

Design and Access Statement for 7 one bed flats at 115 Elm Grove Hayling Island PO119ED

Background

The site sits on Elm grove Hayling island on a main bus route and close to Mengham village centre which offers a range of shops, restaurants and facilities. The site was subject to a pre app enquiry in September 2023 for 5 no 2 bed flats in a three-storey block. Ref GEN/23/00383

In the pre app response a number of areas were raised which have been addressed in the proposed design

The principle of development

This was considered acceptable (subject to compliance) and the existing use classed as Sui Generis identified that it would not engage the provisions of Policy DM3 preventing loss of employment although it should be noted that approval would not result in any redundancies.

Impact on the character of the area

Note was taken of the council landscape architects point relating to potential dominance of any proposal and a his/her guidance towards a 2.5 storey design which has been followed utilising two loft flats as part of the proposal. The ridge height of the building is retained and remains unchanged with the side extensions being slightly lower

In addition, the brick wall requested has been provided to the frontage, the communal garden has been screened and fenced form the parking area to provide a private garden with rear external access from the flats without having to walk round the building.

As requested, the pallet of materials reflects a combination of the existing building and its neighbouring buildings to allow them to blend into the street scene.

Access and bin stores

Bins have been stored close to the highway offering direct access via the existing dropped kerb for refuse collection avoiding the need for a 26-tonne refuse collection vehicle to enter the site. As requested, allowance has been made for both individual household waste and recycle bins for each property rather than communal bins

Highway safety and parking provision

The revised proposal is for 7 one bed flats, the parking provided is thus 1 space per flat (7 spaces) as well as cycle storage in a secure facility.

It should be noted that the existing two bedroomed flat (which will become a one bed as part of the application) currently offers no parking. In addition, we also believe that the close proximity to public transport, local shops/services and the site being next to a underutilised free public car park could potentially reduce the parking requirement however we feel the flats will have more appeal to users with parking spaces.

Residential amenity

Car has been taken to reduce any overlooking by keeping the front and rear lines of the property in line with the neighbouring building and ensuring that any windows on the north and south elevations are either obscured glass (bathrooms) or set at 1.7m above finished floor level. Direct access has been provided to a screened and enclosed communal garden surrounded by 1.8m hedging and planting.

Should the EHO feel a specialist report is required with reference to noise and overheating we would ask that this is dealt with by way of a condition should the application be considered acceptable.

Ecology on site.

With the proposed retention of the existing building, the lack of any green areas whatsoever (the whole site is currently covered by concrete) and the well maintained and enclosed nature of the existing eaves gutters and roof structure. We believe the existing site can clearly demonstrate that the proposal would have no impact on protected species such as Bats and nesting Birds. In the statements document attached the application detailed photos have been provided showing the eaves and verges of the existing buildings to allow the ecologist to confirm the unsuitability for roosting bats and Nesting Birds, it should also be noted that the applicant can confirm that no issues have arisen in this area over their long ownership of the site.

In terms of Trees

No trees exist on the site or within falling distance of the construction area

Nutrient Mitigation, Solent recreation Mitigation and Developer Requirements /S106

These elements have all been addressed in the statements document attached to the application

Other consideration (drainage and contaminated land)

These elements have all been addressed in the statements document attached to the application

Conclusion

As part of the design process, we have aimed to address the concerns raised by the planning officer in the pre application enquiry and would hope that we have provided a suitable proposal worth of support and approval.