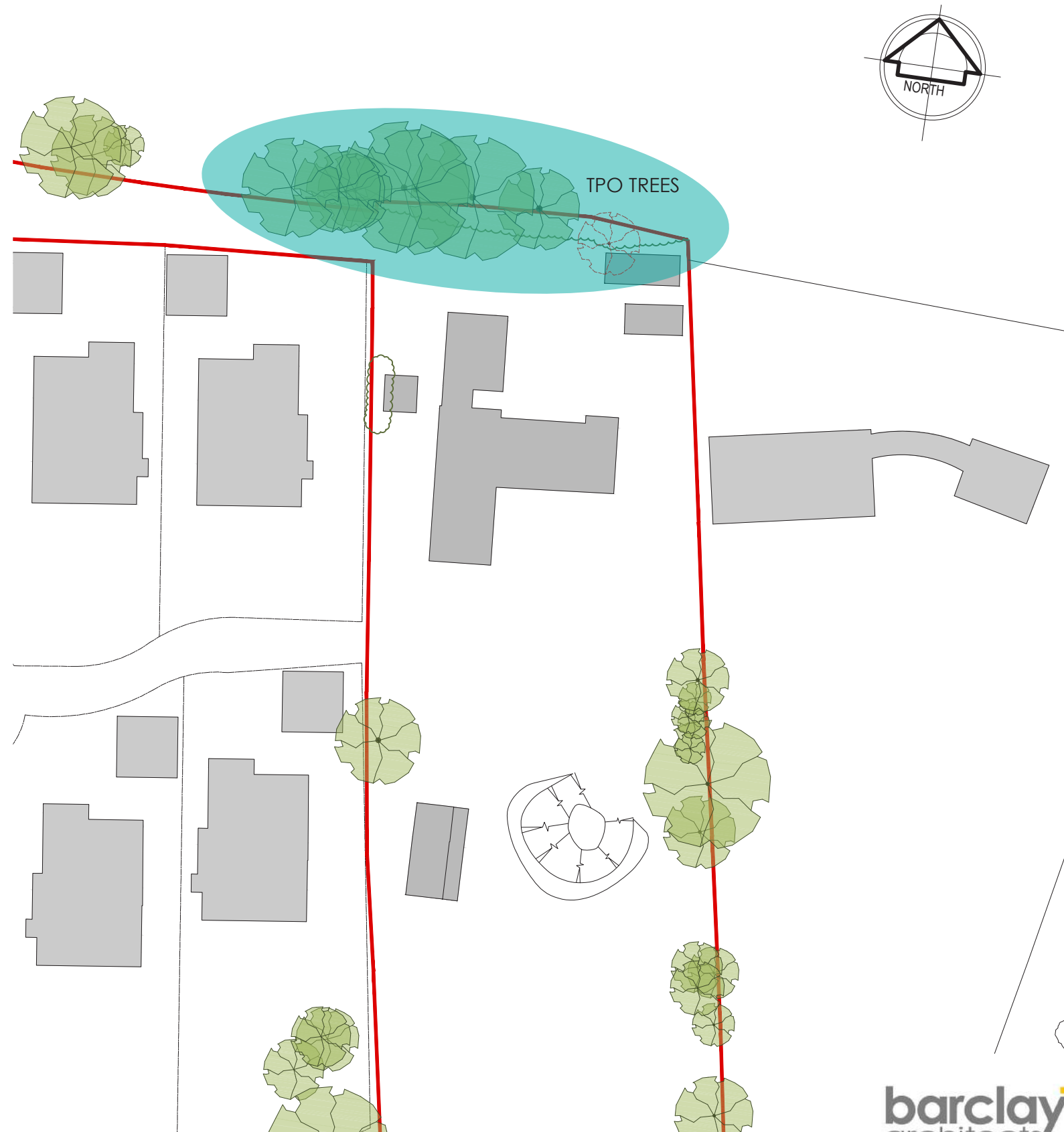
Please refer to the report prepared by Global Tree Care Limited accompanying this application.

ECOLOGY

A Phase 1 Bat Report has been carried out by David Leach Ecology on the behalf of our clients.

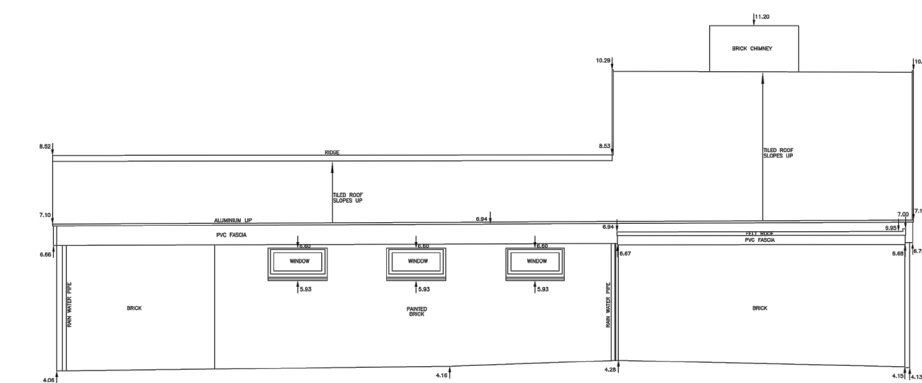
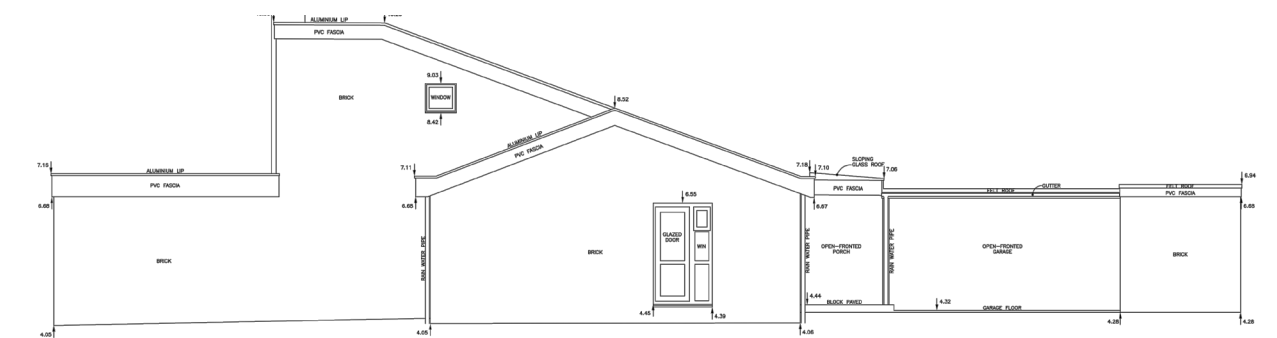
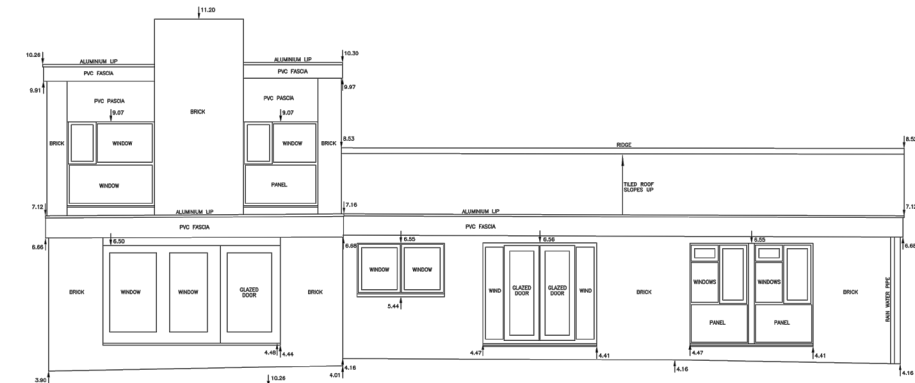
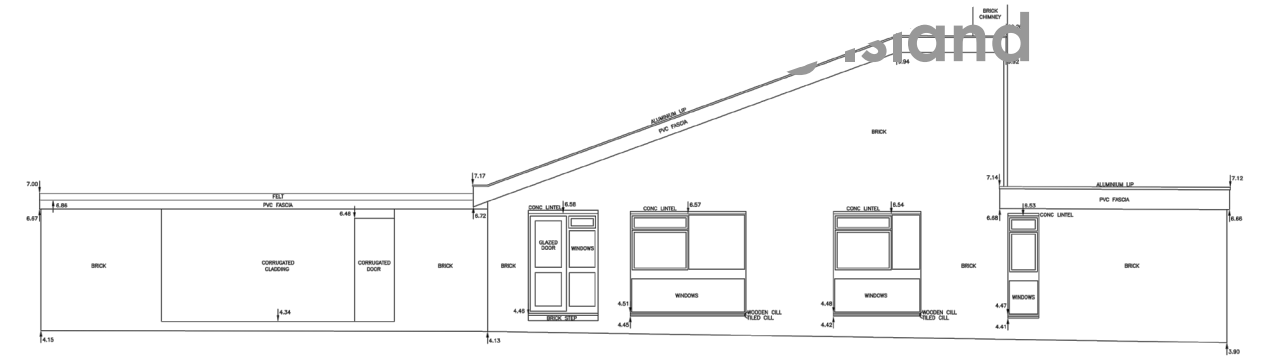
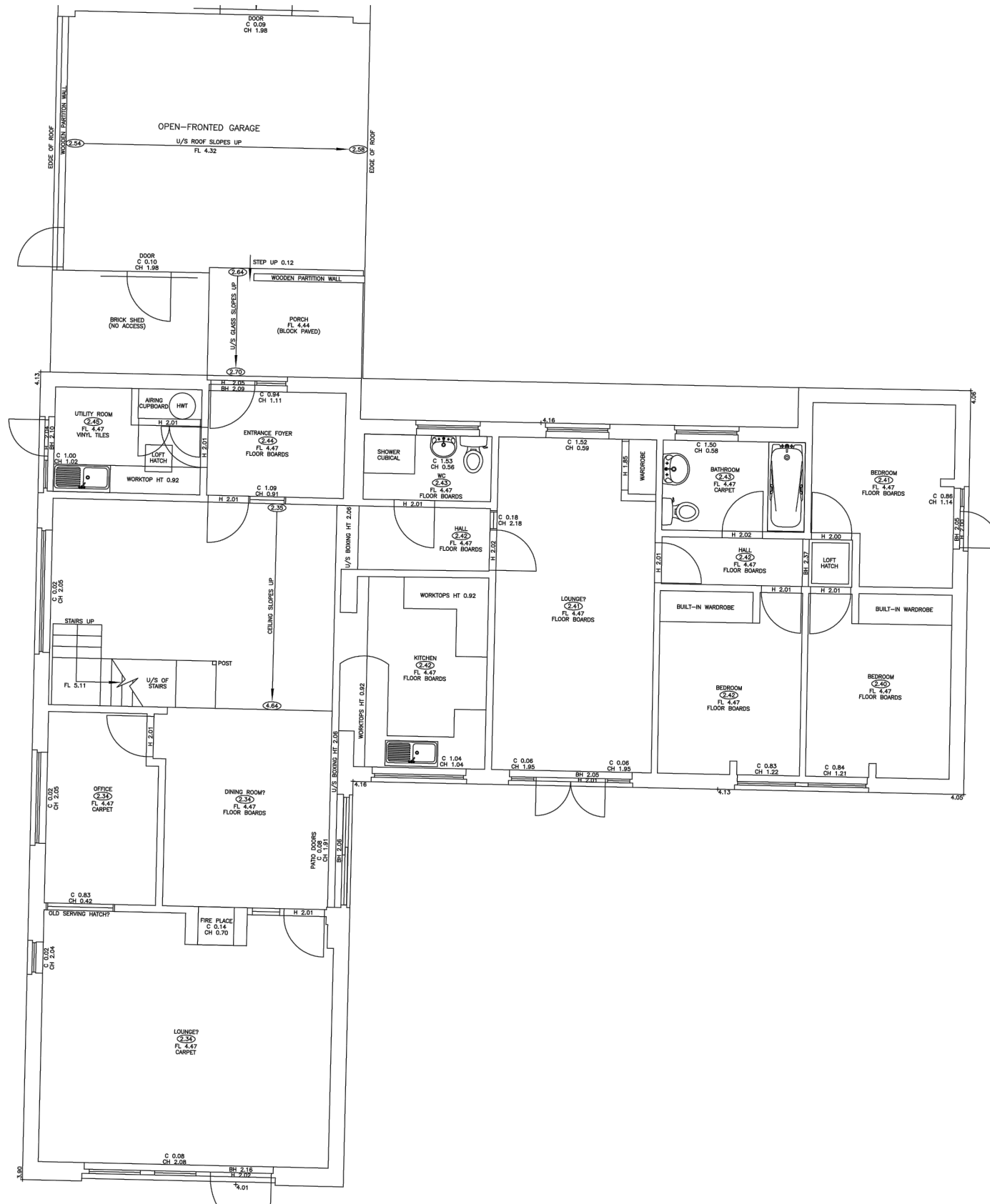
- The existing building was found to have insufficient potential for bats due to a lack of roosting features.
- The area to the north of the site and along the track leading to the house was short vegetation or hard-standing and unsuitable for reptiles but trees and scrub had potential as bird nesting habitat.
- The habitat within the proposed construction zone is sub-optimal for reptiles.
- There were no signs of bats or protected species on site and it is unlikely the proposed works will significantly affect any protected species.
- There are a number of designated and important habitats in the area but it is not thought that the proposed works will have a significant impact on any of the sites.
- Measures to enhance the site for wildlife will be incorporated into the development. These will include enhancement features such as planting of wildlife friendly species and installing bat and bird boxes on the new building and around the site.

