



pdp architecture llp

Proposed Dwelling House

Plot 2, The Retreat

Croft Lane, Hayling Island

Design & Access Statement

Sept 2016

27998

CONTENTS:

1.0 Introduction	page 3
2.0 Site Analysis	page 4
3.0 Massing & Layout	page 5
4.0 Appearance	page 6
5.0 Access	page 8
6.0 Flood Risk	page 9
7.0 Ecology & Arboriculture	page 10
8.0 Conclusion	page 11

1.0 INTRODUCTION:

This planning Design & Access Statement has been prepared by pdp architecture llp on behalf of Mr G Hunter, in support of a detailed planning application for the development of a new dwelling house at Plot 2, The Retreat, Croft Lane, Hayling Island, PO11 0LT

The site currently has planning consent via an outline planning approval APP/13/00277 dated 20th June 2013 and a Reserved Matters approval APP/16/00058 dated 1st July 2016

The purpose of this application is to enhance the design of the approved plans, largely reconfiguring the internal layout of the dwelling and improving the architectural appearance of the dwelling whilst respecting the established siting, massing, height and scale of the approved plans.

As per the previous approved plans, the dwelling is still proposed to be a 4-bedroom chalet bungalow style property with the first floor in the roof space.



Site Location Plan

2.0 SITE ANALYSIS:

The site lies at the northern end of Croft Lane which is accessed off Havant Road located within the Stoke area of Hayling Island. It is the former site of a stable and paddock and formed part of the land of the neighbouring property to the south called The Retreat.

To the west of the site is single and two storey housing on Havant Road with rear gardens facing the site. As part of the previous outline approval the site was split into two, the site applicable to this application being the easterly half. To the east is an open field as is the northern aspect, part of the former paddock. To the south is Croft Lane an unadopted road which leads to Northwood Lane/ Havant Road. There are bungalows of The Retreat and Merriville immediately to the south with two storey housing facing Northwood Lane beyond. The application site is 816sqm.



The Retreat & Merriville bungalows (Google Street View)



Aerial Photo of the site (Google Maps)

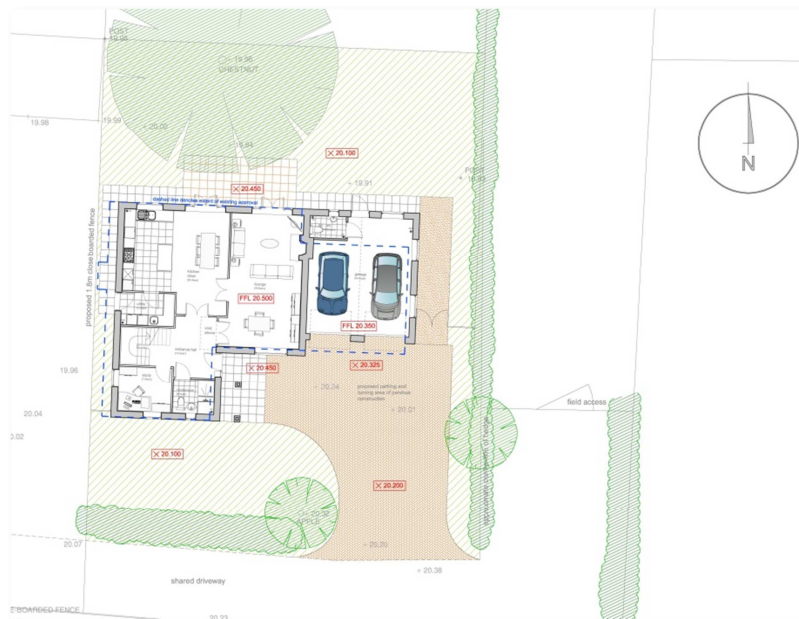


Birdseye view of the site (Bing Maps)

3.0 MASSING & LAYOUT:

The proposal is designed to be in keeping with the massing and scale of the previously approved plans of application APP/16/00058.

The image below shows the proposed site layout with the approved plan outlined in a dashed blue line. The proposal is to shift the dwelling 500mm eastwards away from the indicative boundary with Plot 1 (to the west) this is due to the exact location of the boundary being clarified since the approved plans were granted permission. Otherwise the proposal is faithful to the approved plan with the garage being set further back to break the front elevation and reduce its massing further from the approved scheme.



Site Plan showing approved footprint outlined in blue dashed line

In height and on elevation the proposal again is faithful to the approved plans. The image below shows the proposed front elevation with the approved scheme outlined in a blue dashed line.

The only layout changes occur internally where the room layouts have been revised to allow a dual aspect lounge which addresses the south facing front elevation as well opening out to the rear garden. The roof space above the garage has also been utilised as habitable space to give the overall internal layout a better flow. The site area is 816sqm, the building footprint is 154sqm and the GIA is 221sqm (including 38sqm for the garage).



