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Proposed New Dwelling

Land Adjacent to L'Esperance, Victoria Road, Hayling island, PO11 0LU

OAKWRIGHTS®

Planning, Design and Access Statement



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Introduction

This Planning, Design & Access statement has been prepared to support an application for a new dwelling at:

Land Adjacent to L'Esperance
Victoria Road,
Hayling island
PO11 0LU

Location

The site forms a clear 'gap' along the residential development along Victoria Road, to the east of the A3023 Havant Road.

The site sits immediately to the west of L'Esperance, a detached dwelling, approximately at the centre of Victoria Road, from its junction with Havant Road.



Site Description

The site is largely the same width, size and overall proportion as many of the individual plots along Victoria Road, and is currently used as an extended garden area/curtilage for L'Esperance. The site is largely flat and level, laid to lawn, with established hedging to the sides and front.

The site benefits from an existing, established gateway on to Victoria Road.

Site Levels

It is proposed that the independent levels associated with the proposed dwelling are to be as follows.

Proposed External Level	0.0m
Ground Floor	+0.15m
First Floor	+2.85m
Ridge Height	+7.85m

The proposed parking area and landscaping will largely follow the existing levels.



Planning Policies

The following national and local planning policies that are of particular relevance to the application proposal have been taken account of in the design process.

National Planning Policy Framework

Paragraph 11- A presumption in favour of sustainable development

Paragraph 60 – A presumption in favour of housing applications

Paragraph 12 – Ensuring high quality development

Paragraphs 80 134 – Encouraging innovative design

Havant Borough Council Core Strategy 2011 – 2026

Policy CS9 Housing – Ensuring an appropriate range and mix of housing

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Policy CS14 Efficient Use of Resources

Policy CS16 High Quality Design

DM13 Car and Cycle Parking on Residential Development

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both planning and decision-taking. (Paragraph 14) For plan-making this means that: local planning authorities should positively seek opportunities to meet the development needs in their area.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (paragraph 49).

Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, create safe and accessible environments and are visually attractive as a result of good architecture and appropriate landscaping (paragraph 58).

Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles (paragraph 60). In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (paragraph 63).

Local Planning Policies

Havant Borough Council Core Strategy 2011 – 2026

Due regard has been made to the Local Core Strategy, most notably the policies in relation to new housing development. While a single infill dwelling, this will contribute positively to the target of delivering 6300 new houses in the Borough area, including Policy CS9.

Due regard has been made to policies relating to design quality and spatial layout- including Policies CS11 and CS16. The plot layout provides the required parking provision as required by Policy DM13 and expanded on within the Parking Supplementary Planning Document.

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. The proposed dwelling is of a modest size and sits comfortably on the site and is of a proportion to remain subservient to the other dwellings in the immediate area.

As a self-build home commissioned for owner-occupation, careful regard has been made to the sustainability of the dwelling- ensuring economical and efficient ongoing running costs, thereby contributing to the requirements of Policy CS14. Further information on the inherent sustainability and performance of the chosen build method are expanded on later in this statement.

REGULATION 25
REGULATION 27
SUBMISSION
ADOPTION

Havant Borough Core Strategy



Design Brief

The Client's parents live next door at L'Esperance and developing this plot provides the opportunity for future care, if needed, to be on hand, as well as providing what is clearly an 'infill' plot within a sustainable and established residential neighbourhood.

Given the wider, developed context with a mix of housing sizes and scales, local vernacular and proximity to the two neighbouring properties the proposed new dwelling is a moderately sized cottage-style home set in the separate garden plot of L'Esperance. The Clients propose a reasonable proposition for a 3 bedroom home with the potential to convert a downstairs snug into a future ground floor accessible bedroom allowing the design to cater for future needs. Plans show that careful consideration has been given to the orientation of the new property with access from the southern boundary through the existing access.

The house is aligned with the plot's southern building line, established by Kingston House and L'Esperance, ensuring it follows the local grain, as well as providing generous frontage ensuring the dwelling is set back into the plot, as well as providing parking and turning areas.

The brief included retention of the established hedging defining the already separate plot from the neighbouring houses.

Design and Scale

We have assessed the scale of the proposed dwelling in context with its immediate surroundings and the wider area as a whole. Overall, the dwelling follows the form of a compact cottage, with a number of appropriate but contemporary features.