Please refer to the report prepared by David Leach Ecology accompanying this application.



3.0 Approved Scheme

3.1 Existing House



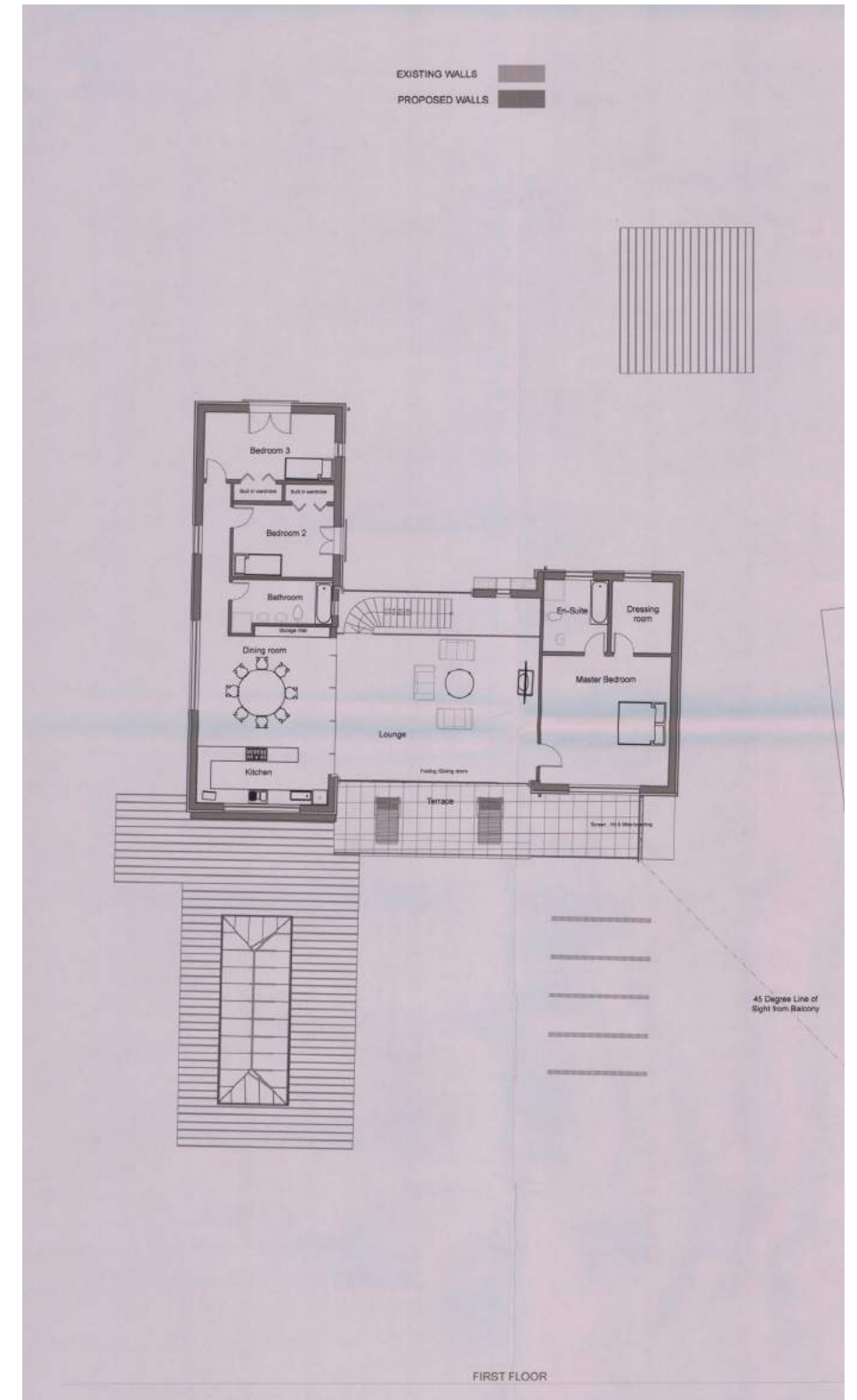
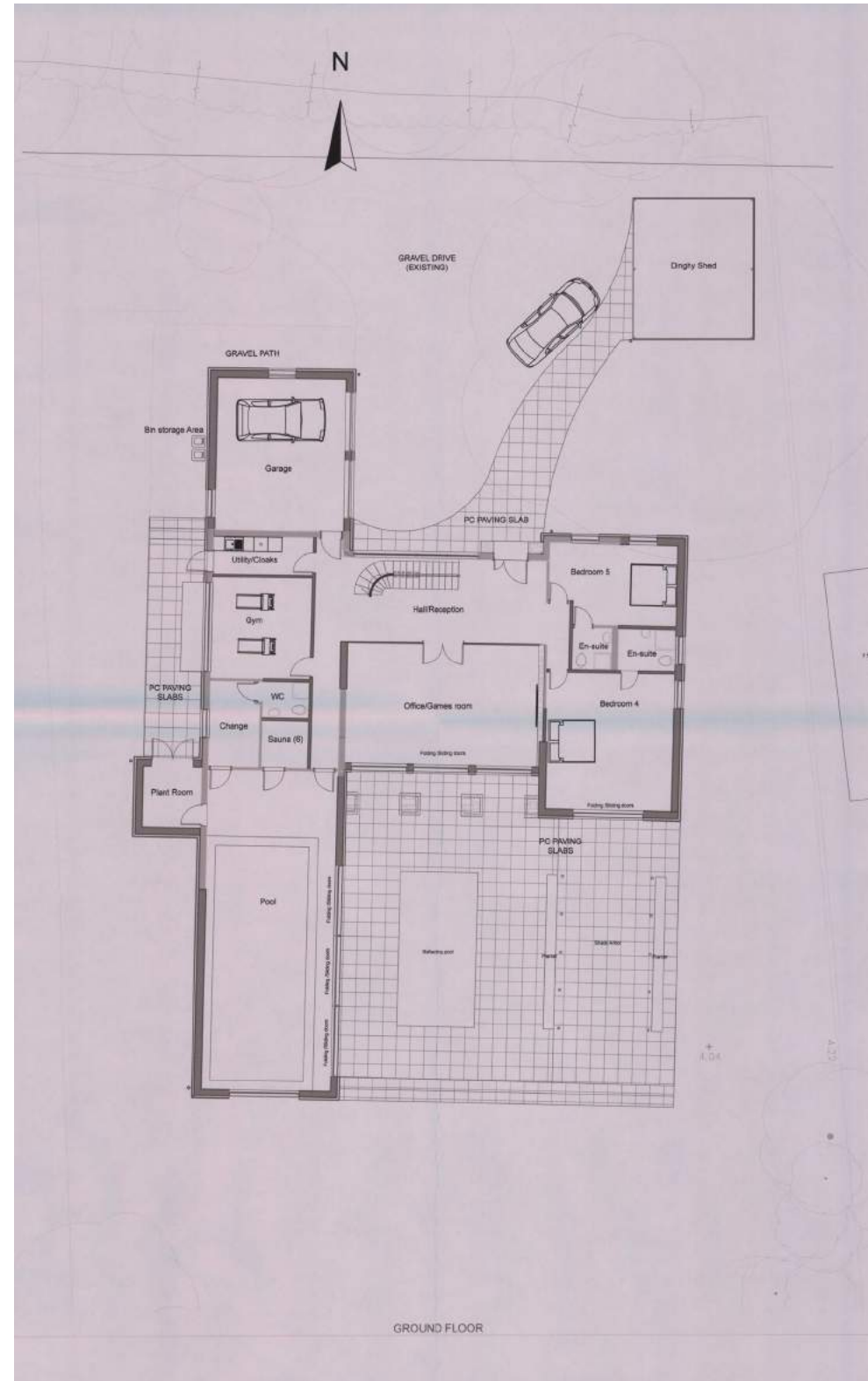
3.0 Approved Scheme

