

PLANNING NOTES, DESIGN AND ACCESS STATEMENT FOR A REPLACEMENT DWELLING AT THE
SHALLOWS, WOODGASTON LANE, HAYLING ISLAND, HAMPSHIRE.

THE SITE

The shallows is situated at the end of a private road off Woodgaston Lane. Its grounds abound Chichester Harbour to the south and the Gutner Nature Reserve on the east. The grounds are wooded with many of the trees being protected and although the property is visible from the sea from the south and east, it is predominantly hidden by the vegetation to the south and with a line of Poplars on the east side facing the Emsworth Channel. On the land sides, north and west, the trees are very dense and so the house is not visible.

The varieties include Populus Alba, Populus Nigra Italica, Pinus Radiata and Quercus Robur. The house is set back some 120 metres from the sea wall.

THE EXISTING DWELLING

The present house has been extended over the years and is constructed with white rendered walls with a deep plain tiled roof with open iron balconies to the south and east elevations. The existing fenestration consists of a variety of shapes and dimensions glazed with white upvc frames and leaded lights. The gable verges are flush pointed so there is little visible relief to the large gables with no shadow lines.

The present dwelling is poorly insulated and the ground floor level is too low compared with the surrounding ground and present water table, and the damp proofing is suspect. A new sea wall has recently been constructed but the house is vulnerable to a storm surge of a high spring tide.

THE PROPOSAL

It is proposed to demolish the existing house and garage block and construct a replacement dwelling on the same site with a garage and boat house to the west with bedrooms above, linked to the new house. The ground floor level will be raised to reduce the risk of flooding and penetrating damp and the fenestration will afford a high degree of insulation. Although the new house will be constructed to the latest specification to reduce heat loss and energy wastage, it will have a traditional appearance to accord with its surroundings and as set out in the Northney Village Design Statement and the Harbour Conservancy Planning Statement Guidelines, with natural timber framing and cladding and brick and flint work to match the local vernacular.

The roof will be of Redland Farmhouse Red plain tiles with matching ridges with generous over sails to verges and eaves with oak fascia and soffits.

Lower walls will be of traditional red brick work with arched lintols to the fenestration and dog toothed string course.



Upper walls will be clad with oak feather edge boarding.

The fenestration will be aluminium framed with a powder coated wood grain finish and glazed with non reflecting glass to reduce glare.

There will be a 1.0m raised paved area to the south and east which will incorporate an infinity pool 0.5m above the paving level. The perimeter walls of the paved area will be constructed of matching brick with flint panels.

CONSULTATION

Both the Planning Authority of Havant Council and the Chichester Harbour Conservancy have been consulted and the new dwelling has been designed to accord with their aspirations. The immediate neighbours have been consulted.

CONSERVATION AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

The site is within the conservation area and the older buildings are mostly of brick construction or timber framed and clad with featheredged lapped boarding. This type of construction will harmonise with the dense tree planting on the site especially when viewed from the harbour.

The ground floor and paved area will be constructed of brick and flint as described with oak framed sections and the upper floor clad in oak. Most of the roof gables will be hipped to soften the elevations.

The windows will be glazed with anti reflective glass to reduce the glare in bright sunlight and the balcony will over hang 0.6m on the south and east sides to reduce the impact of larger glazed areas.

Eaves and verges will be generous to produce shadow lines and visual interest to the elevations.

The present structure has white painted rendered walls which are not encouraged by the Chichester Harbour Conservancy. The white render is most visible from the harbour and the softer more natural materials of the new design will be less conspicuous even though it is slightly larger and higher than the existing structure.

Rain water will be conserved for garden and washing use.

A new fresh water bore hole will be sunk in consultation with the Environment Agency requirements.

FLOOD RISK AND WATER MANAGEMENT

The Environment Agency has advised that the garden lies within FLOOD ZONE 2/3. The ground floor of the new house will be set 1.0m above finished ground level. The roof water and glazed areas will drain to a storage tank which will overflow to the sea wall with a flapper valve. We have designed in accordance with the advice from Mr Rob Waite at the Agency.



LISTING AND WORLD HERITAGE

The dwelling is not a listed structure and not within a World Heritage Site.

DESIGN PRINCIPLES

The new dwelling has been designed to be pleasing in appearance and traditional but with a layout and construction to accommodate modern family life. It will incorporate high levels of insulation and low maintenance with a high degree of natural light.

The division of the roof into separate gables produces added interest and serves to produce an acceptable ridge height and roof profile. The elevations have been purposely broken up into separate elements to reduce the overall impact of the structure with the oak framed forward single storey extension to the south and east and separated garages and boat house.

The landscaping generally will be kept soft to accord with the wooded landscape.

MATERIALS

The highest quality materials will be employed in the construction and as much as possible will be locally sourced. Where possible clear preservative will be used and if staining is required it will be used to enhance the grain of the timber. Valleys and abutments will be formed in lead and the faced brickwork and flint work will be lime mortar based. There will be no external soil pipes.

BUILDING WORKS

A fenced compound for storing materials, plant and equipment will be constructed on the northern boundary. There are no protected trees in this area.

There is a small area of Green Winged Orchids to the south east of the house. This area will be fenced and treated as an unimproved grass meadow. The grass will be left until after seeding. The recommended procedure was outlined by Lizzie Peat at the Records Office of Hampshire Bio Diversity Information Centre when recent work was carried out on the sea defence wall.

There has been a PHASE I bat survey and no bats were in residence. A PHASE II report is being prepared and any necessary mitigation measures will be undertaken.

No preservation order trees will be affected by the works but the area of root plates will be fenced to prevent erosion by plant and machinery or damage by stored materials.

ACCESS

Ramped access will be constructed to allow wheel chair access to the ground floor.

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