



Land at the rear of 42 Sinah Lane, Hayling Island

Design and Access Statement

13th April 2016

BOCCI+GHODKE

studio pike
architecture & interior design

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Executive Summary

The design proposal described in this document is for a new-build single storey dwelling located at the rear of no.42 Sinah Lane on Hayling Island.

The site is approximately 180m long and is bounded by Sinah Lane to the south and Langstone Harbour to the north. Similar long, narrow plots extend to the east and west along Sinah Lane with many containing two or more dwellings.

No.42 Sinah Lane is the site of 'Saltings', a well known two-storey grade II listed house, designed by modernist architect Amyas Connell of Connell, Ward & Lucas. In response we have designed the proposed new build house to be subordinate to and respectful of the existing house but of equally high quality design with refined detailing to suit the context.

The new single storey dwelling is intended to be low-lying on the site, preserving views from the upper floors of the existing house to the harbour. Its design also draws on the modernist principles of light, space and open-plan living, reinterpreting them to suit modern living and our client's requirements.

Prior to the design development of this current proposal, a separate pre-application was submitted by Stephen Jupp (ref. GEN/14/01124) on 14th November 2014, seeking agreement in principle for a new dwelling on the site, with a response provided by the council on 23rd January 2015.

In recent months, an experienced professional project team has been appointed by our client, Christine Wilson, to design and coordinate this project.

A pre-application report for this scheme was submitted on 8th December 2015. The team presented the scheme to the planners at a pre-application meeting on site on 22nd January 2016.



View north from proposed site of new house



Front elevation and (south facing) garden of Saltings, which the ground floor living space face onto

01 Introduction

Professional Team

This scheme has been designed and developed with the following consultant team on behalf of our client, Christine Wilson of 42 Sinah Lane.

Architects

Collaboration between:

Rebecca Pike
Studio Pike Ltd.
3 - 5 Bleeding Heart Yard
London EC1N 8SJ

rebecca@studiopike.co.uk
07881 921201

Charlotte Bocci & Sanjay Ghodke
Bocci + Ghodke
11 Brooklands Park
Blackheath
London SE3 9BN

mail@boccighodke.com
07815 705155

Planning & Heritage Consultant

John Pike
Pike Planning
2 St Helen's Close
Southsea
Hants PO4 0NN

pikeplanning@aol.com
07525 009114

Structural Engineer

Steve Webb
Webb Yates
44 - 46 Scrutton Street
London
EC2A 4HH

info@webbyates.co.uk
020 3696 1550

Arboriculturist & Ecologist

Paul Diamond
Ecological Surveys Ltd
14 Lower Clicker Road
Menheniot
Liskeard Cornwall PL14 3PJ