The storey and-a-half design is efficient in its use of space and considers the occupants future needs. There is a ground floor study/snug which could be a home office for the Client's to work from home; this could later be turned into a ground floor bedroom giving the property flexibility for the clients in the future.

Externally the proposed design is appropriate to its surrounding context; the new home is brick at ground floor level with render at first floor level and a tile roof. The materiality of the proposed is in keeping with the nearby farm and local precedents. The design deliberately avoids dormers and presents a uncluttered roofscape matching the wider context.



Design Development

As part of the design process a site visit and site appraisal took place within the first Client meeting. The site was viewed to establish the design possibilities that best suited the site and its location whilst satisfying the Client's brief. The Clients wish for a modest home close to their parents; their need for support is ever growing with age yet they wish to remain at home within familiar surroundings and continue to be a part of the area they've lived in for many years. The storey and a half nature of the dwelling ensures the design is of reasonable proportion; a considerate ridge height is achieved and the dwelling sits below the height of the neighbouring properties.

The new dwelling, situated in the garden of their parents' house, L'Esperance, has been designed to reflect the nearby vernacular and well established street scene. During the development of the design the southern, front, elevation has been simplified to minimise its impact from the road. With one off centre doorway to a subservient porch, has a discreet entry point which internally opens up into a double height airy entry hall with skylight and long south facing window.

The east and west elevations have been consciously kept simple, with overlooking and privacy carefully managed. Windows, where recessionary for ventilation or means of escape have been annotated as obscured glazing, with high-level glazing into the vaulted eaves providing additional light without impinging on privacy.

The rear facing gable introduces additional light & views, with no risk of any overlooking or indeed, overheating as this faces to the north.

The materiality references the local mix- introducing elements of brick and render, under a tile roof. Due regard has been made to Havant Borough Council Borough Design Guide Supplementary Planning Document to accord with the local good design principles.



Access, Refuse and Recycling, Trees and Boundaries

ACCESS

The property will make use of an existing gateway to the south of the site, with the gate repositioned to the east aligning with the proposed garage. The proposed positioning of the new dwelling is away from the existing houses ensuring suitable security and privacy to both homes, as well as sufficient space for parking and turning of vehicles on site.

The suggested boundary for the new plot falls upon an existing hedge row which will be kept and maintained as a boundary between the existing and proposed properties. Parking is in compliance with Policy DM13 and the Parking SPD, as two parking spaces have been provided (annotated on site plan), including a garage space.



REFUSE AND RECYCLING

Bins are currently collected from the end of the driveways along Victoria Road; we propose that the same process would be used for the new dwelling. Bin Lorries are already passing the existing entrance to the site so no extra provisions would have to be arranged. The proposed dwelling layout and utility area allows for good provision for interim storage of dry recyclable materials.

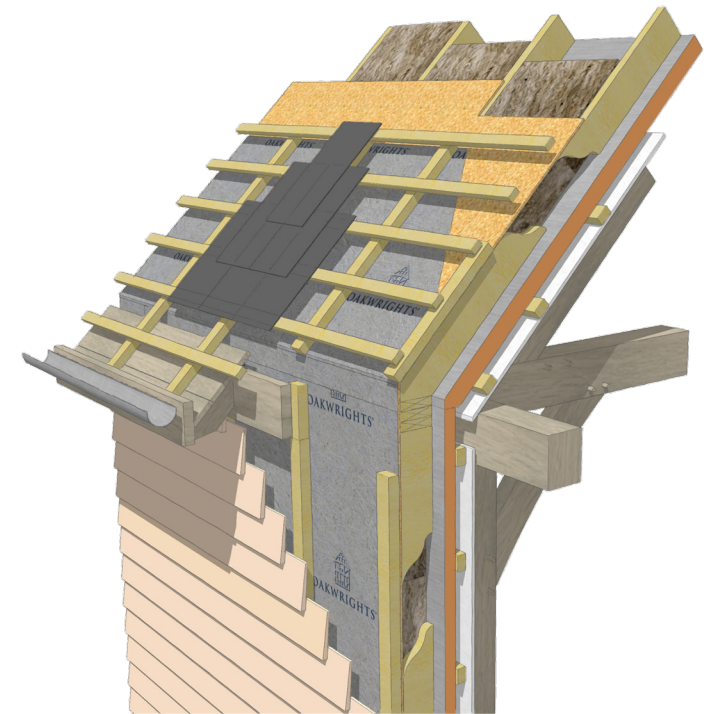
TREES AND BOUNDARIES

The carefully considered landscape proposals work alongside the existing boundary vegetation to shelter the development ensuring it has minimal impact on the surrounding landscape. The majority of existing trees & hedging within the site will remain and be incorporated into the design of the new proposal, forming the plot boundaries.

