



Littlemead Cottage | Hayling Island
Design and Access Statement | November 2016

adam knibb architects



1.0 EXECUTIVE SUMMARY

Adam Knibb Architects were appointed to carry out an appraisal study for a new rear extension and house refurbishment to Littlemead Cottage, 112 West Lane, Hayling Island. The clients wish to increase internal space, storage and make sense of a useful link to the garden and views to facilitate a modern living lifestyle.

Following initial discussions the client requested a full design interrogation into possible ideas for a complete solution. The conclusion of this has been subsequently taken forward into a planning application.

This document presents the proposal for consideration.



2.0 THE SITE

'Littlemead Cottage' is a mid-size detached house set along side its larger sister house 'Littlemead', both which are private homes situated on Hayling Island. The house, occupying the North East corner of the main site, faces on a North/South axis with a large 'front' garden as the main usable space with the more extensive views facing North.

The house receives sunlight throughout the day and is overlooked only by the surrounding trees and fields.

The existing house is in need of considerable renovation or replacement. The proposal seeks to create a house that is of a discrete nature, makes use of the views to the fields, is of minimal impact and provides fun/enjoyment for all the family.

Fresh thinking and a new approach to a layout will be able to provide communal spaces linked with private ones.



Aerial view of site

Existing house

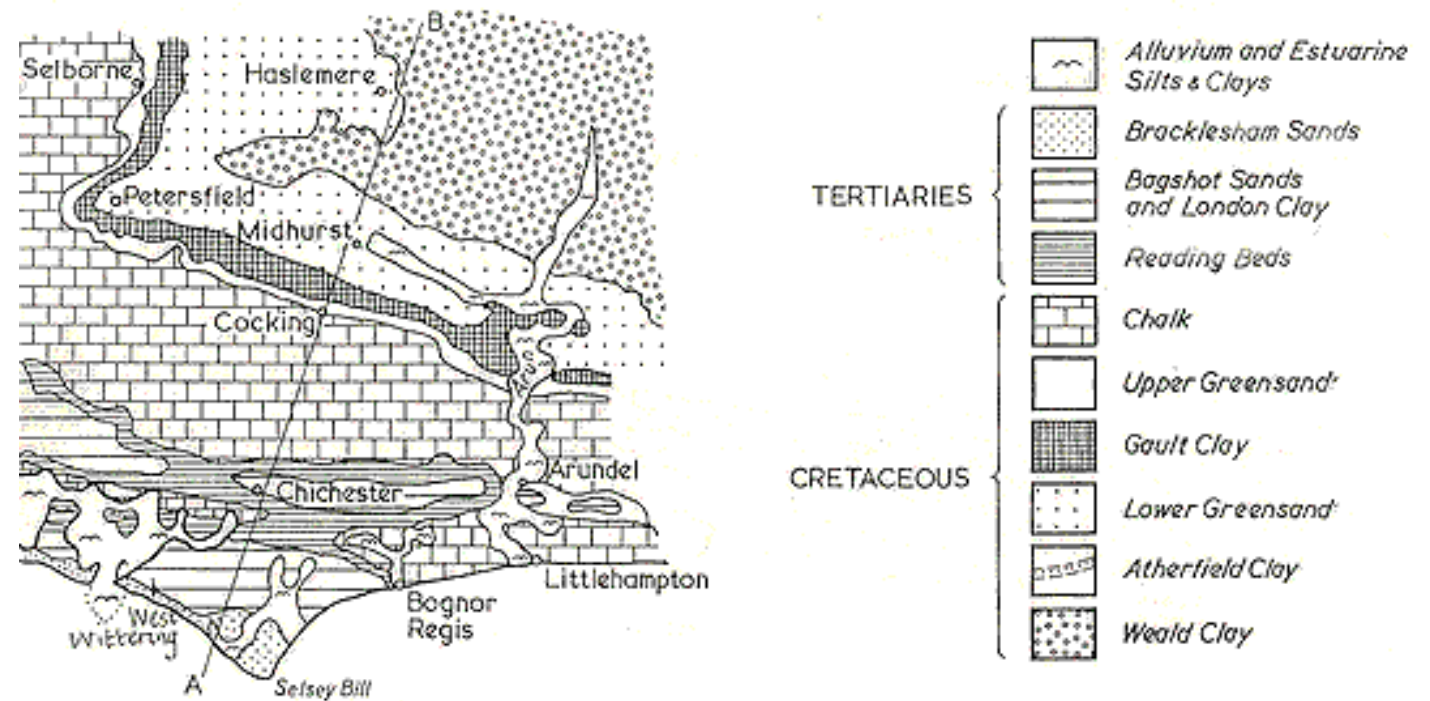




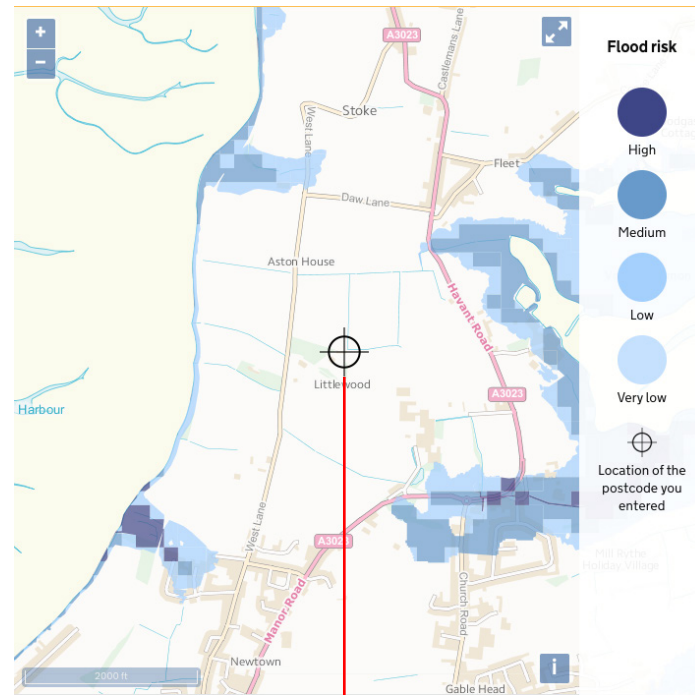
2.2 BACKGROUND



2.3 BACKGROUND

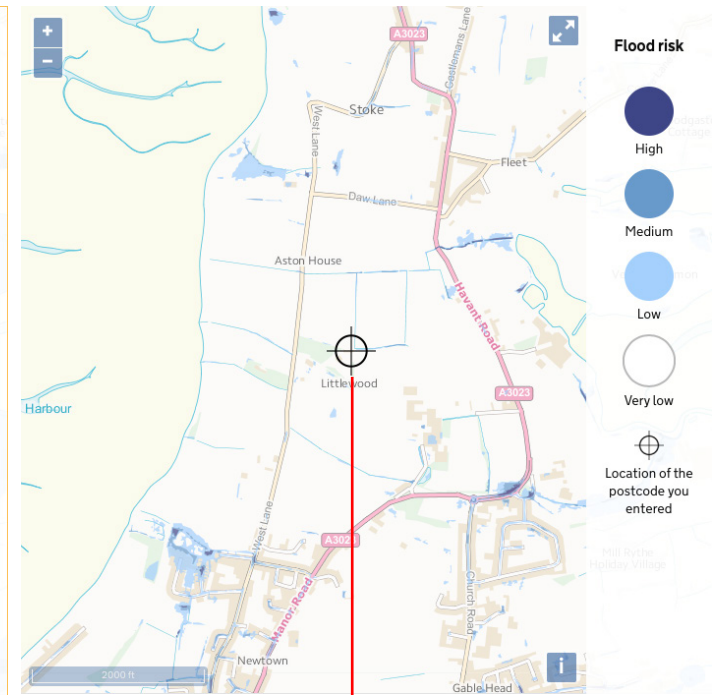


2.4 FLOOD RISK



Site Location

Flood Map - From Rivers & Sea
Environment Agency
=VERY LOW RISK



Site Location

Surface Water Map
Environment Agency
=VERY LOW RISK

2.4 SITE PHOTOS



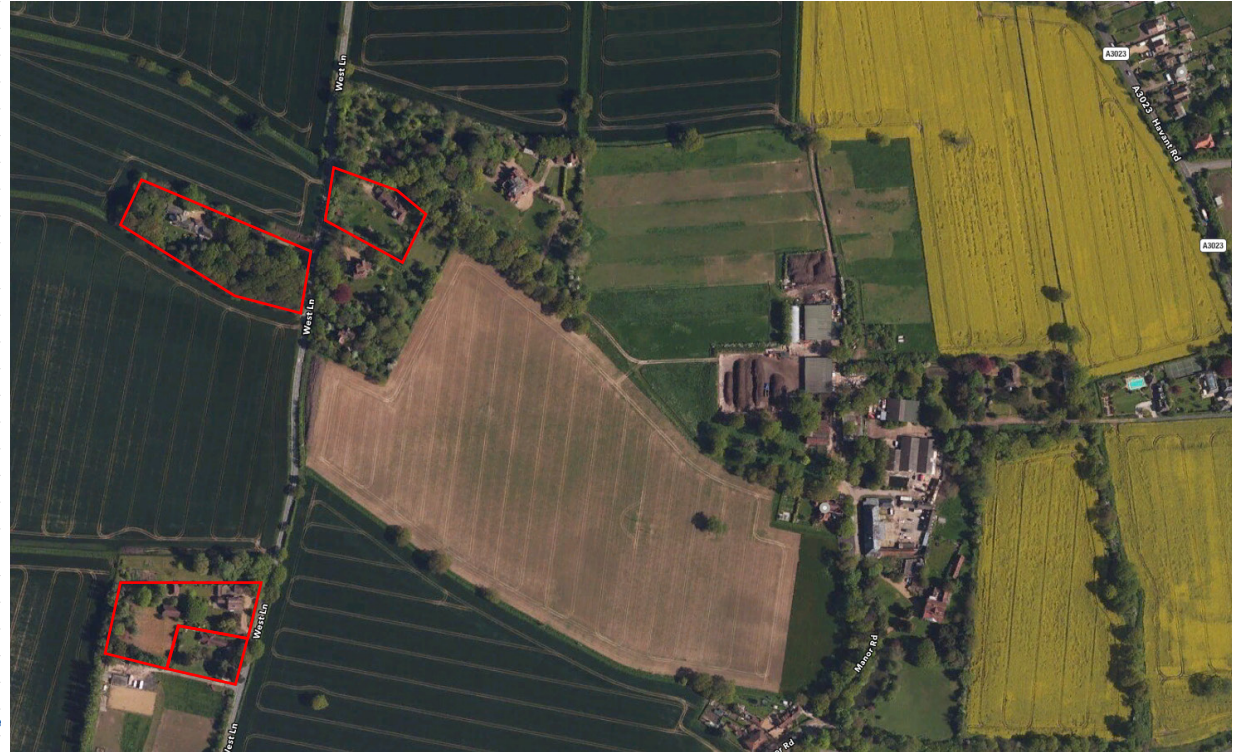
3.0 SURROUNDING PLANNING

Reference	05/69511/001
Alternative Reference	-
Application Received	Fri 28 Oct 2005
Application Validated	Wed 09 Nov 2005
Address	108 West Lane, Hayling Island, PO110JW
Proposal	Second storey en-suite extension and single storey kitchen extension.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Wed 11 Jan 2006
Appeal Decision	-