paul@ecologicalsurveyshampshire.co.uk
07736 458609

Landscape Architect

James Fox
FFLO
27 Upper Street
Tunbridge Wells TN4 8NX

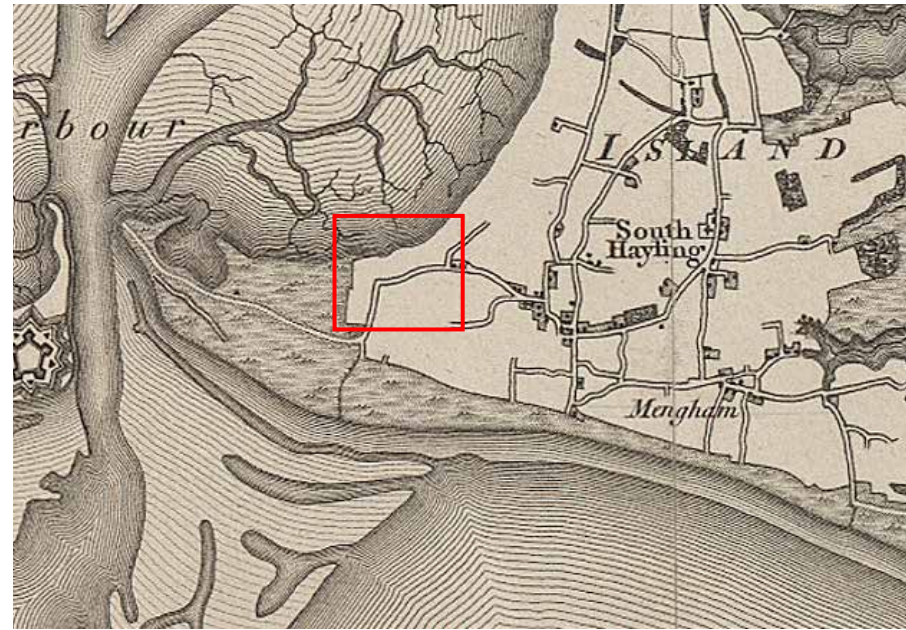
james@fflo.co.uk
07872 875896

Site Context

The proposed site is located in the south-west of Hayling Island, behind no.42 Sinah Lane. The 180m long plot currently contains a two storey grade II listed house, known as 'Saltings', designed by modernist architect Amyas Connell of Connell, Ward & Lucas. This house is located close to Sinah Lane, to the south, with a long rear garden extending north to Langstone Harbour.

The maps on this page demonstrate the scattered approach of the developments that appered in the area.

A new build house is proposed to be built within the rear garden, towards Langstone Harbour.



1910 map
Sinah Lane evident - No buildings



1945 map
Buildings beginning to appear to the north of Sinah Lane



2016 aerial view

Site Context

42 Sinah Lane

The adjoining site of no.40 and 40A Sinah Lane, already contains two large dwellings. No.40, a three storey dwelling, located half way down the site, was constructed first, in the 1930s. No.40A, which is closer to the road, was built later in the twentieth century. Both have both recently received planning permission for significant extensions (now implemented at no.40).

No.38 Sinah Lane was built half way between Sinah Lane and Langstone Harbour

Similar long, narrow plots extend to the east and west along Sinah Lane with many containing two or more dwellings or large outbuildings. These recent adjacent developments on Sinah lane and North Shore Road have been highlighted in yellow below. The new dwellings and annexes have been built in a variety of styles and materials ranging from timber, glass, masonry and render.



Site Context



1. 19 North Shore Road



2. 13 North Shore Road



3. Outbuilding to 40 Sinah Lane



4. House to the rear of 52 Sinah Lane



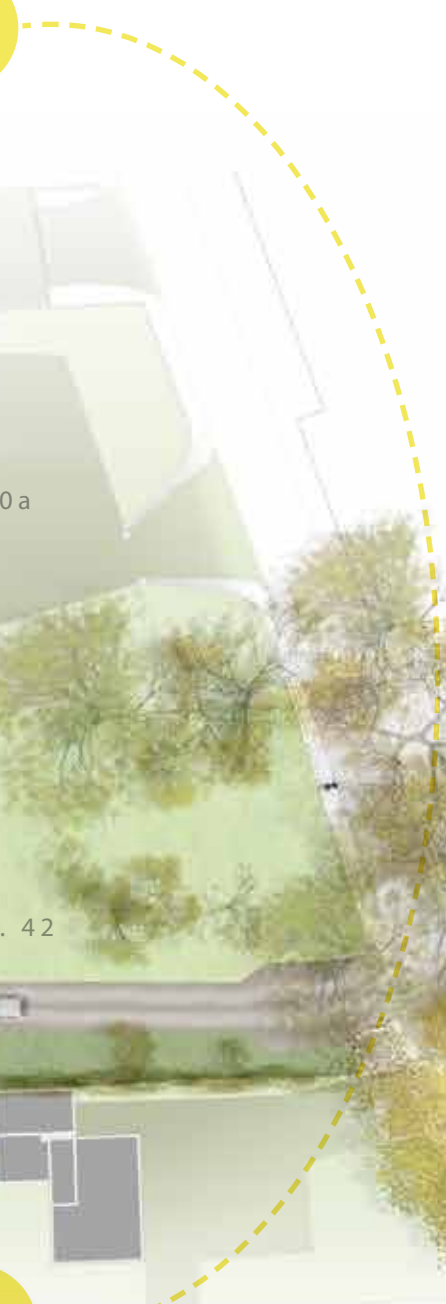
5. House to the rear of 54 Sinah Lane



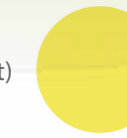
6. House to the rear of 56 Sinah Lane

Existing Site

Morning (east)