Oak Frame and Wrightwall Encapsulation

Our proposal is for a new-build house, built using our 'post and beam' style oak frame, i.e. the oak structure inside the building, wrapped using our very energy efficient encapsulation system, achieving excellent U-values. Utilising the principles of "Fabric First", the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort. The majority of the systems proposed are to be manufactured off-site thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

WrightWall provides a slim and efficient wall build up, designed to accommodate multiple external finishes. WrightWall is designed to ensure a fully integrated process between frame and shell, using the same innovative software employed to design your oak frame. WrightWall is manufactured off site, reducing onsite build time and our dedicated site team who will assemble the system; ensuring the highest level of quality control throughout the process. The WrightWall encapsulation system provides exceptional thermal performance, ensuring a warm home.



ADVANTAGES OF WRIGHTWALL AND ROOF PANELS

- Cost effective encapsulation system resulting in further energy efficiency.
- Large format panels manufactured off site to maintain high quality.
- Additional insulation upgrades available if required; made possible by bespoke design.
- Wall, floor and roof panel is designed to fit smoothly together creating a shell ready to be made air tight.
- One build team look after your oak frame and the installation of your panel system generating close attention to detail and a seamless process.

Oak Frame

The primary structure of the home will be a bespoke Green Oak Frame, designed and constructed in-house by Oakwrights, here in Herefordshire. This robust and charming system will age with the property and produce unique character. We strive to produce a high build quality and that begins with the frame. All Oakwrights designers take shrinkage into account creating joints, pegs and holes accordingly; over time the shrinkage pulls the joints even tighter and strengthens the frame.

Oakwrights have built hundreds of individual private houses across the UK and are a leading oak-frame manufacturer; believing great detailing and understanding of the oak frame is key when creating a quality oak-framed build. We are happy to show the Council local precedents.



Energy and Water

ENERGY CONSERVATION AND SUSTAINABILITY

Using the principle of “Fabric First”, the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort.

The majority of the systems are proposed to be manufactured offsite thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

All materials used in the construction are to be from sustainable sources where possible.

WASTE WATER MANAGEMENT

Wherever practicable, all hard surfacing will be laid using permeable materials in order to reduce run-off.

The driveway is proposed to be permeable gravel, and surface water from roofs will be directed into soakaways contained within the site boundary.

Foul drainage will be via a new connection to the mains network present in Victoria Road.

Conclusion

This statement and accompanying drawings outline the key proposals of the development, which have been carefully considered to meet both the client's requirements and be as considerate as possible to the surrounding setting by not over developing the site. We believe that the proposal is appropriate to the area and will complement the adjacent houses whilst enhancing the visual appearance of the site.

The overall scale, form and mass of the new dwelling has been designed to be appropriate to the neighbourhood, with a height considerably less than the neighbouring house, mediating and stepping down towards L'Esperance. The design has been carefully developed to be appropriate for the context; retention of the overall character and appearance of neighbouring dwellings and the local material palette have been retained whilst providing an adaptable and sustainable family home. The size of the proposal has been considered to ensure variety and sustainability of housing stock in the local area.

Landscaping has been considered and indicatively drawn to complement the existing boundaries and to shelter the development ensuring it has minimal impact on the surroundings. The significant majority of existing planting within the site will remain and be incorporated into the design of the new proposal. The proposal provides an opportunity to bolster the biodiversity on the site; there could be the opportunity to plant new native tree and hedgerow species as part of a landscaping scheme.

The accompanying drawings include details of layout, access, scale, landscaping and appearance, and are in accordance with local and national planning policy objectives. The proposal will preserve and enhance the character and appearance of the immediate surrounding area. We consider the property to make efficient use of land, improve the site from its existing state and respect the surrounding properties and neighbourhood.

