

POUND CROFT COTTAGE
175 HAVANT ROAD
HAYLING ISLAND

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The proposal is extend Pound Croft Cottage in accordance with the previous Planning Approval and Extension of time. Works have commenced to construct the foundations and ground floor of the rear extension.

This new Planning Application is being prepared to seek approval for proposed changes to the previous planning approval. The changes include raising the roof by 450mm, changing the dormer design and adding a new porch.

The roof is being raised to improve head room and allow for thermal insulation at rafter level. The approved pair of dormers on the rear of the property are to be replaced with an "L" shaped dormer, which joined the two separate dormers together.

CONSULTATION

We have met with the Planning Officer and Client at Pound Croft Cottage to discuss the proposals. The proposals were considered to be acceptable in principle.

The owners of Pound Croft Cottage have spoken with their neighbours about the proposals and there has been no negative feedback.

LOCATION

Pound Croft Cottage is located on land between Havant Road and The Hayling Billy Line, with the entrance off an access road which leads to the car parks adjacent to The Hayling Billy Line and to Langstone Harbour.

CONSERVATION

The property is not Listed or within a Conservation Area.

PREVIOUS PLANNING APPLICATIONS

Planning Approval 08 / 55583 / 001 for the extension of Pound Croft Cottage.

Extension of Time APP / 11 / 01083

Planning Approval for conservatory 04 / 55583 / 000

FLOOR AREA

Existing ground floor 110sqm gross external

Existing first floor 95 sqm gross external (face of external walls)

Total existing gross external = 205sqm

Approved ground floor 169sqm

Approved first floor 148sqm (face of external walls)

Total approved gross external = 317sqm

Proposed ground floor 170sqm (change from bay window to porch)

Proposed first floor 148sqm (face of external walls)

Total approved gross external = 318sqm

The increase in floor area between the Approved plans and the Proposed plans is 1sqm, where the bay is converted into a porch.

VIEWS

Pound Croft Cottage has Southerly views across adjacent paddocks and South Westerly views across Langstone Harbour towards Portsmouth. Views are limited to the North, facing the access road. Views to the east are over Havant Road. The chamfered corner of the property is to have a window in place of the existing front door, which will give a view of the junction of Havant Road and the access road. The porch has been designed with a glazed square bay, to replace the existing bay window, which will give views both West and East along the frontage of the property. The best view will be from the first floor living room over Langstone Harbour.

LAYOUT

The proposed layout has changed from the Approved layout.

The front door has been moved from the chamfered corner to a new covered porch and glazed bay. The porch leads to a new hall and new stairway. Bedroom 1 and 2 are accessed from the hall. The former reception hall is now an office. The utility room has a side porch and side access door. The original bathroom is now a wc & shower room. The rear extension has remained as an open plan kitchen, dining and sitting room, with a bay window to the southern end. The doors and windows have changed from the approved layout.

The new staircase leads up to an open landing / living room. The pair of full height glazed dormers on the approved plans have been joined together, to give an "L" shaped window, with views across Langstone Harbour, towards Portsmouth. A new triangular dormer has been added to the North side of the living room. The first floor shower room and bedroom each have a triangular dormer, which are similar to the approved triangular dormers. At the southern end of the bedroom is a glazed door and side lights which lead onto a balcony, as the approved plans, over the bay window. To the western end of the living room there is a glazed door and sidelights, which opens onto the existing balcony, as the approved plans.

At ground floor, a wc has been added within the former garage, with direct access from the garden.

GARAGE

A new garage and workshop is being constructed to the west of the property, this has been approved under permitted development rights.

APPEARANCE AND MATERIALS

Pound Croft Cottage is to have a new roof across the original building and extension. The roof is to be 450mm higher than the approved plans. The roof is to be clad in Red / Brown plain tiles, to an agreed sample.

The external walls are to be fully rendered in a proprietary self coloured render, the final colour is to be agreed.

The windows and patio doors are to be replaced throughout the property with either composite aluminium or plastic, to suit Client requirements. The windows are to be top hung square casements, without leaded lights or plastic glazing bars.

The elevation proposals are designed to give a crisp modern appearance. The quality of the design is to complement the outstanding location of the property.

Paved terraces with planting pockets are laid out to the perimeter of the house, to provide a level clean space for relaxing and entertaining.

ACCESS

Vehicle access to the property is from the access road, off Havant Road. The existing hard standing to the east of the house is to be retained. A second vehicle access, via the existing gate, will lead to an extended drive and the new detached garage.

A new pedestrian gate and path is proposed from the access road, to the porch.

Access to the house has been moved from the stepped approach on the chamfered corner, to the new porch on the North elevation. The new front door will have a wheelchair friendly level threshold.

Side access to the utility room is via a stepped approach, under an extended eaves porch.

CAR PARKING

The existing East block paved hard-standing and improved West driveway will provide car parking for the family and visitor parking. The new garage will house two cars.

REFUSE

The existing household waste and recycling bins are to be retained and located on the hard-standing near the utility room.

GARDEN AND LANDSCAPING

The existing garden is laid to lawn and following building work it will be re-instated. New planting beds will be located adjacent to the paved terrace. Planting pockets are included within the paved terrace.

TREES AND HEDGES

The hedges along the Northern boundary are to be cut back as normal garden maintenance.

The Ash tree in the garden to the East of the house has been removed, following written approval from Havant Borough Council.

FLOOD RISK

The site is located adjacent to Langstone Harbour, on the Western Coast of Hayling Island.

Information viewed on the Environment Agency Flood map shows that the flood risk is Moderate.



AERIAL PHOTOGRAPHS





EXISTING PHOTOGRAPHS



North East Corner



South West Corner

COMPUTER GENERATED IMAGES



Proposed North East View



Proposed South West View