Evening (west)



Existing site plan 1:500

SINAH LANE

No. 40

No. 40a

No. 42

No. 44

View from upper floors

Main aspect from ground floor

Existing site section 1:500

Existing Building

42 Sinah Lane 'Saltings'

Nos. 42 and 44 Sinah Lane, were built as private weekend houses for Dr. RD Lawrence and his family (no.42) and their friends the Haydons (no.44). The two dwellings were designed and built between 1933-34 by Amyas Connell of Connell and Ward. They were locally nicknamed 'Salmon' and 'Cucumber' on account of their dusty pink and light green colour. Plans for both houses were prepared and submitted at the same time to Havant and Waterloo urban district council and after completion were regularly used by both families as holiday homes.

In Dennis Sharp and Sally Rendel's book on the architects Connell, Ward and Lucas, the positioning and orientation of the primary facade of Saltings away from the foreshore is described:

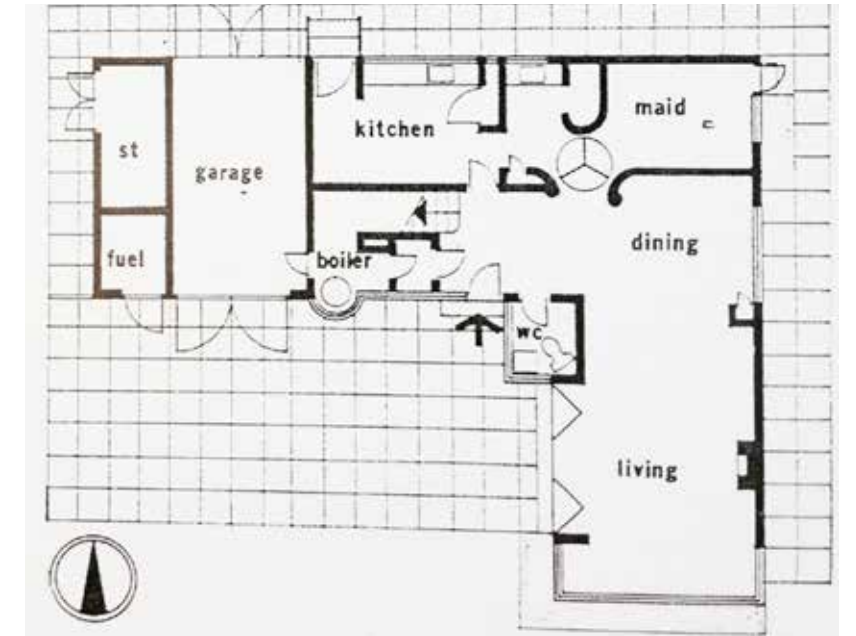
"The plan of Saltings is characteristically orientated in relation to the sun: living spaces have large areas of glazing to the south and west to maximise sunlight while glazing in the service spaces admits more constant north light for practical tasks. With a north/south orientated plot and the harbour away to the north, the result is that the main living spaces give onto the drive, rather than the long private garden with the harbour and views beyond as you would expect. The result is that the main body of the garden is separated from the living spaces while the sunny front garden becomes a focus for the life of the house with large folding doors opening onto it from the living space."