3.2 2008 Planning Application 1

PWP Architects submitted an application for extensions/alterations and remodelling to the existing dwelling in June 2008. The proposal was for a 5 bed detached house with a integral garage and pool house - this was around 516sqm/5560sqft.

The scheme was for a contemporary style house with a large quantity of glazing and mono pitch roof.

Planning approval was obtained in 15-08-2008.



3.0 Approved Scheme

3.2 2008 Planning Application 2



NORTHERN ELEVATION



SECTION BB



NORTHERN ELEVATION copy

1:1



EASTERN ELEVATION copy

1:1



SECTION AA

F.F.L. FIRST FL

F.F.L. GROUND

F.G.L. DRIVE 4



WESTERN ELEVATION

4.0 Planning Statement

YACHT HAVEN HOUSE PLANNING STATEMENT:

This Design & Access Statement is to be read in conjunction with all plans, sections, elevations and computer generated images prepared by Barclay Phillips Architects.

LEGISLATIVE CONTEXT

This document is a Design and Access Statement produced pursuant to the requirements of Section 327(b) of the Town and Country Planning Act 1990 and Article 4(c) of the Town and Country Planning (General Development Procedure) Order 1995. The approach adopted to produce this Design and Access Statement is in accordance with Circular 01/2006 as well as the guidance produced by CABE entitled 'Design and Access Statements - How to write, read and use them' which was also published in 2006. This document is intended as a positive and helpful tool for the Council and interested third parties, and demonstrates how the design proposals have evolved, having regard to detailed consideration of the site opportunities and constraints, and to previous planning applications awarded consent.

In preparing the proposals, regard has also been given to national, regional and local planning guidance, including the Havant Borough Council Framework. The proposals also take on board the guidance within Draft Chichester Harbour Area of Outstanding Natural Beauty SPD, which sets out the principles of additions and development within the Chichester Harbour area.

This Design and Access Statement has been prepared by Barclay+Phillips Architects on behalf of Mr and Mrs Walters to accompany the Planning Application. The document is intended to promote the proposal to develop a new build replacement dwelling on the site called Yacht Haven House. The document will highlight the design considerations of the surrounding site, context and local area guidance.

1.1 SITE DESCRIPTION:

The site is on Hayling island off Copse Lane. It is outside of the settlement boundary and new development is restricted. There is a 1970s-style house at the Northern end of the site which is rectangular running down to the harbour. It is identified by the Chichester Harbour Conservancy as lying in the Northern Hayling Island Character Area. The garden is open to the harbour area with a public coastal path running across the harbour end.

1.2 PROPOSED DEVELOPMENT

PWP Architects submitted a planning application for the remodelling and extension/alteration of the existing house in June 2008. The proposal was for a 5-bed detached house with a pool house - this was around 516sqm/5560sqft. The scheme was for a contemporary style house with a large quantity of glazing and mono pitch roof. Planning approval was obtained in 15-08-2008. Approval was passed for a new replacement dwelling in 2008 - REF: 08/73264/000.

Our proposal is for a new replacement dwelling to create a high quality, contemporary home that fits within the context of the Chichester Harbour Area of Outstanding Natural Beauty and creates a great family home for the site owners. There will be 5 bedrooms and family living/kitchen dining spaces, terraces at first floor, a detached single storey swimming pool, a single storey garage and a two-storey boat house.

The main house will be clad in long dark gery natural stone planks and the first-floor living space and bedrooms will be expressed in a copper colour metal seam cantilevered box. Areas of glazing are set behind cantilevers or terraces to create solar shading and reduce the reflection and glare of the glass externally. There will be a double height glazed atrium reception space which will create a clear focal point. The scale of the proposal and amount of glazing is reduced from the 2008 approval. The outbuildings will all be clad in stone to match with the main house and the boathouse will be clad in the copper standing seam metal at first floor level. The garage and swimming pool will both have a sedum roof.

1.3 COMMUNITY INVOLVEMENTS/CONSULTATIONS:

On 5th January 2017, we met with David Eaves, a Principle Planner with Havant Borough Council, to discuss our initial proposal for a replacement dwelling on the site with a formal Pre-app. He provided detailed feedback and advice, but generally was very positive regarding the principle for development and the proposed contemporary approach. He suggested we look at the siting of the building in relation to the neighbouring property to the east (Rhu House) and engage with the Chichester Harbour Conservancy.

That same day we also met with Steve Lawrence, a Planning Officer with the Chichester Harbour Conservancy. He gave us very positive feedback; he was happy with the contemporary appearance, felt the building was well set back from the estuary edge and had little impact which was aided by the

trees either side of the site which naturally concealed the house from the harbour unless viewed head on.

Additionally, Mr and Mrs Walters have consulted with the owners of Rhu House and the owners of the development site to the west. Both parties have been positive regarding the nature of the design and we have accommodated their feedback regarding locating the building on the site.

1.4 PRE-APP ADVICE:

The pre-app advice (GEN/17/00016) received clearly highlighted the elements to address

1. Principle of development;
2. Impact on character and appearance of the area including Chichester Harbour Area of Outstanding Natural Beauty;
3. Impact on neighbouring properties and residential amenities;
4. Trees;
5. Environmental Issues;
6. Flood risk;
7. Developers Contributions/CIL

1.41 PRINCIPLE OF DEVELOPMENT:

The principle of development is clear on the site. The area is outside of settlement boundary but the proposal is for a replacement dwelling on the site. There is an existing dilapidated dwelling on the site that will be demolished. There is also approval for replacement dwelling from 2008 – this has been activated as the scheme was registered with building control and construction started.

1.42 IMPACT ON CHARACTER AND APPEARANCE OF THE AREA INCLUDING CHICHESTER HARBOUR AREA OF NATURAL BEAUTY:

The Chichester Harbour planning officers suggested 'landscape impact views' from across the harbour would not be required as the proposed dwelling is set to the front of the site (north) and has little impact on the shoreline. He did encourage a CGI of the site to demonstrate the design in context (see attached within document).

