



Design and Access Statement

Replacement House and Annexe

7 Wheatlands Avenue and Land at Hayling Island, PO11 9SG

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1.0 Generally

- 1.1 This Design and Access Statement is in support of a Full Planning Application to Havant Borough Council for a replacement house and annexe at 7 Wheatlands Avenue, Hayling Island, PO11 9SG.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 This application is made on behalf of the site owners, Mr Michael Davis, Mrs Tara Kerr Elliot, and Mrs Tanya Donkin (the applicants).
- 1.4 Reference should be made to the planning submission drawings for details of the proposals, re:

21010 -	101C	Location and Block Plan
	102A	Existing Site Plan
	104B	Proposed Plan
	301	Existing House Elevations
	302	Existing Annexe Elevations
	403A	Proposed House and Annexe Plans
	501B	Proposed House Elevations
	502A	Proposed Annexe Elevations

- 1.5 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

Plans and decisions should apply a presumption in favour of sustainable development.

Section 11: Making effective use of land.

117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or 'brownfield' land.

- 1.6 The subject proposals were prepared under the objectives stated in the Havant Borough Local Plan 2036 Pre-Submission Draft, Policy DR1: Delivery of Sustainable Development. **We note that since the proposals were originally developed the Local Plan has been challenged and withdrawn. As there is currently no Local Plan in place these proposals therefore follow general guidance rather than specific adopted policies.**

Delivery

- b. The Council will plan positively and collaboratively to achieve high quality, sustainable development that meets the Borough's diverse needs for the future;*
- c. The Council has a clear 'open for business' approach and supports sustainable growth in homes, jobs and services in principle. Planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise;*
- d. The Council supports in principle innovative development solutions, including self and custom build, which will help to meet the Borough's development needs;*
- e. The Council is committed to working proactively with applicants to jointly find solutions which mean that proposals for sustainable development are approved, particularly where they address the development needs of the Borough;*
- f. The Council expects applicants to be similarly proactive towards development proposals in Havant Borough. This will involve working collaboratively with the Council, infrastructure providers, regulators and communities to achieve high quality development. Such collaborative working begins at an early stage, well before the submission of a planning application;*
- g. The Council is committed to the delivery of the Havant Borough Local Plan 2036 and will use all the available tools at its disposal to deliver development. This will include engagement with Homes England and other bodies to unlock sites which are key to the Plan's delivery. If necessary, the Council will use compulsory purchase powers to assemble sites, bring them forward and ensure that the Local Plan is delivered;*

Coordination of development

- h. Development proposals will only be permitted where they do not undermine the future development potential of other allocated sites; Innovation and the acceleration of housing delivery*
- i. Once granted planning permission, homes should be built as swiftly as possible;*
- j. The use of modern methods of construction, which accelerate the delivery of new homes, is supported in principle; and*
- k. The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.*

2.0 Physical Context

- 2.1 The subject site lies to the north of Wheatlands Avenue and currently comprises a bungalow as the main house and a garden annexe.



Fig. 1

- 2.2 The area is predominantly residential in character with bungalows and chalet bungalows and a few two storey houses to the western end of Wheatlands Avenue.
- 2.3 The site is generally flat and level and is set slightly on an angle to Wheatlands Road such that the building line appears staggered.
- 2.4 The bungalow is situated towards the south of the site with a gap to both side boundaries. There is a driveway along the eastern boundary as far as the bungalow with a dropped kerb to the highway.
- 2.5 The annexe is located in the north-west corner of the site.
- 2.6 The site is about 6.5 miles south-east of Havant Town Centre.
- 2.7 The site is within Flood Zone 2 and the SPA 400m Buffer. Please refer to the Flood Risk Assessment and Mitigation Report for further details.

3.0 Social and Economic Context

- 3.1 Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is situated to the south of Havant and is accessible via a bridge at Langstone. It lies between Chichester Harbour to the east and Langstone Harbour to the west and can be accessed from Portsea Island by ferry.
- 3.2 Wheatlands Avenue lies to the south-east of Hayling Island within Eastoke, very close to the Solent coastline. There is a local shopping district 15 minutes walk from the site at Rails Lane.
- 3.3 The site has been in the ownership of the applicants' family since 1929, when it was first bought by Mrs F.E.Davis. There is a record of a bungalow on the subject site being registered for a new property assessment in August 1930 and it is likely that this indicates the approximate build date of the bungalow. No.7 predates its immediate neighbours as well as the majority of other properties in Wheatlands Avenue.
- 3.4 The annexe is of later construction and family records suggest it was built in the 1950s.
- 3.5 Residential use is well established on the site.
- 3.6 The applicants intend to keep ownership of the land and buildings for their own use and enjoyment and that of their family.
- 3.7 Within fifteen minutes walk of the site there are:
- Local shops.
 - Food and drink establishments.
 - Professional services.
 - Bus stops with regular services.
 - Public open spaces.
- 3.8 Within 30 minutes walk, or 5 minutes by car, there are schools, medical and professional services, and larger shops at Mengham Road Shopping Precinct. The site is therefore considered to be in a sustainable location.