Front Elevation showing approved footprint outlined in blue dashed

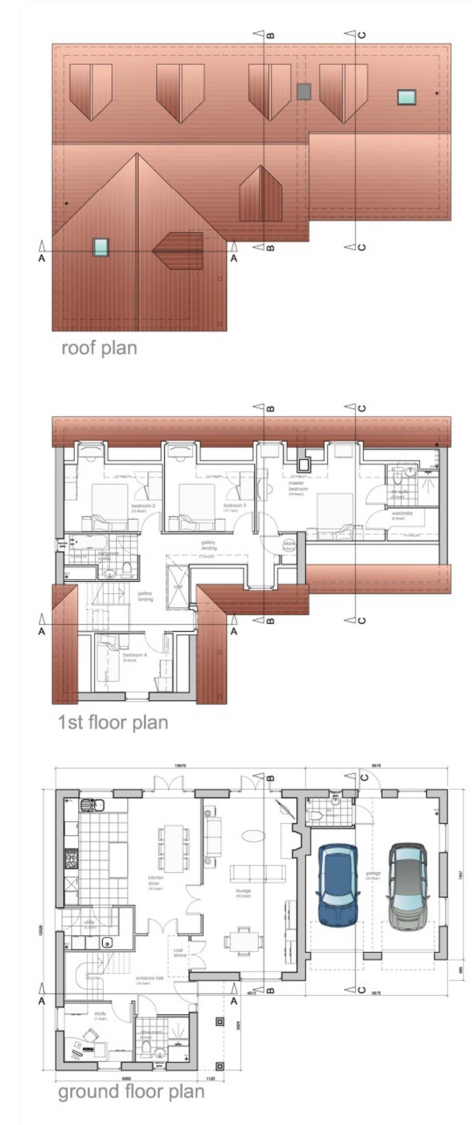
4.0 APPEARANCE & MATERIALS:

The principles of a dwelling house of similar scale have already been approved via the previous applications as already discussed.

The approved plans had a large dormer to the rear and little detailing to the fenestration. The proposed plans show more traditional dormers with tile hanging, reconstituted stone cills and lintels and an extended roof canopy which forms an entrance porch.



Approved Plans and Elevations



Proposed Floor Plans

The same basic footprint is retained so that the front elevation has the projecting element with gable on the western side with the double garage to the eastern side. The detailing has been enhanced to provide reconstituted stone cills and lintels to windows, tile hanging to all gabled elevations and the extended roof over the entrance to provide a fitting entrance porch.

The dwelling is a chalet bungalow with the first floor accommodation within the roof space



Proposed Elevations

The purpose of this new application is to uplift the original design, primarily internally in terms of layout of rooms but also to enhance the elevational treatment and introduce elements such as smaller dormers which are more in scale and proportion with a traditional architectural style of the dwelling.

The internal layout has been improved to establish an entrance hall with 'dogleg' staircase from which a study and cloakroom are accessed. Beyond this are the dual aspect lounge and a kitchen diner (from which a utility room is accessed). The first floor is within the roof space and a gallery landing access four bedrooms and a bathroom. The master bedroom which is located over the garage roof space has an en-suite bathroom and a dressing room.

It is proposed the dwelling be built from quality materials including red facing bricks with tile hanging. Reconstituted stone cills and lintels to windows and red concrete interlocking tiles to the roof complement the traditional style.



Proposed CGI Image

5.0 ACCESS:

The site is accessed from Croft Lane an unadopted road off of Northwood Lane, itself a side road off Havant Road the main road that runs through Hayling Island. A driveway accessing a double garage is accessed from Croft Lane.

The site is a 1 minute walk from Havant Road, a major bus route in Hayling Island and connects the site to the seafront, shops and to Havant which has a mainline railway station to Portsmouth and London. Busses 30 and 31 pass the site where there are bus stops close to the junction of Havant Rd and Northwood Lane.

The proposed development has been designed to have level access thresholds to the front entrance door and has a ground floor WC/ cloakroom with shower so that the dwelling is accessible to wheelchair users