We have referred to Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB) which highlights the following points:

4.0 Planning Statement

Development will be permitted where it:

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
2. Is appropriate to the economic, social and environmental well being of the area or is desirable for the understanding and enjoyment of the area.
3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
4. Meets the policy aims of the Chichester Harbour AONB Management Plan
5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.

To address these points, we have referenced the Design Guidelines for New Dwellings and extensions (revised August 2010). This provides 6 guidelines to address:

1. Landscape and planting.

The proposal is carefully located to avoid impacting on trees around the site. When viewed from the harbour side the mass of the proposed new dwelling is broken up by a series of interlocking rectangles and sits below the canopy of trees along the northern edge (largely made up of oaks). The flat roof of the single storey swimming pool and garage will be covered in sedum encouraging local species of heathers and wildflowers to grow and generate colour and scents which change as the seasons pass. Visually this will soften the roof and help the building blend with the natural landscape. The design is intended to sit within the landscape – stone clad walls run from the ground floor into the landscape and a series of terraces connect the house with the garden. To the front of the house there will be additional planting and trees as identified. The entrance drive will be a hard finish such as resin bound gravel. The patio spaces will be natural stone, but largely the garden will remain natural and carefully managed to retain a natural state especially running down to the harbour edge.

2. Scale and massing.

The house size is reduced from the approved scheme in 2008. It is in keeping and consistent in terms of scale massing and location on the site with other dwellings along this frontage off Copse Lane and those accessed from Woodgaston Lane. Typically, dwellings in this area are positioned to the north of the site away from the harbour edge and thus naturally limiting the impact on the AONB.

3. Guidance on size increase.

The proposal is reduced in size from the scheme approved in 2008. Following flood risk advice, we are proposing to raise the house level up around 1m from the existing house floor level. Please see attached flood report.

4. Design of extensions.

The scheme is for a new replacement dwelling but there will be ancillary buildings. All element of buildings up to first floor will be clad in stone to match the house. The boat house has a first-floor area which will be clad in seamed copper colour metal. These outbuildings have been carefully located to avoid impact on neighbouring properties or developments and minimise impact on the AONB.

5. Colour appearance and finish.

Subtler darker colours are encouraged to blend in with the rural landscape and backdrop of trees and vegetation when viewed from the estuary. Natural stone with elements of grey and brown helps ground the building sit within the landscape. At first floor the cantilevered copper colour box will retain a brownish appearance creating an earthy feel to the whole design. The mix of colours and textures helps to reduce the mass of the proposal and minimise impact on the site.

6. Windows and glazing.

The area of glazing has been reduced from the 2008 approved scheme – consequently this has reduced the light pollution from the proposal and its impact on the ANOB. Windows looking at the estuary are set back behind integrated terraces at first floor or set back at ground floor with a deep cantilever above. Window frames will be dark to complement the metal cladding and material palette. The contemporary style of the design includes several cantilevered elements at first floor. These will be used to create solar shading from the high summer sun and reduce overheating and avoid the need for highly reflective solar glass.

1.43 IMPACT ON NEIGHBOURING PROPERTIES & RESIDENTIAL AMENITIES;

We have carefully considered how the proposal is sited and relates to the neighbouring property to the east (Rhu House) and the approved but unbuilt development to the West. A 45 degree line has been struck from the centre of the nearest window at first floor from each side and our building has

been set forward. Additionally, the two terraces at first floor, allowing great views over the estuary towards the south, are set within the envelope of the building. This directs the view to the south and prevents overlooking. Any windows located along the boundary facades (the east and west elevations) will be frosted glazing to avoid overlooking. The swimming pool will be set into the ground to reduce the overall height impact on the development to the west and will read as a garden wall along this edge.

1.44. TREES;

We are proposing to remove a tree from the rear northern edge to accommodate the boat house. To mitigate this loss, we are proposing to plant several new established trees around the site. Please see the attached arboricultural impact assessment and method statement.

1.45. ENVIRONMENTAL ISSUES;

Please see the attached ecology report.

1.46. FLOOD RISK;

The building is located outside of the flood zone 2 but the building floor level is to be raised by 1m in accordance with advice from our flood risk consultant to 5.1m. Please see report for details.

1.47. DEVELOPERS CONTRIBUTIONS/CIL:

The proposed building is a replacement dwelling for private occupation.

1.5 SUMMARY

We have created a carefully considered design for a new replacement dwelling that addresses the specific requirements of Mr and Mrs Walters and their family. We have consulted carefully with Havant Borough Council and the Chichester Harbour Conservancy throughout the design process, followed their guidance and addressed any issues. We have engaged with neighbours and modelled the building scale and mass to reduce impact wherever reasonable. We believe the design will be a significant improvement on the existing house, sensitive to the setting in the AONB, and we would encourage you to approve the application.

5.0 Design Development

5.1 Exterior Precedents



5.0 Design Development

5.2 Interior Precedents



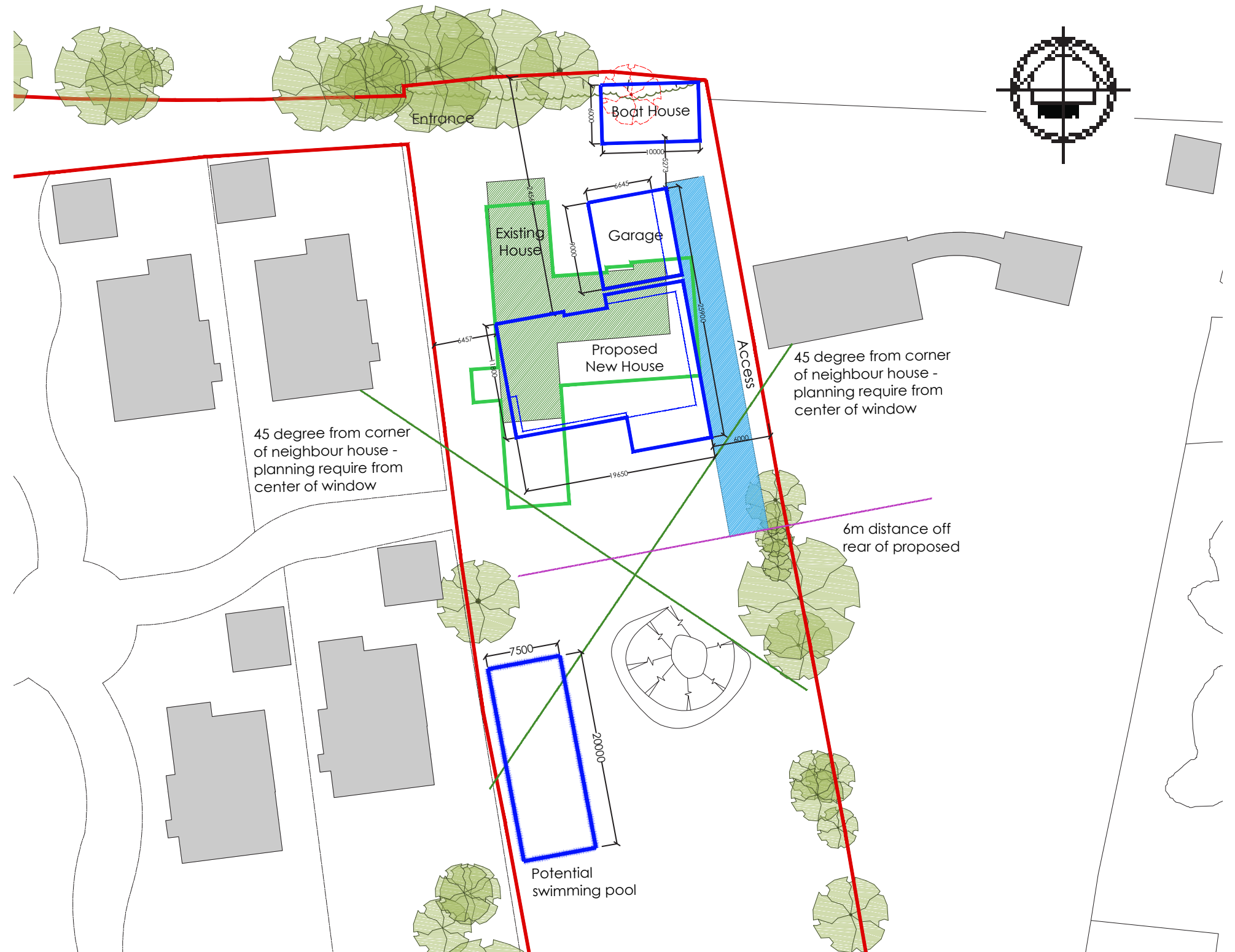
6.0 Design Proposal

6.1 Site Layout

The site has an area of approximately 0.52 hectares.

The proposal is to develop a replacement single detached dwelling to the north of the site, roughly in the same area as the existing house.

A boat house and detached double garage will also be located to the north of the site and the existing site entrance in the north west corner will be retained. To the south of the dwelling a patio area is proposed and will lead down to the pool house in the grounds.