Relationship of the new house with Saltings

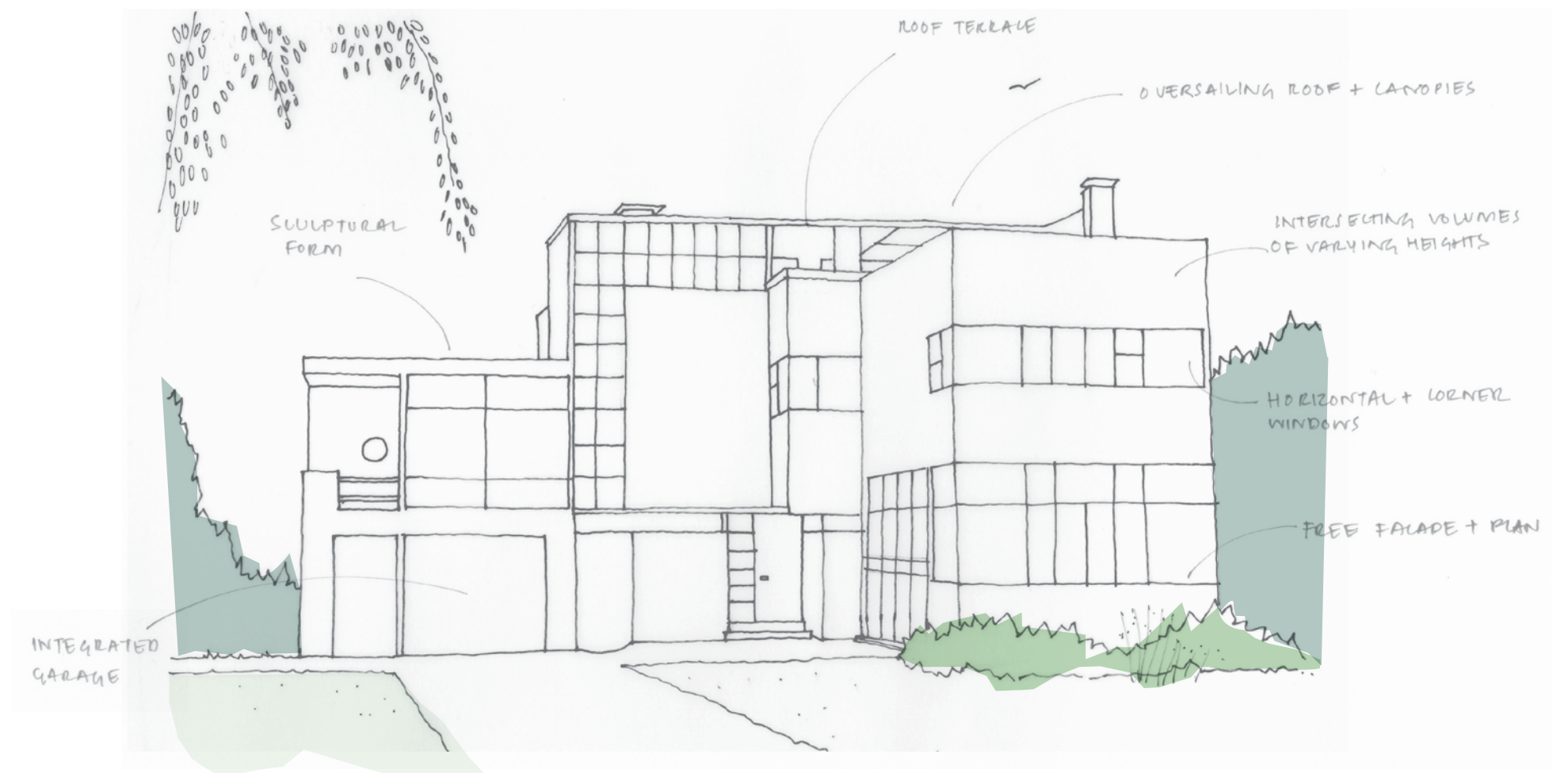
The new single storey scheme has been designed to orientate the main facade away from the existing house. The low mass of the new building responds to the design and layout of Saltings allowing views towards the sea to be retained from the upper floors and roof terrace, with the existing south facing front garden of Saltings remaining the primary external area, accessed from the main living spaces.