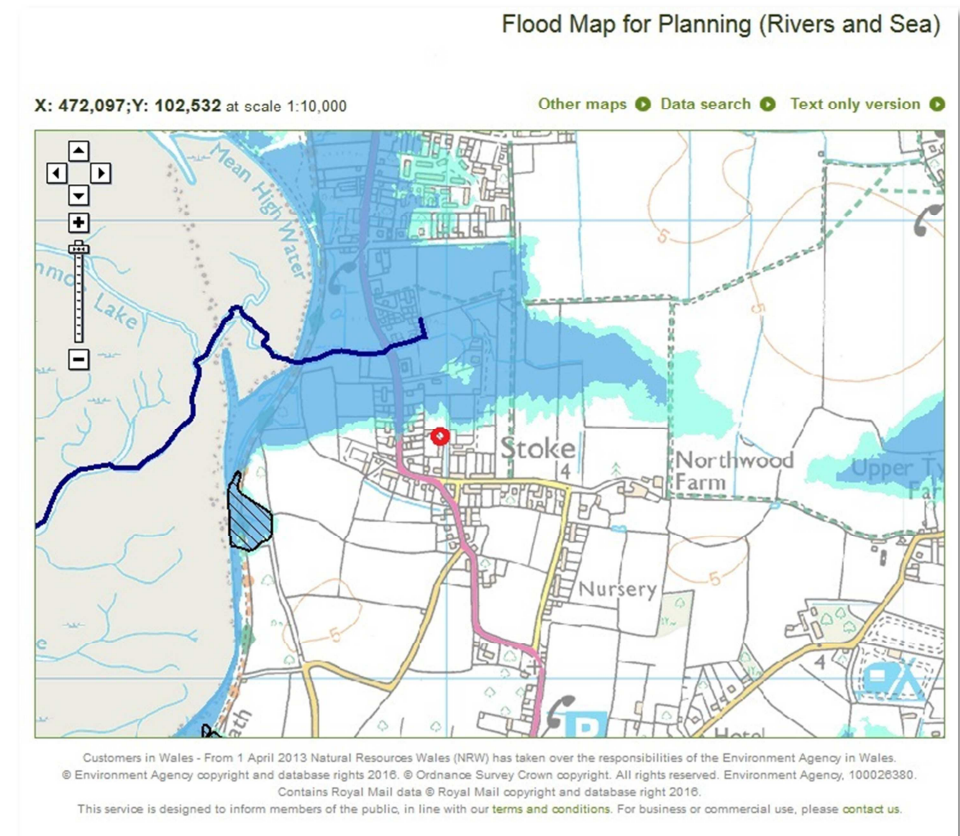


Bus map of Hayling Island – the site at Stoke is shown

6.0 FLOOD RISK:

The proposed site is adjacent to but not within a flood zone as clarified by the Environment Agency Flood Map (opposite).

However the close proximity of the flood zone coupled with historical reports of the area having occasional flooding means as per the original application the finished ground floor of the proposed dwelling has been raised approx. 450mm above the existing ground level to negate this. The proposal is for the land around the dwelling to be graded in height to allow level access to the property at the entrance area.



Flood Map from the Environment Agency website

7.0 ECOLOGY & ARBORICULTURE:

The outline planning application of 2013 (application number: APP/13/00277) included an Extended Phase 1 Ecological Assessment and Bat Inspection which has been resubmitted with this application for reference. This set out the parameters for the site for which outline approval and subsequent Reserved Matters approval in July 2016 (application number: APP/16/00058)

The original 2013 outline application received the following response:

In summary, I consider that the ecological information submitted is sufficient and that no further ecological survey works are required. The ecological mitigation and enhancement measures detailed within the report will provide an appropriate level of ecological protection.

The application is accompanied by an 'Extended Phase 1 Ecological Assessment and Bat Inspection' report (PV Ecology, February 2012). The report states that overall the site is of low ecological value, containing predominantly species-poor semi-improved grassland with associated areas of native and ornamental scrub and hedging as well as ruderal herbage. I am content that the on-site habitat is of limited ecological value.

Tristan Norton, Senior Ecologist, Hampshire County Council

The Reserved Matters application from earlier in 2016 received the following response:

I consider that the requirements of Condition 11 of APP/13/00277 still apply.

Tristan Norton, Senior Ecologist, Hampshire County Council

The Environment Agency comment was thus:

Having assessed the planning application with regard to the development type and location of the proposal, we can confirm that we have no bespoke comments to make.

Verity Giles, Environment Agency - Solent and South Downs

An arboricultural report was also submitted and considered with the outline planning application. This is also attached for reference.

All existing trees on the site in addition to the vegetation on the east boundary of the site will be retained as part of the development proposals. The proposed dwelling has been sited to respect the previously approved plans and the principles set out in the previous applications.

8.0 CONCLUSION:

This application is being submitted to enhance an existing planning approval on the site with a similar sized dwelling with similar footprint and ridge height, but with a more traditional architectural language so as to improve the architectural quality of both the external appearance and detailing as well as configure the internal layout to create quality spaces in keeping with a 4-bedroom bespoke home.

Enhancements to the materials and detailing and architectural language result in a quality development which will complement the site and its existing surroundings.

The overall massing and scale are the same as the existing approval, enhanced by more sympathetically scaled individual dormers, detailing and materials. The roof space above the garage which was not utilised in the approved plans is proposed to form the master bedroom allowing the whole 1st floor a more logical layout.

It is the applicant's ambition to produce an enhanced quality building to that which has already been given approval. It is considered the amendments made in this application enhance the quality of the proposed dwelling in both materials and aesthetics, whilst remaining faithful to the scale, massing, heights and siting principles already set out in the previous approvals.

pdp architecture llp Sept 2016