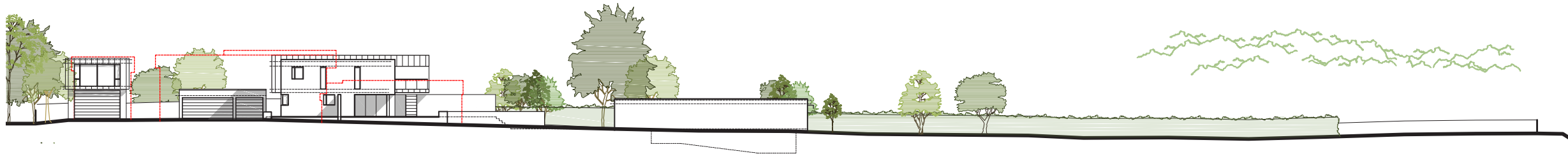
6.0 Design Proposal

6.2 Site Plan

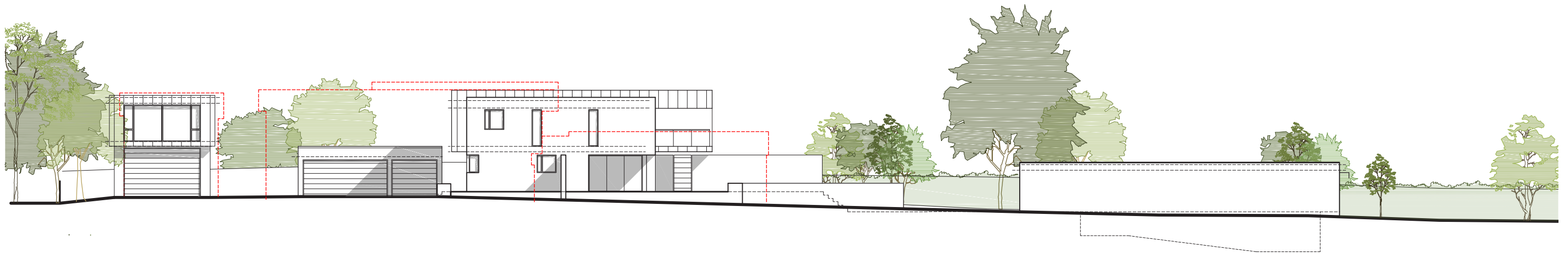


6.0 Design Proposal

6.3 Site Section 1



West Site Section



Part West Site Section

6.0 Design Proposal

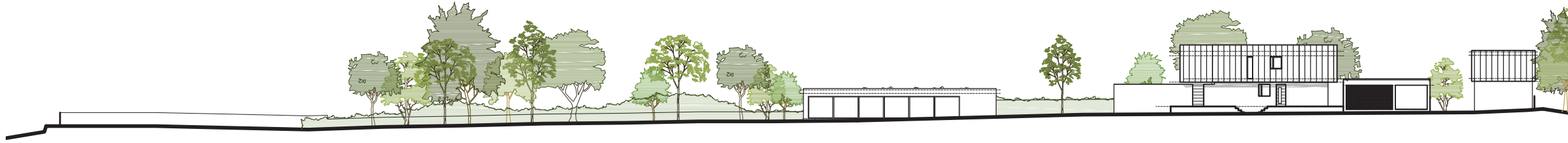
6.3 Site Section 2



South Site Section

6.0 Design Proposal

6.3 Site Section 3