Reference	00/62091/001
Alternative Reference	-
Application Received	Fri 30 Jun 2000
Application Validated	Wed 05 Jul 2000
Address	163 West Lane, Hayling Island, Hampshire, PO110JW
Proposal	Single storey addition to provide for enclosed swimming pool on south side of existing house.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Mon 18 Dec 2000
Appeal Decision	-

Reference	05/55386/004
Alternative Reference	-
Application Received	Mon 04 Apr 2005
Application Validated	Mon 04 Apr 2005
Address	161A West Lane, Hayling Island, PO110JW
Proposal	Single storey front/side extension, dormer window and balcony to north elevation and replacement garage
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Tue 28 Jun 2005
Appeal Decision	-

Reference	APP/12/00526
Alternative Reference	PP-01979251
Application Received	Fri 18 May 2012
Application Validated	Mon 21 May 2012
Address	56 West Lane, Hayling Island, PO11 0JL
Proposal	Two storey side and rear extension with part rear single storey extension.
Status	Decided
Decision	Grant perm/consent/certify lawfulness
Decision Issued Date	Thu 26 Jul 2012
Appeal Decision	-



Previous Planning Applications

Granted Planning Permission Images:



3.1 PLANNING GUIDANCE

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

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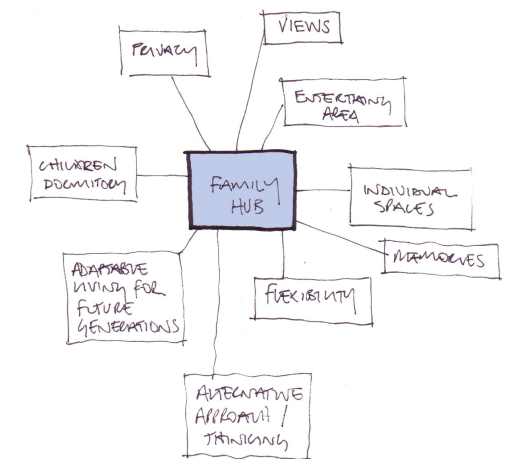
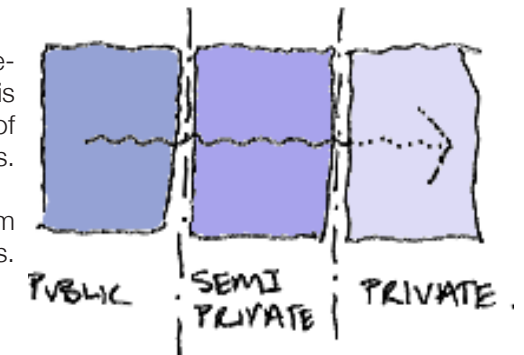
Policy CS16 extracted from the Havant Borough Council Borough Design Guide Supplementary Planning Document, December 2011

4.0 PROPOSALS

4.1 THE CONCEPT

The proposed design looks to integrate all the various design factors required in to a spacious living arrangement. The back bone of the design is to link movement from public areas through to private areas in the form of designed elements that use visual barriers rather than physical blockades.

From the arrangement diagram below the spaces have been linked to flow from a central point giving community yet privacy, with adaptable and flexible spaces.



4.2 ORIENTATION TO VIEWS

Taking influence from the surrounding Island the design looks to base itself on the tradition of sailing and local geology.

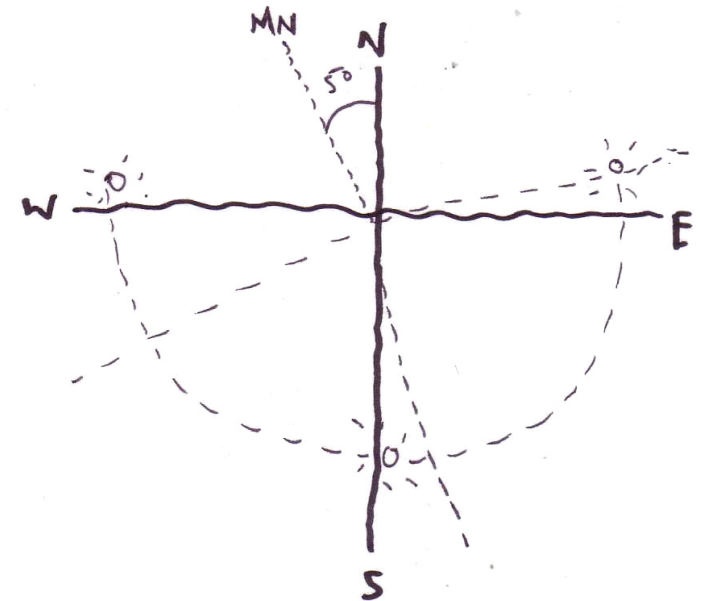
A conceptual approach of looking at the marine history on Hayling and into Ned's life led to the proposal being orientated to Magnetic North, something which sailors use even to this day.

This orientation allows the views to be extended across the North fields and hills towards Portsmouth.

Using the compass points one can start to see a pin-wheel division emerge. This, when paired with the sun path over the site, breaks up each area for different functions or amenity spaces.

As seen in the following pages the compass points become a spine to the plan whilst the accommodation 'hangs' off to create unique spaces.

Combined with this concept, the geological history lends itself to a poetic idea: most of Hayling is built on a London Clay formation, this in turn is used not only in clay bricks but also pottery (a lovely little reminder of Bubbles' time there). So it would be fitting if the compass points (the spine) were solid clay brick walls running through the design and through the heart of the building.