4.0 Involvement of Local Interests

- 4.1 Pre-application advice was sought from Havant Borough Council in 2020 (GEN/20/00556). The council were unable to find any planning history for the site and concluded that the existing buildings were constructed prior to 1947.
- 4.2 A Certificate of Lawful use for the existing house and annexe was granted 18th August 2021 (APP/21/00180).

5.0 Amount

- 5.1 The current site in the ownership of the applicants is 377 m².
- 5.2 The existing bungalow has a gross internal floor area of approximately 46.5m² with 3 bedrooms sleeping 4 people. The annexe is approximately 14m². There is also a small 1.6m² store and shed on the site. The space provision within the bungalow is far too small by modern standards. The bungalow, annexe, and store are to be demolished as part of the proposals.
- 5.3 The proposed chalet bungalow has a floor area of 123m² and is designed for 3 bedrooms sleeping 6 people. This is in line with current space standards. The proposed annexe has a floor area of 18.5m² with a low loft space for storage.
- 5.4 The annexe is intended for use as a home office or garden room and would be ancillary to the main house, as the existing annexe is currently.

6.0 Design

- 6.1 **NPPF Section 12:** Achieving well-designed places

"127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Character

- The character of the locality is a mix of residential properties, including two and three storey houses, chalet bungalows, and single storey bungalows. The majority of properties are detached or semi-detached.
- There is a wide range of materials used including brick, render, cladding board, and both clay and concrete tiles.
- The proposals seek to relate sympathetically to the location in size and appearance.

6.3 Appearance

- The proposed replacement house is a detached chalet bungalow raised up on a brick base with lime render, fibre cement cladding, and a zinc roof. The applicants wish to use a sustainable timber frame construction method, and had originally considered using timber cladding, but have concluded that the weathering effects of the nearby coast make this unsuitable as a face material.
- The proposed replacement annexe is in the style of a small cabin raised on stilts, with materials to match the replacement house.
- Please refer to the enclosed Schedule for a full list of proposed materials.

6.4 Scale

- The ridge of the proposed chalet bungalow is designed to be on a level with the house at No.5.
- The proposed annexe would be 1.7m taller than the existing building, which currently has extremely restricted head height and would not pass modern building regulations. However, the total proposed increase in floor area is a very modest 4.5 m².

6.5 Layout

- The proposed replacement bungalow is to be located on the same line as the existing, and the eastern walls are to be roughly the same distance from the boundary as currently, to maintain a reasonable separation from No.9. There are no side facing windows proposed in the interests of neighbour privacy.
- The proposed dwelling is designed with Lifetime Homes Criteria in mind.
- The proposed replacement annexe is located in the same position as the existing. It extends a little further to the east but is narrower, in order to keep roof height to a minimum.
- Parking and refuse collection is to the front of the property, as existing. There are two existing crossovers which do not require alteration.

6.5 Planting

- There is no mature planting on the site. There are lawns to the front and rear.
- Planting to the rear is to be at the discretion of the occupants.
- Noting that the front of the site is within Flood Zone 2, we propose a short stretch of new hedging between the two existing crossovers, comprising water-tolerant native shrubs such as Blackthorn, Dogwood, and Guelder Rose.

7.0 Access

- 7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 7.5 Pedestrian access to the site is available from Wheatlands Avenue.
- 7.6 A bin area is proposed within 25 metres of Wheatlands Avenue.
- 7.7 Secure cycle storage is proposed within 25 metres of Wheatlands Avenue.

7.8 Emergency access is fully available from Wheatlands Avenue.

8.0 Sustainability

8.1 Based on BRE Home Quality Mark Guidelines.

8.2 Site Context

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established on the site.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- *Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.*

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land. Suitable amenity space is provided.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

In an existing residential location, this should be a given.

9.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking/electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

Adequate private parking, with scope for electric charging is available on the site.
Public transport is accessible.

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*
- *Healthcare and education facilities*

A variety of local amenities are available.

9.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

9.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*