

DESIGN & ACCESS STATEMENT

relating to a

PROPOSED DETACHED THREE BEDROOM THREE STOREY REPLACEMENT DWELLING

at

**25 SANDY BEACH ESTATE
HAYLING ISLAND
HAMPSHIRE PO11 9RG**

DECEMBER 2022

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1.0 Introduction

- 1.1 This Statement is to accompany a full planning application with respect to a proposal to demolish the existing two storey detached two bedroom dwelling and to replace this with a three bedroom detached three storey replacement dwelling.
- 1.2 The existing house, which is thought to have been built in the 1930s, is in a fairly dilapidated state and considered beyond economic repair due to lack of maintenance, a poor standard of alteration work and severe condensation problems.
- 1.3 Given the ever increasing cost of energy, the owners now wish to build a new house to modern standards of construction and amenity to provide them with a permanent residence on Hayling Island. This will also allow the inclusion of flood resilience measures.
- 1.4 The applicants of this planning application wish to seek permission for a new dwelling of high quality and design which would realise the full potential of this site, within its context and constraints, in order to produce a considered solution which would improve and enhance the location.

2.0 Local Character and Site Description

- 2.1 The site has an approximate area of 210m² and is located within a private residential estate at the south-eastern end of Hayling Island adjoining the Sandy Point Nature Reserve and close to Chichester Harbour and the seafront.
- 2.2 The proposed site has transport connections via regular bus services in Southwood Road connecting to Havant Bus Station and Havant railway station with links to coastal routes and to London. Local shops including a post office, bakery, pub and convenience store are within a short walking distance.

- 2.3 The estate comprises of thirty detached dwellings of two and three storey set around a central communal green space. Many of the dwellings appear to have originally been of a similar two storey simple design but, over time, a variety of alterations and additions have produced variations in shape and style in order to provide some individuality.
- 2.4 The site at No. 25 Sandy Beach Estate is trapezoidal in shape as opposed to rectangular for the plots running towards the north. The site widens from front to rear and is virtually level with a slight fall from the rear boundary to the front boundary. A detailed topographical survey is included with this application.
- 2.5 The site backs immediately onto the Sandy Point Nature Reserve to the east which is a designated Area of Outstanding Natural Beauty (AONB) consisting of a mosaic of sand dunes, heathland, shingle, grassland and shrub and containing many rare plants, birds and insects. This area is closed to the public.
- 2.6 The boundary fence between the site and the Reserve is a 1.8m high chain link which runs along the length of all the properties on the eastern side of the estate.
- 2.7 The main feature of the site is the availability of open views from the upper floors towards the Chichester Harbour entrance to the east and the Solent to the south-east.
- 2.8 There are no trees on or near the site including on the Reserve which is mainly low lying heath, scrub and grassland.
- 2.9 The site lies in an area of tidal flood risk Zone 3.



Aerial View of Site

3.0 Brief Description of Existing Dwelling

- 3.1 The existing dwelling consists of two storeys with stair access to an open roof terrace above. This stair is very dilapidated and unsafe at present.
- 3.2 The gross internal area (GIA) of the house is estimated at approximately 83m² excluding the detached garage.
- 3.3 The construction of the house would not appear to have acceptable resilience to flooding, given its location. Notably, all ground floors are of suspended timber construction and electrical services are set low and likely fed from via the ground floor void.

4.0 Pre-Application Advice

4.1 Pre-application advice from the Council was sought in July 2022 and a final response was received in late October under reference GEN-22-00623. The report, based upon the quite detailed initial design drawings, was generally very supportive with regard to the proposals and recommended submission of further information to accompany a full planning application, given in summary as follows:

- Obscure glazing to high level side windows to maintain privacy.
- Obscure or imperforate side screens to flanks of balconies/external terraced areas at first and second floor levels.
- A Lighting Assessment recommended to be included with the application.
- Discussions on proposals with adjoining owners recommended.
- Recommended further setback of second floor to demonstrate its subservient character.
- Recommended submission of an east elevation 'street scene' from the nature reserve AONB.
- Submission of a Flood Risk Assessment (without a requirement to include a sequential test).
- No mitigation requirement with respect to Nutrient Neutral Development.
- Survey work recommended to ensure that the development will not impact upon any protected bats which may be present.
- Construction and Environmental Management Plan to demonstrate how adverse impacts upon the adjoining reserve will be avoided during construction.
- CIL form to be completed and submitted with the application.

5.0 Proposals for a Replacement Dwelling

5.1 This application submission seeks to obtain full planning permission on the proposal to build a new three storey three bedroom detached dwelling in a style which reflects that of the existing building but with contemporary features and amenities in modern low maintenance and sustainable materials.