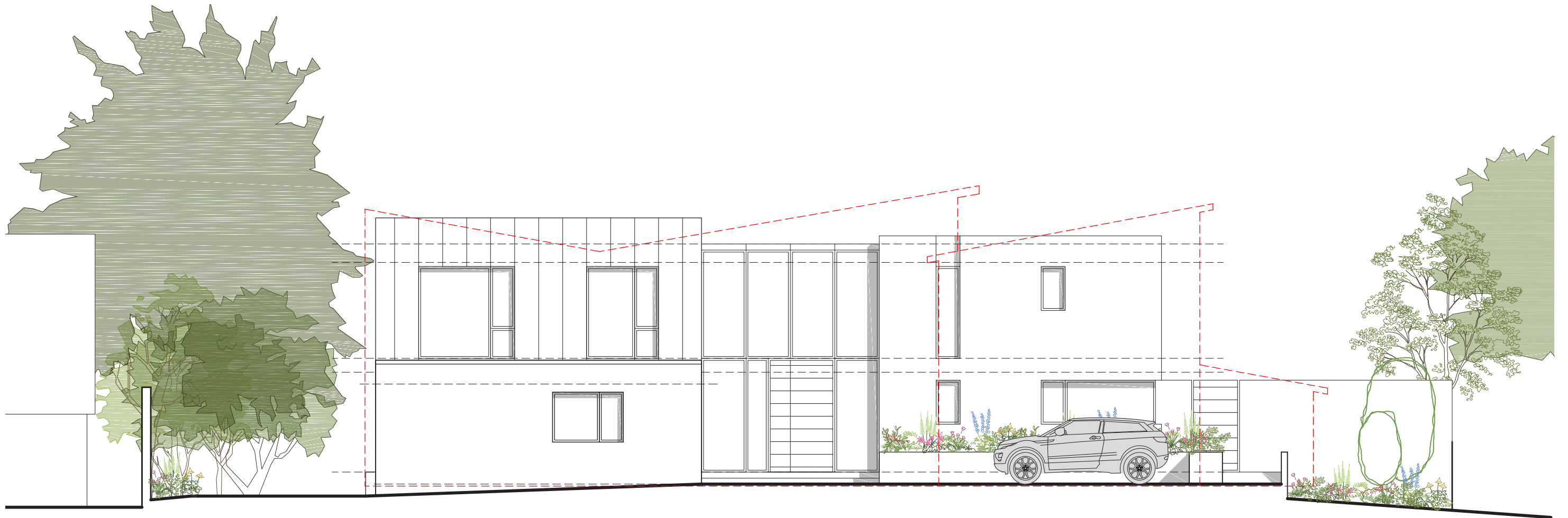
East Site Section



Part East Site Section

6.0 Design Proposal

6.3 Site Section 4

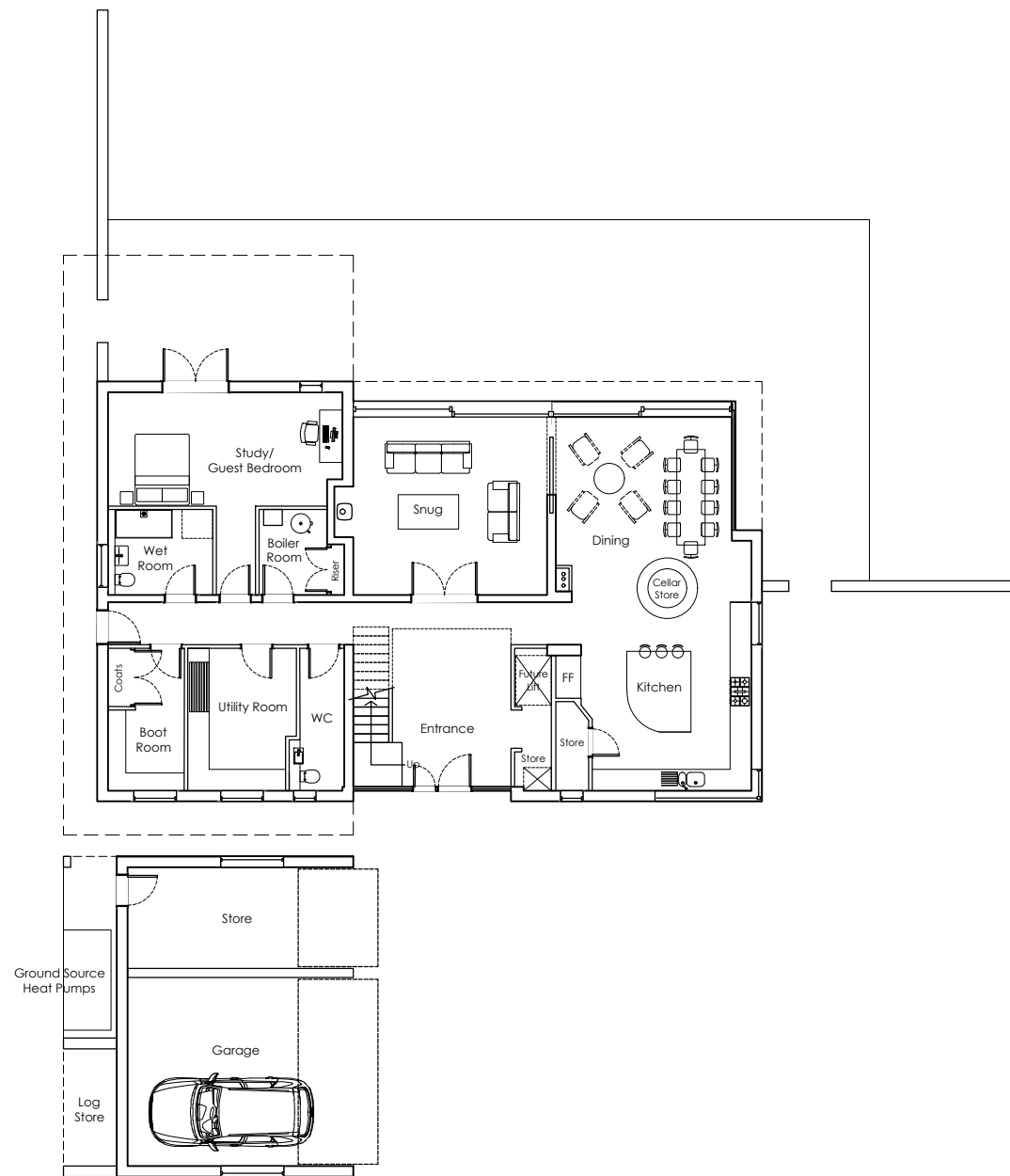


North Site Section

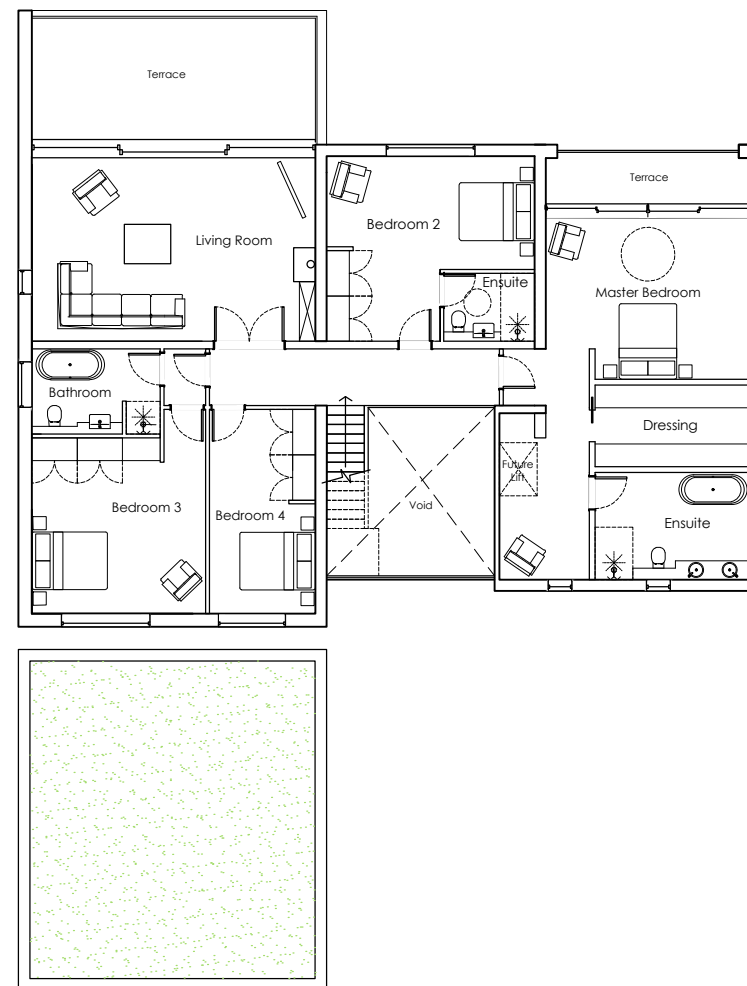
6.0 Design Proposal

6.4 Plans

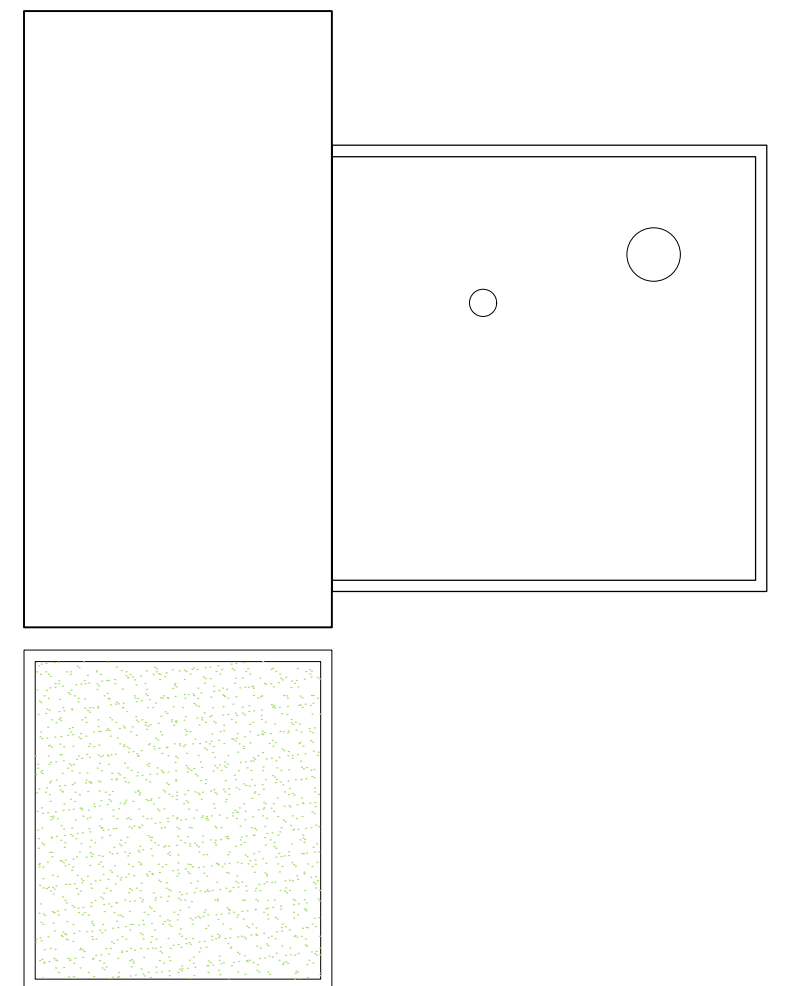
The adjacent drawings illustrate the proposed internal layout for the main house.