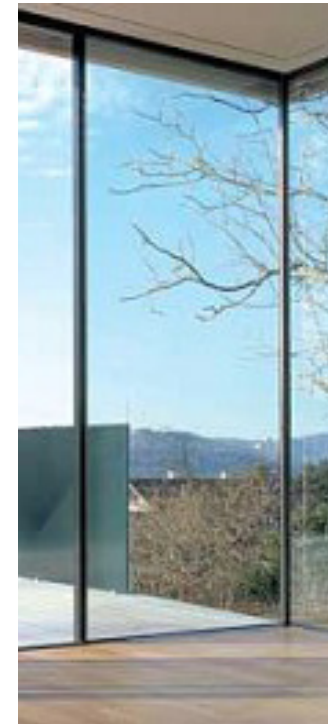
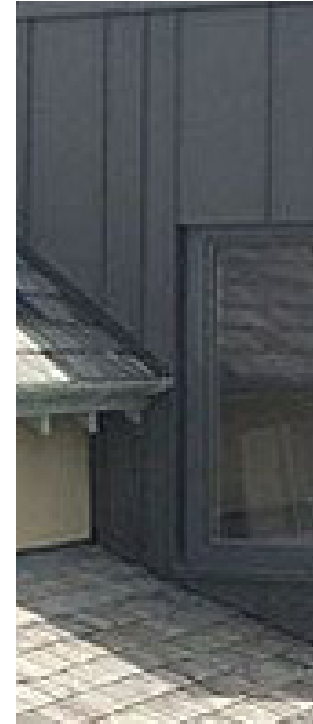
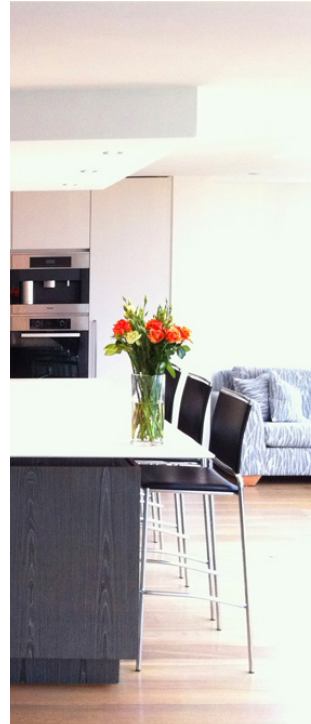
4.3 MATERIALS

The material selection for the project has taken influence from the existing surroundings whilst providing a contemporary stance to reflect design and architecture from this time.

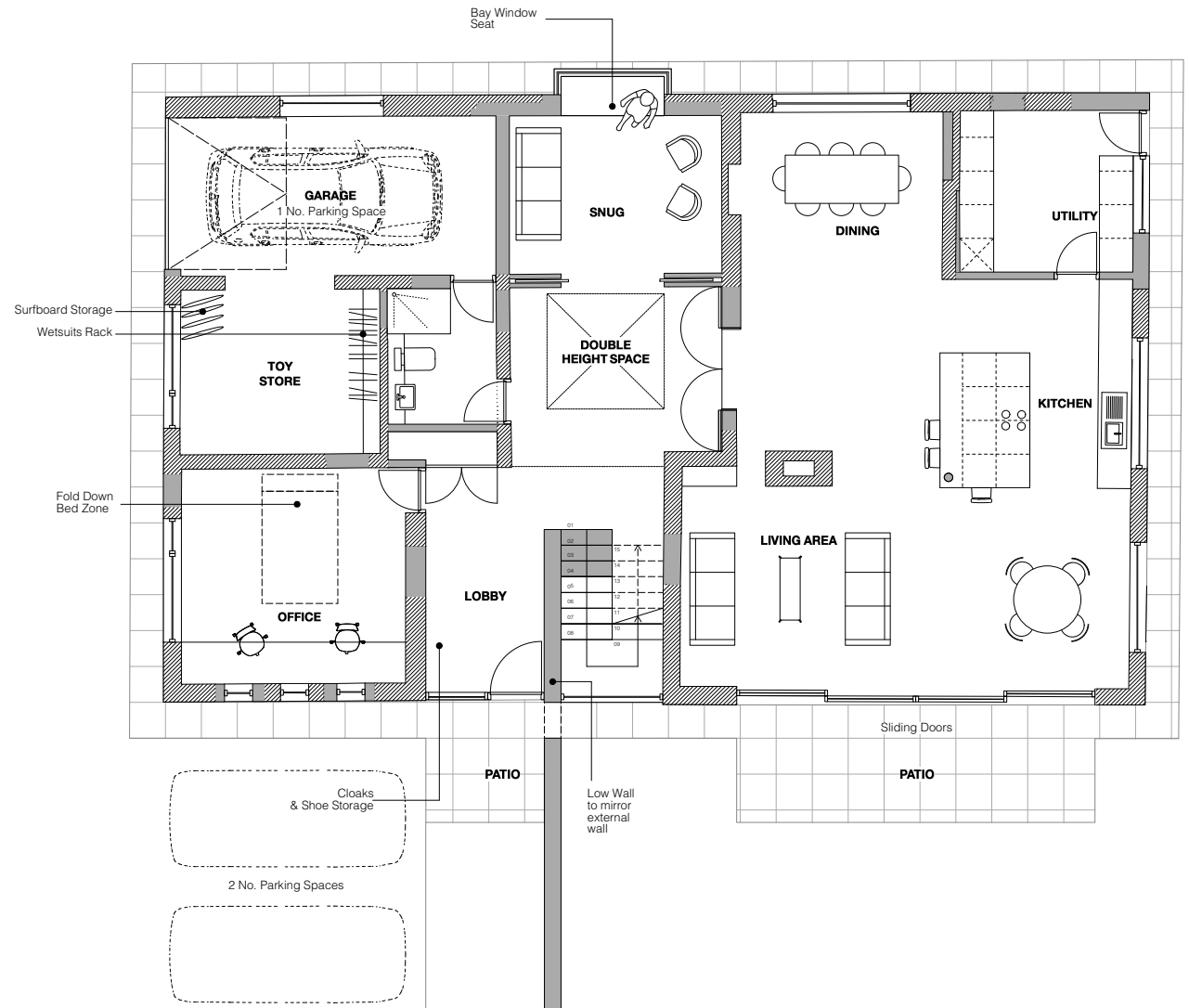
Silvered timber cladding will enhance the project's relationship with the exterior spaces, minimising the overall impact and therefore allowing it to blend in across the site. Timber cladding will be left to naturally silver to create a timeless exterior and making it less austere in its surroundings.

