

Design, Access, Flood Risk And Sustainability Statement

For

Revisions to Approved Applications APP/14/00959 and APP/15/01401 (Erection of a 5 Bed Detached Two Storey Dwelling With Integral Garage)

At

200 Sea Front Hayling Island Hampshire PO11 9HR

Introduction

This Planning Statement is in support of an application to Havant Borough Council, for revisions to approved applications APP/14/00959 made by MAA Architects and APP/15/01401 made by Martin Critchley Architects

Reference should also be made to the drawings provided

Physical Context

Hayling Island is separated from the mainland by a narrow channel, traditionally known as Sweare Deep. It is accessible from Havant via a bridge at Langstone. Hayling Island is situated to the south of Havant. It lies between Chichester Harbour to the east and Langstone Harbour to the west. Historically, it could be accessed from Portsea Island by ferry, but this service ceased running earlier in 2015.

Sea Front is a main road in the south of Hayling Island that runs east-west across almost the whole width of the island. As the name suggests, the coast is immediately to the south.

The properties along Seafront are mostly residential. There are also several recreational facilities relating to the nearby beaches. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. The property immediately to the east of the subject site is a larger dwelling faced with white render, and to the west there is a smaller rendered detached property with accommodation in the roof. Further to the west there are mainly blocks of flats faced with render, brickwork and timber cladding.

The subject site is a currently vacant plot on the north side of Seafront. There are family homes to the east and west, the coast to the south, and Seacourt Tennis Club to the north.

Economic Context

The south coast of Hayling Island is primarily residential and fairly densely populated. It is a popular tourist destination during the summer, with a number of seasonal attractions along the seafront.

The nearest shopping district is approximately ten minutes walk away in West Town. The site is 5.5 miles from the centre of Havant, where there are:

- High Street Shops
- Supermarkets
- Primary and Secondary Schools
- Railway station (direct connections to London)
- Bus Stations to all major towns
- Public Houses / Restaurants
- Motor Garages
- Churches
- Industrial Estates

There is a good bus route from Hayling Island to Havant, with regular busses from the seafront.

Layout

The site in the ownership of the applicants is approximately 923 m².

The proposed house will have an internal floor area of approximately 355 m².

The garage is integral.

A new crossover from Sea Front is proposed to create site access.

The New design retains the reversal of the main floor plan to protect the root protection area of the trees to the front east side of the site, but returns the rear extension to its original position. It also changes the ground floor layout and reverses the upstairs layout of the property. As before, the proposed house will be positioned centrally. The western (garage) side of the proposed house is intended to be in line with the neighbouring property No. 202. As the site is not square, the proposed house will also be set at approximately the same angle as No. 202 to provide visual continuity.

The proposed house is to be set a minimum 1.5m from the east and west boundaries. The retained mature trees, as recommended in the Arboricultural Report, will form clearly defined garden areas at the front and rear. The proposed driveway in front of the double garage is intended to be of sufficient size to accommodate at least three additional cars. The revised proposal includes a new front boundary wall and railings with entrance gates in materials to match the proposed house. The other boundaries are protected by walls or fences in good repair and will remain as existing. A new crossover to the driveway is also proposed.

Evaluation

The principle of development on this site has already been established in previous applications. The style and scale of the house remains largely unchanged from the previous approval. Other than the addition of a mezzanine viewing room and balcony this is designed so that the roof structure blocks any view of the properties to the side or rear and only offers forward views to the sea, as such it will have no impact on the neighbouring properties

With regards to the front Balcony this remains unchanged and is as accepted by the approval of the previous application. As before the proposed plan reduces the risk of overlooking from the front balcony. As the balcony design is stepped, there were concerns that the garden of No. 194 would be visible. By reversing the plan, only the driveway of No. 202 is potentially visible, however as this is also clearly visible from the road it was considered that this would not be overly intrusive.

The proposed revisions to the previous applications are as follows:

- Re design of the internal layout
- Rationalisation and re arrangement of windows, including removal of all first floor windows to side elevations
- Addition of basement area
- Addition of mezzanine viewing room and forward facing balcony
- Changes to treatment of main balcony edging
- Re orientation of roof pitches to point the longer pitch to the larger property
- Increase in front glazing following re orientation of roof pitches

Design Principles

The original proposal concept stated still applies:

“The proposal is for a new house of contemporary design. The design responds to the site and its context through its form and choice of materials. The main living areas are on the first floor to allow for the panoramic views of the sea. The seaview aspect has influenced the design of the house allowing for roof terraces at first floor levels.”

The general design of the approved house will remain the same.

The revisions to the approved design have been made to continue the rationalisation made by the 2nd application and to address the requirements of the self build owners

Scale

The footprint and the general scale of the approved house will remain the same, however it should be noted that due to the reorientation of the roof pitches and the revised treatment of the balcony, to fully utilise the sea views, the house appears taller and thus more balanced. In reality the approved design is 7.530m tall and the revised design will be no taller.

Landscaping

As per Condition 6 of approved application APP/14/00959, the proposed development works shall only be carried out in accordance with the Arboricultural Report and Tree Protection Plan prepared by A. P. Arboriculture. All other landscaping works are at the discretion of the applicant.

Appearance

Materials are referred to in the first Design and Access Statement as follows:

“The scheme proposes a limited palette of materials. The building will be clad with a combination of horizontal cedar cladding and areas of render and glass. The materials provide a crisp contemporary design that is also in keeping with the materials of the neighbouring properties. They have been arranged to reflect the functions of different parts of the building whilst also breaking up the mass.”

The second approved application said;

“ As cedar is difficult to maintain in a seaside environment, the applicants have requested the use of Marley Eternit Click External Cladding in Grey as a substitute. ”

Whilst we agree with the second application, we would like to retain the wood appearance at the first floor level (as per the first application) and as such would like to use a similar external cladding but in a wood effect finish.

Areas of render are to be in Sandtex Masonry Paint in Pure Brilliant White.

Windows are to be framed in stove enamelled aluminium or high quality pvc colour to match areas thus white to ground floor and brown to upper floors . Entrance and Garage door to have simulated woodgrain finish to match upper cladding.

Brick courses to match surrounding properties are proposed to protect the base of the house. These will also be used in constructing the new front wall.

The roof is finish will be a combination of a sarnafil (or similar) grey single ply roofing system and grey metal finish insulated cladding/roofing panels

Railings are to be galvanised/ or marine chrome satin finish steel.

As per the previous applications Driveway is to be finished in crushed granite chips, 25mm down.

The Footpath is to be in block paving

The Patio is to be laid with stone pavers.

Access

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).

Vehicle and pedestrian access to the site is from Sea Front.

As the proposed finished floor level is 300mm above ground level, a short 1:12 access ramp to the entrance door is proposed.

There are 2 covered parking spaces available and at least 3 additional parking spaces on the drive.

Emergency access is fully available from the public highway.

A bin area is proposed within 25 metres of Sea Front.

Flood Risk

The Environment Agency Flood Map indicates that the site is not at risk of flooding, however sensible flood risk precautions will be taken in construction of the building

Sustainability

This application will comply with current building control standards. The proposal will aims to obtain Level 4 in Energy and Water and Level 3 elsewhere. Calculations will be provided at the building control stage by Surecalc Ltd.