Ground Floor Plan



First Floor Plan



Roof Plan

6.0 Design Proposal

6.5 Elevations 1



West Elevation



South Elevation

6.0 Design Proposal

6.5 Elevations 2



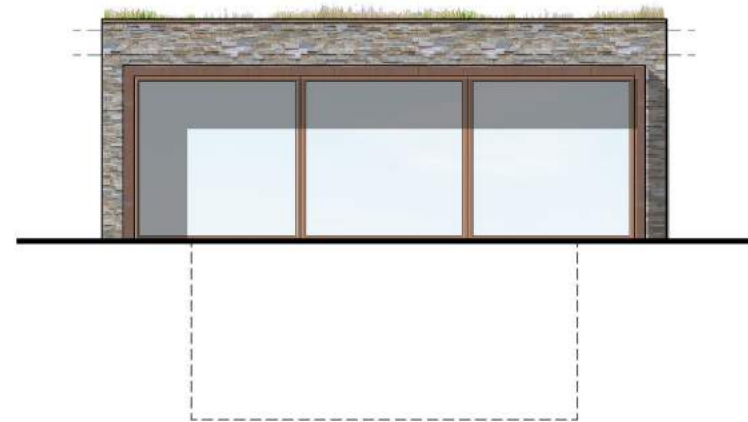
East Elevation



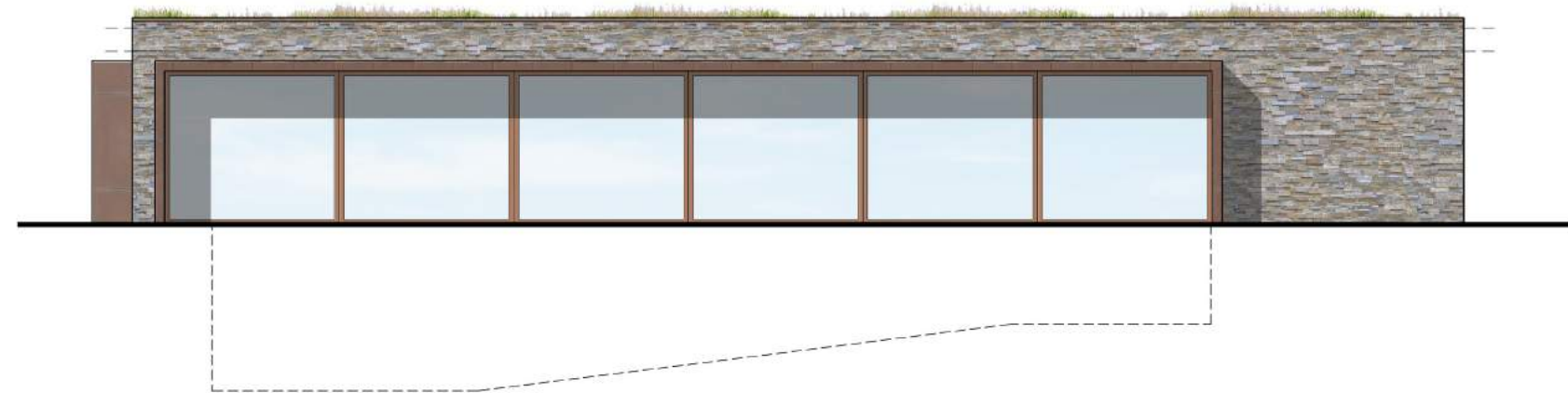
North Elevation

6.0 Design Proposal

6.6 Pool House



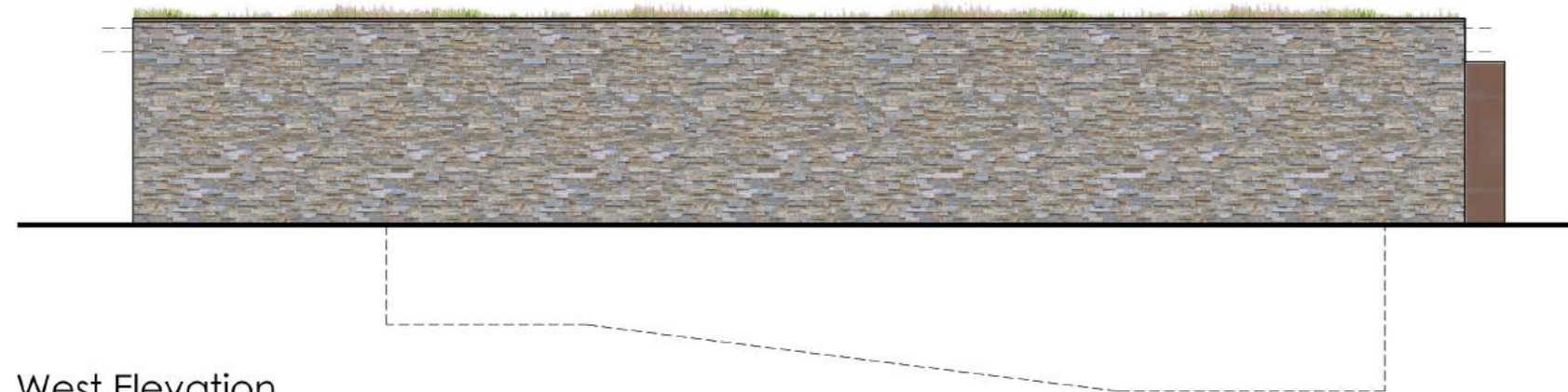
South Elevation



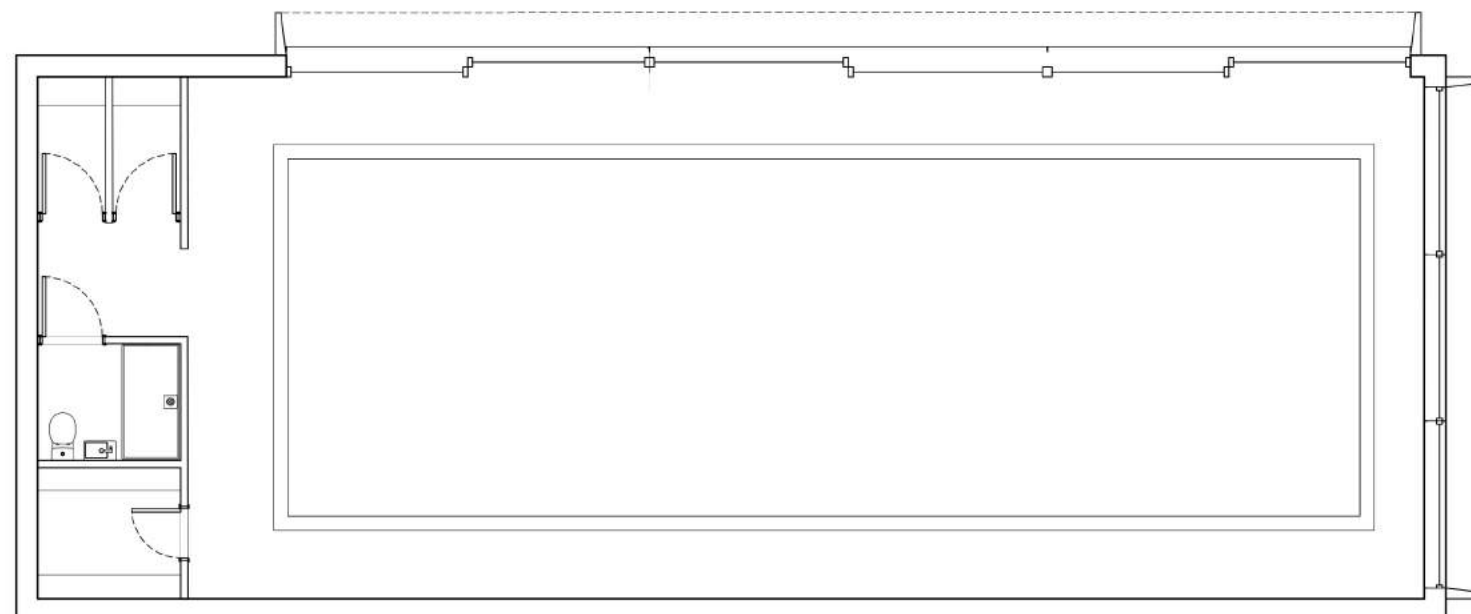
East Elevation



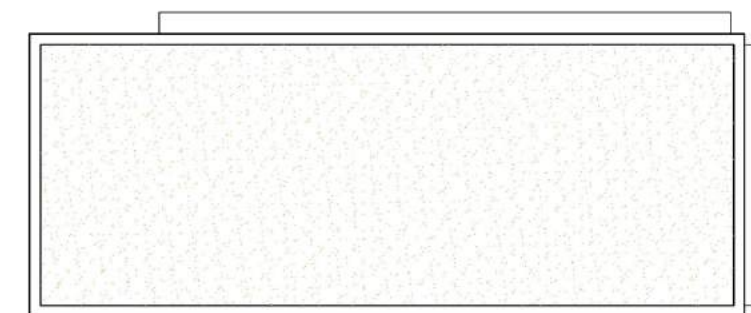
North Elevation



West Elevation



Floor Plan



Roof Plan 1:200



planning application only

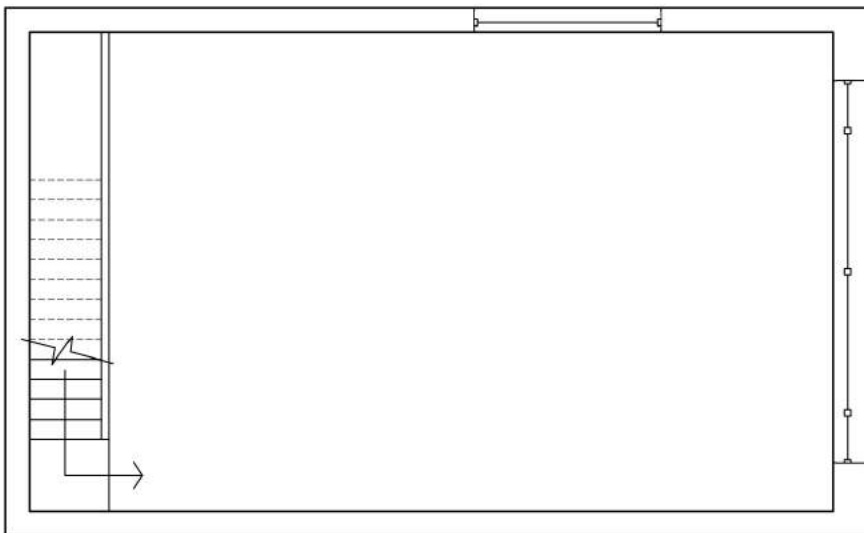
REVISIONS:

6.0 Design Proposal

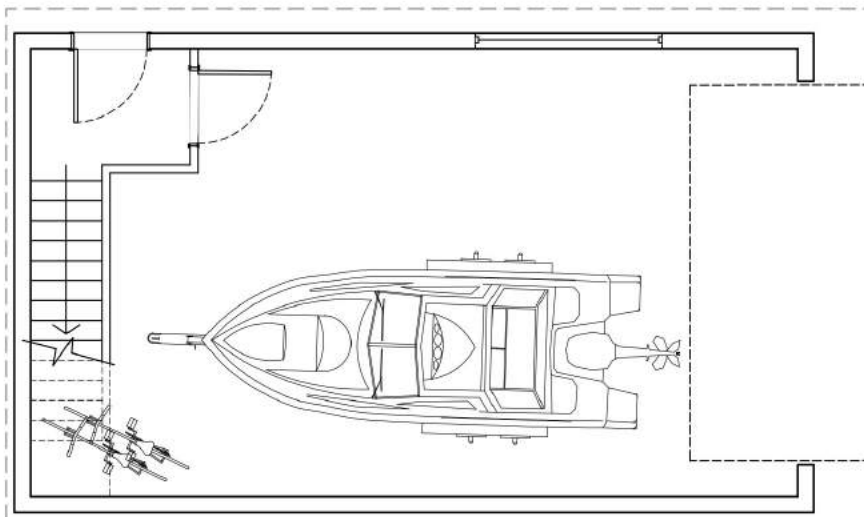
6.7 Boat House



Roof Plan



First Floor Plan



West Elevation



South Elevation



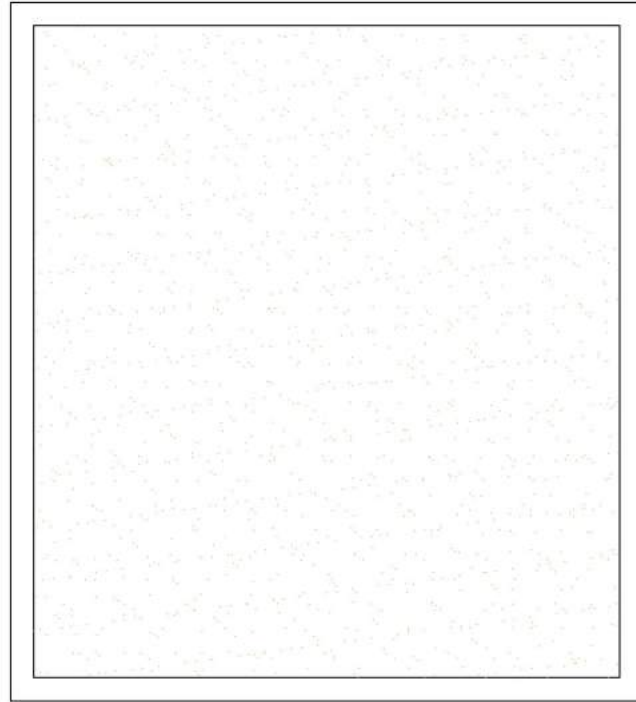
East Elevation



North Elevation

6.0 Design Proposal

6.8 Garage



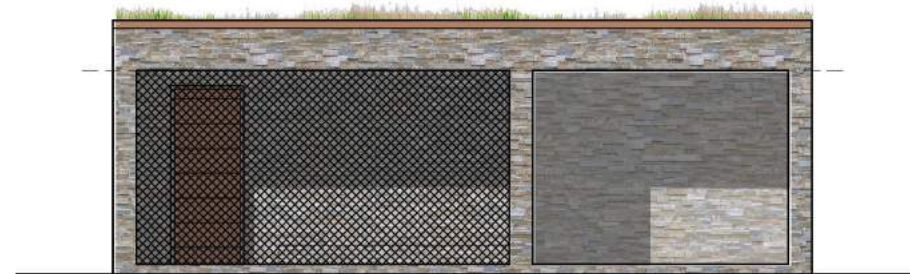
Roof Plan



West Elevation



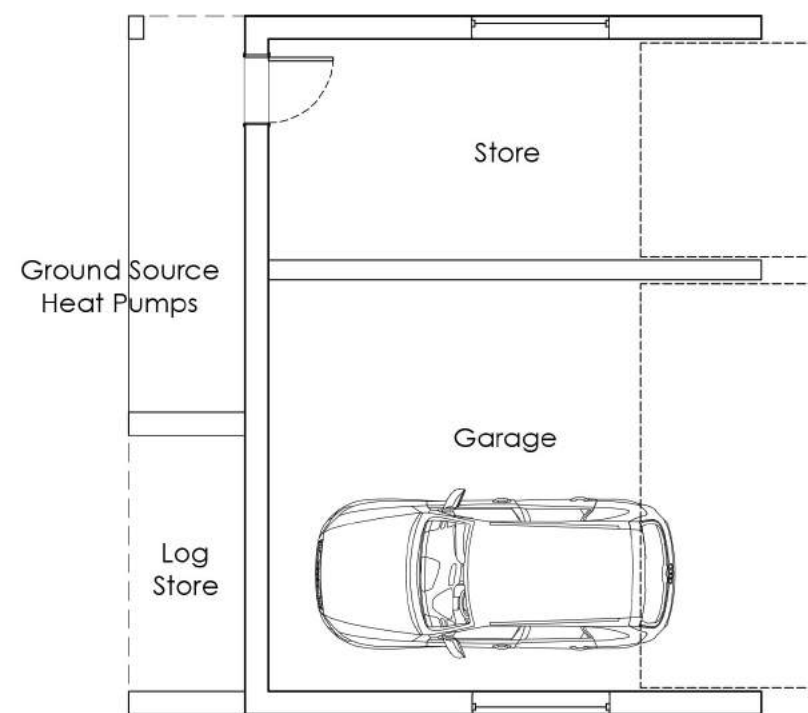
South Elevation



East Elevation



North Elevation



Ground Floor Plan

planning application only

7.0 Materiality

7.1 Elevations



Sedum Roof

Natural Stone

Dark Aluminium
Frame Windows

Dark Aluminium
Frame Sliding Doors

Copper Coloured
Standing Seam Cladding

Raised Stone Bed
matching Main House



7.0 Materiality

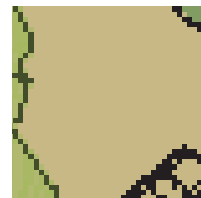
7.2 Landscape



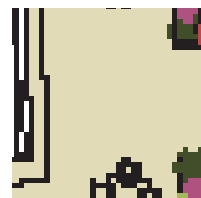
Existing Trees



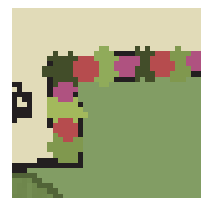
Proposed Landscaping Trees



Driveway eg.
Resin Bonded Gravel



Paving



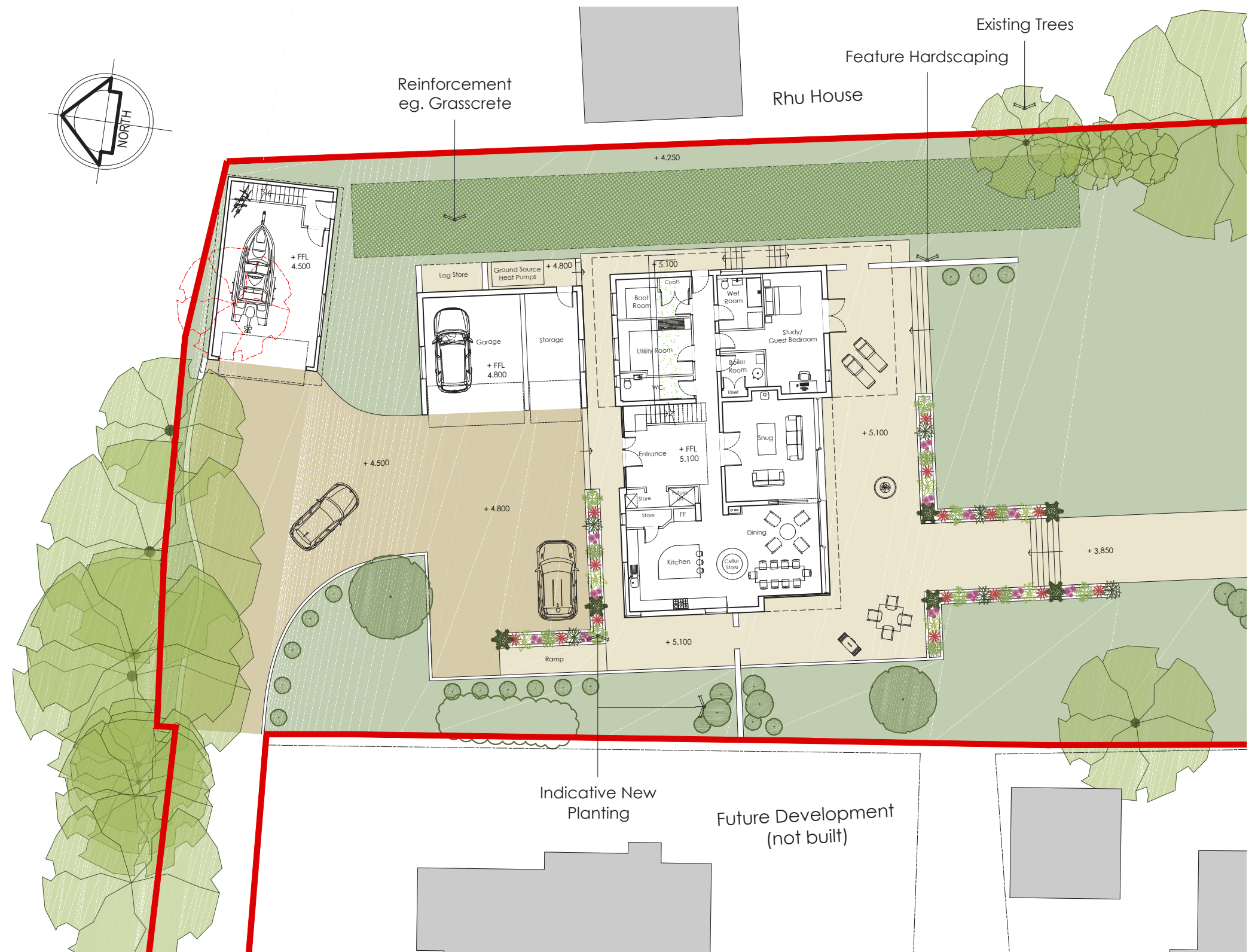
Raised Stone Clad Planters



Grass



Reinforcement to Grass eg.
Grasscrete



8.0 Schedule of Accommodation

Single Detached House

Site Area: 7331 sq.m/ 78910 sq.ft (0.73 HA)

Dwelling area: (excludes terraces)	=	381 sq.m/ 4101 sq.ft (5 Bedroom House)
Garage area	=	50 sq.m/ 538 sq.ft
Boat House area	=	108 sq.m/ 1162 sq.ft
Pool House area	=	141 sq.m/ 1518 sq.ft

Note: All areas are approximate and subject to detailed discussions with the local planning authority and full approval. Full detailed level information is also required

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