- 5.2 The house would include a wheelchair lift serving all floors as this is becoming a necessity for one of the applicants due to deteriorating health and mobility.
- 5.3 The orientation and layout would take full advantage of the available views over the Reserve towards the harbour and the Solent whilst maintaining the privacy of the occupiers and that of the neighbouring properties.
- 5.4 The house would have a total gross internal floor area of around 180m², excluding the integral garage.
- 5.5 It is proposed that the ground floor level of the new dwelling would be raised above that of the existing dwelling it replaces to a level of 2.30 AOD, approximately 0.5m above ground level. This is the maximum achievable by means of a ramped approach within the criteria contained in Part M of the current Building Regulations.
- 5.6 In view of the potential risks, flood mitigation measures would be undertaken in the new dwelling in order to provide resilience to possible flood damage. The occupiers would also subscribe to the flood alert service provided by the Environment Agency. The upper floors of the house would provide safe refuge in the event of catastrophic flooding. These measures should be seen as an effective improvement over and above that of the existing dwelling and the most effective option for the present owners.
- 5.7 A flood risk assessment has been included with this planning application to provide more detailed information and recommendations.
- 5.8 The main materials proposed for the new dwelling would be synthetic self-coloured white render to the walls of the ground and first storeys, fibre-cement horizontal cladding to the third floor walls, fibre-cement panels to form fascias and soffits and polyester powder coated aluminium frames to all windows and external doors. A Schedule of External Materials and Finishes is included with this application.
- 5.9 Guarding of all upper floor terraces and balconies would be in clear frameless structural glazing with stainless steel handrails as supplied and

installed by specialist. Privacy screens would be of stained durable timber 'hit & miss' boards fixed to powder coated steel framing.

6.0 Hard & Soft Landscaping

- 6.1 Minimal opportunities exist on this site for soft landscaping but proposals for the addition of a raised planter alongside the entrance ramp would be included. This would allow the provision of screen planting to the southern boundary opposite the new house entrance.
- 6.2 Hard surfacing to the parking forecourt will be of permeable selected and graded limestone gravel set into a patent interlocking containment grid system and would be fully SUDS compliant.
- 6.3 A small courtyard garden would be created at the rear of the house, possibly planted in the form of a Japanese garden.

7.0 Foul & Surface Water Drainage

- 7.1 There is existing mains drainage available which would be utilised for all foul drainage from the site. The new drainage would incorporate non-return valve(s) to ensure that the system cannot back up in the event of flooding or surcharge.
- 7.2 Surface water would be discharged to a suitably sized cellular soakaway located below the parking court adjacent to the estate road.

8.0 Access, Parking and Waste Storage

- 8.1 The existing vehicular and pedestrian access from the private estate road would remain to serve the new dwelling.
- 8.2 Parking provision would be in excess of the minimum of two off-road spaces required under County highway standards. This will give more flexibility for visitors and avoid casual parking on the estate road.

- 8.3 It is proposed to demolish the existing dilapidated garage and to replace this with an integral single garage.
- 8.5 A charging point for electric vehicles would be provided adjacent to the parking spaces and garage.
- 8.6 Secure storage for at least two bicycles would be provided within the garage.
- 8.7 A hardstanding for wheeled bins would be provided for household waste and recyclable items located adjacent to the estate road to allow each bin to be collected on designated collection days.
- 8.8 The ramped access from the driveway to the house would meet the requirements for wheelchair users as prescribed under Part M of the Building Regulations.

9.0 Sustainable Design

- 9.1 It is anticipated that the new dwelling would comply with a minimum Code Level 4 or above of the *Code for Sustainable Homes*. If required, a Design Stage Certificate would be prepared by a registered assessor and provided prior to occupation of the dwelling.
- 9.2 It is intended to adopt a construction method which would provide high levels of thermal insulation and airtightness. Flood resilient construction would be a deciding factor in determining the appropriate construction method.
- 9.3 It is intended to make provision for the following installations in the dwelling (subject to further appraisal as design progresses):
- Centralised ventilation and heat recovery system (MVHR).
 - Low energy lighting throughout.
 - Water efficient sanitary fittings.
 - Energy efficient built in appliances.
 - Roof mounted Solar PV panels.

- 9.4 As far as possible, construction materials will be selected for their sustainability rating and built-in household appliances for their low energy rating.

10.0 Services

- 10.1 Existing mains electricity, water and telephone services are available on site. A mains gas supply would not be required.

11.0 Planning Obligations

- 11.1 It is understood that CIL payments would be levied on this development based upon the net increase in floor area between the existing and proposed dwellings. The relevant CIL forms are included with this application to allow the liability to be calculated.
- 11.2 As the new dwelling is intended to become the applicants' permanent place of residence, it is proposed that a self-build exemption will be sought.

12.0 Conclusion

- 12.3 It is hoped that the applicants would be applauded, encouraged and supported in their willingness to invest in a high quality dwelling, fit for the twenty first century. This proposal is considered to embody many of the ideals for 'quality in design' and for the provision of a modern eco friendly and sustainable dwellings within the context of its location and setting.