The retention of the original red brick maintains the relationship between the proposal and the surrounding existing buildings, whilst the simple use of glass allows views from the property and natural light into it.

This simple palette of materials gives a unique and defined building.

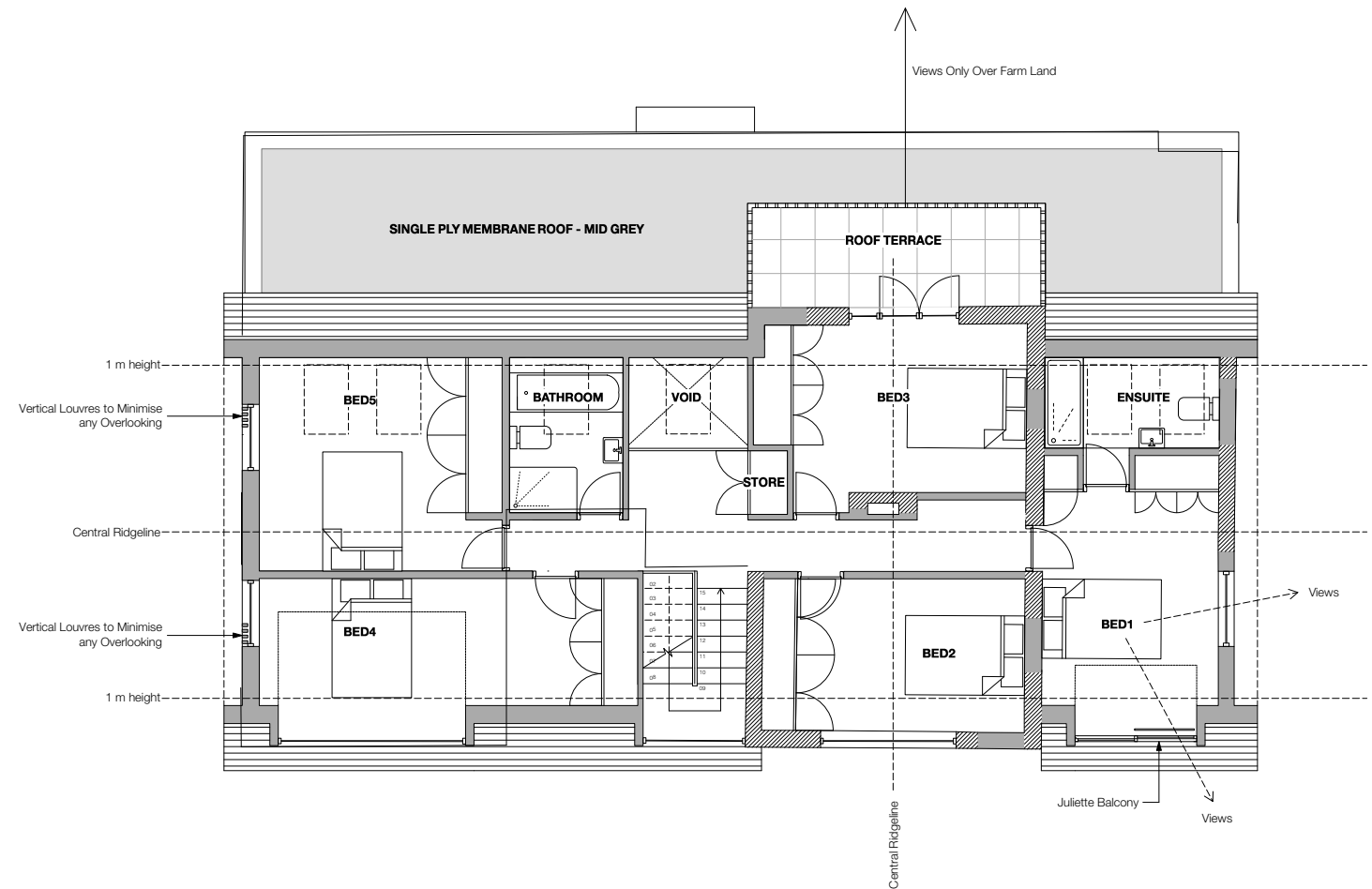


4.4 FLOOR PLANS



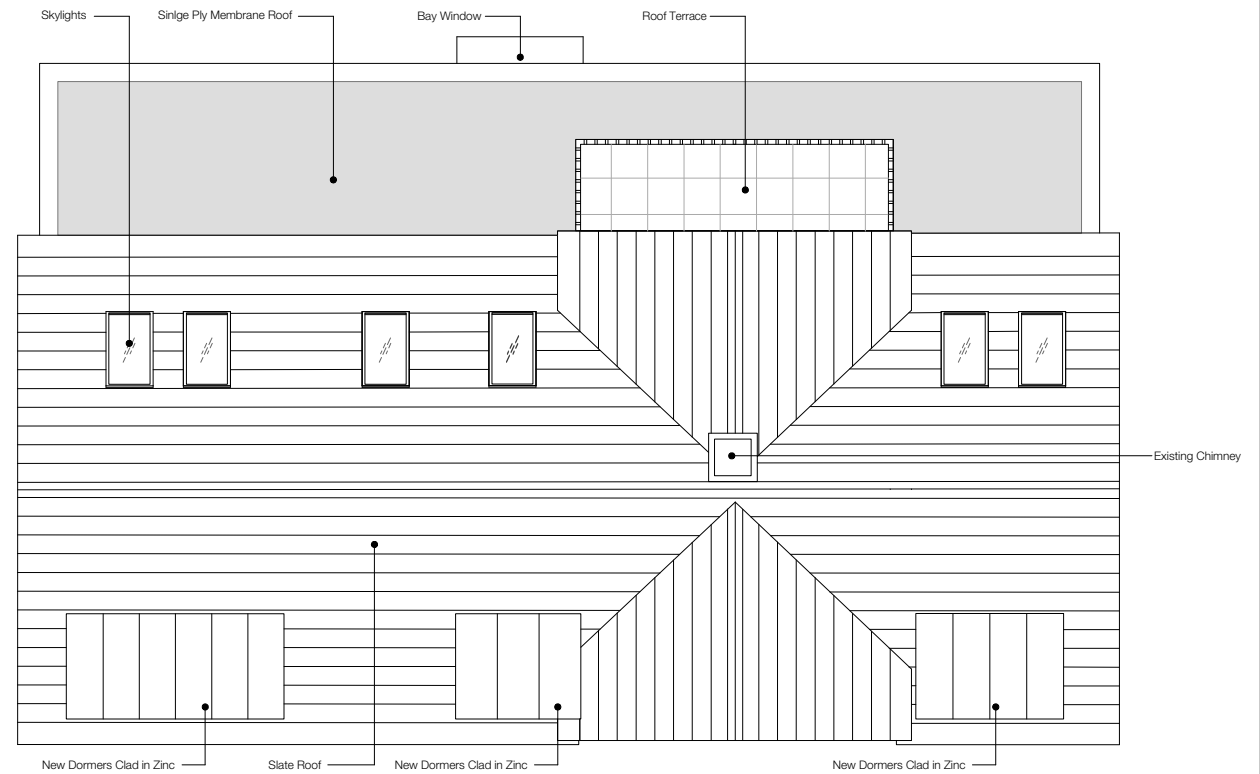
Ground Floor Plan

4.5 FLOOR PLANS



First Floor Plan

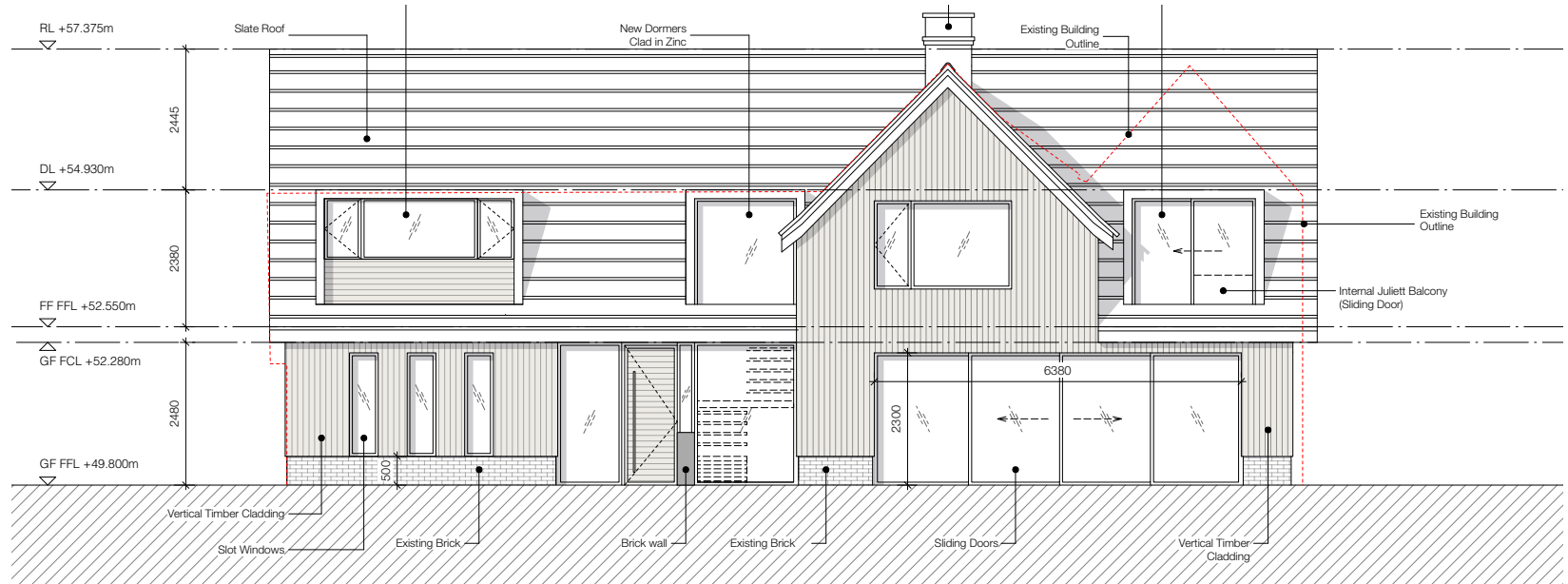
4.6 FLOOR PLANS



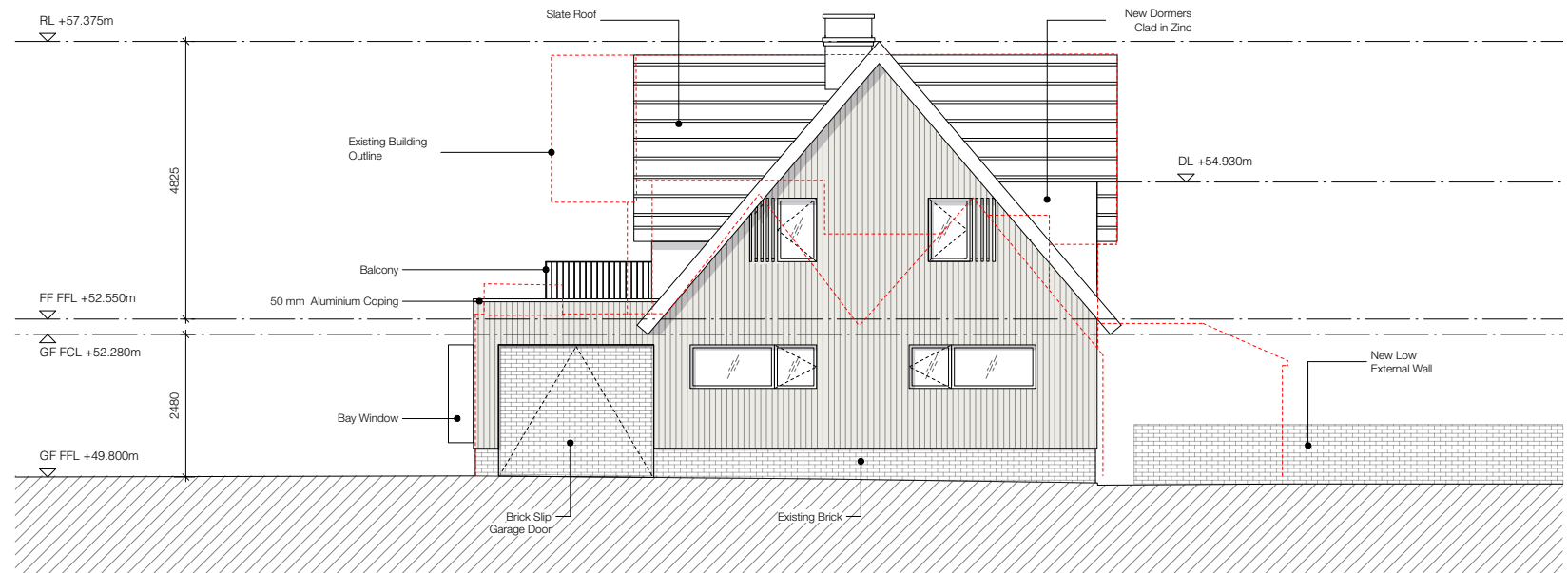
Roof Plan

4.7 ELEVATIONS

South Elevation

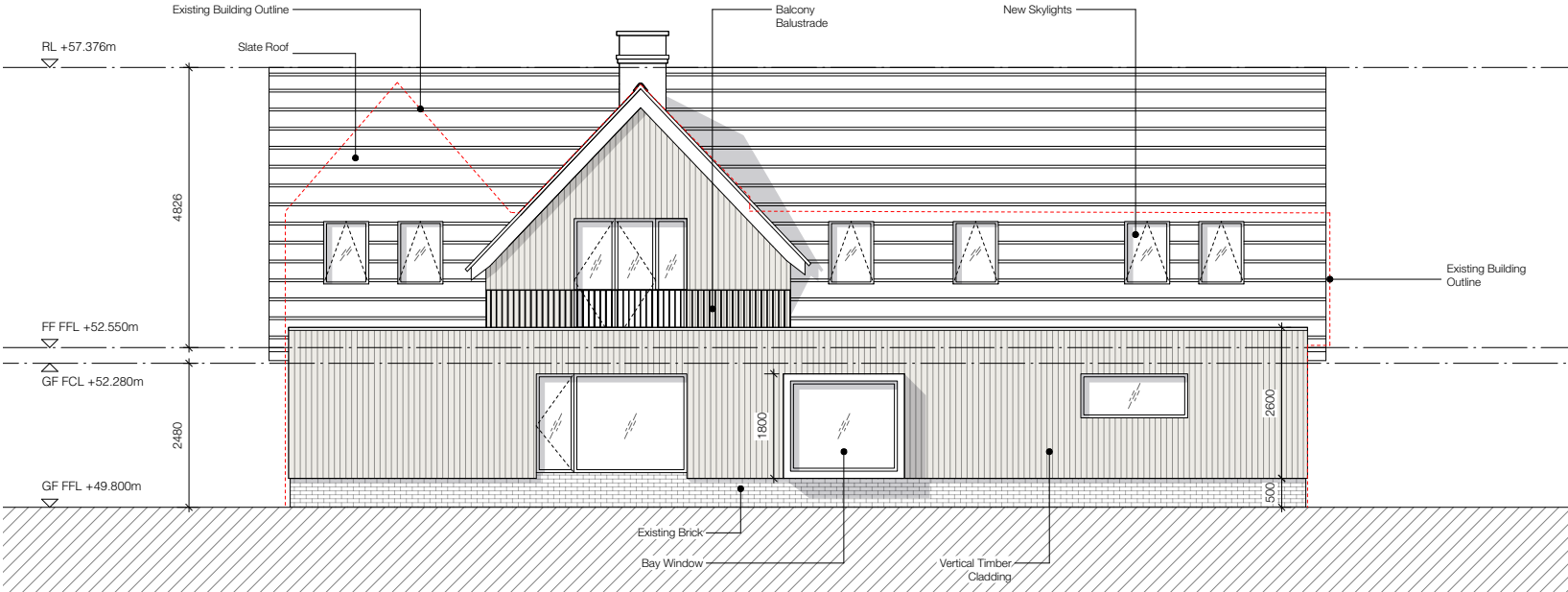


West Elevation

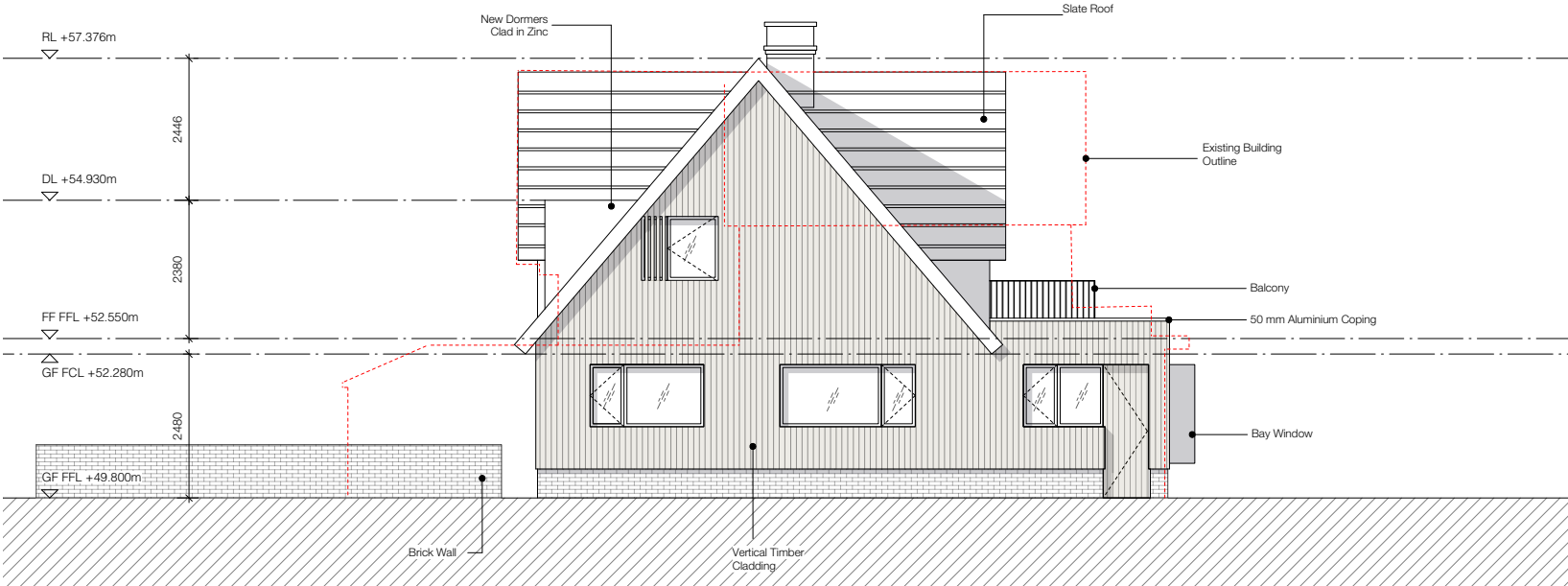


4.8 ELEVATIONS

North Elevation



East Elevation



5.0 ACCESS STATEMENT

The Building Regulations 2010

Access to and use of buildings

M

APPROVED DOCUMENT

- | | |
|----|---|
| M1 | Access and use |
| M2 | Access to extensions to buildings other than dwellings |
| M3 | Sanitary conveniences in extensions to buildings other than dwellings |
| M4 | Sanitary conveniences in dwellings |

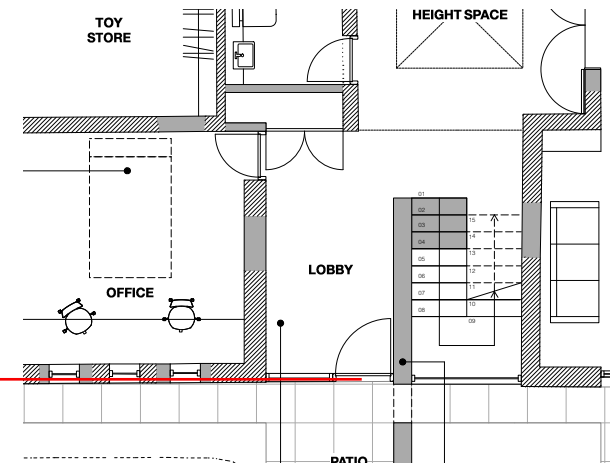
Flush thresholds will be provided for all principle points of access to the building including access to the immediate external terrace.

Provision of WC has been provided at ground floor (entry) level.

Minimum door widths are 900mm clear providing accessibility for both ambulant disabled and wheelchair users alike. Living areas have been designed to be open plan providing usable space free from obstacles which may inhibit disabled users.

Level hard paved areas are provided as far as practically possible taking into account the site topography from the roadway to the main entrance.

LEVEL THRESHOLD



6.0 SUSTAINABILITY STATEMENT

Building Envelope and Layout

New elements of construction work will be specified with appropriate levels of insulation to improve the buildings envelope and comply with Part L1 of the Building Regulations.

Energy Supply and Use

Where possible all domestic appliances equipment will be energy efficient. Energy efficiency lighting will be installed throughout the whole development.

The development has been designed to increase the use of natural lighting, heat and ventilation. Designed for flexible use and adaptation to reflect changing lifestyles and needs and the principle of 'whole life costing'.

A **air source heat pump** will also help keep the energy usage to a minimum whilst the **re-use of greywater** will increase the productivity of sustainable backyard ecosystems.

Procurement and Construction

Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long term appearance of the building and ongoing maintenance responsibilities.

Building materials will be sourced from sustainable and local sources where a choice is available.

AIR SOURCE HEAT PUMPS