Listed in 1974, the list description states:

'House. 1935, by Connell, Ward & Lucas. Building of the Corbusier style, of 'concrete and glass'. 2 storeys, with access to the flat roof, irregular cubist form. Smooth walls of concrete, wide and irregular fenestration of rectangular form, with octal frame. Plain doorway.'



Original plan



02 Proposed design

Design Influences

Much consideration has been given to the local context of the site and design cues that it might offer the new dwelling. These have been explored via concept development sketches, models and precedent studies, as follows:



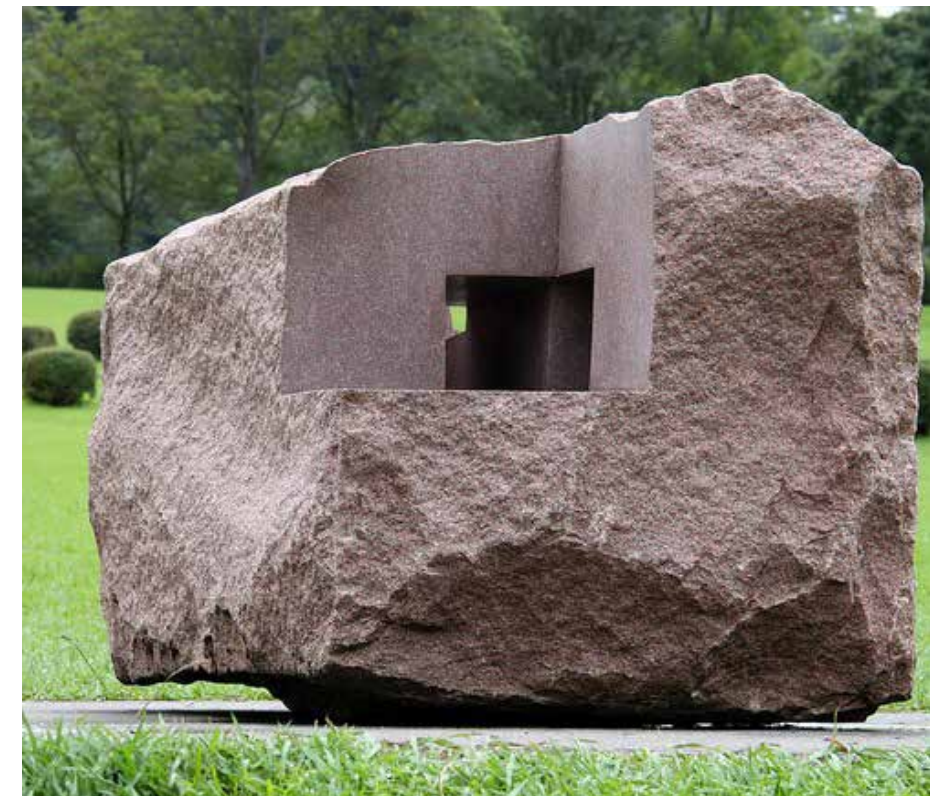
Hayling beach: a cluster of pebbles and shells of varying textures and colours



Layering and strata found in sedimentary rock



Eduardo Chillida sculptures:
Carved element within a landscape

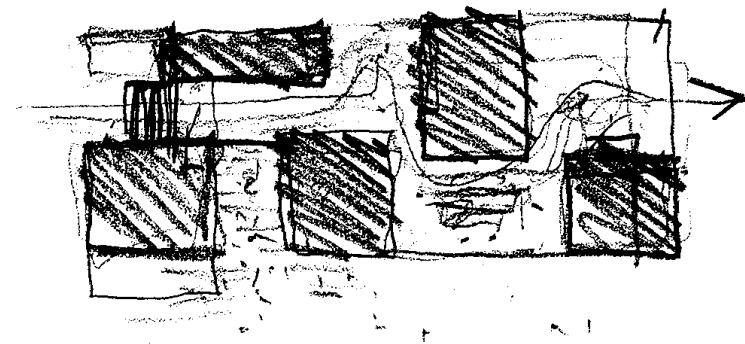
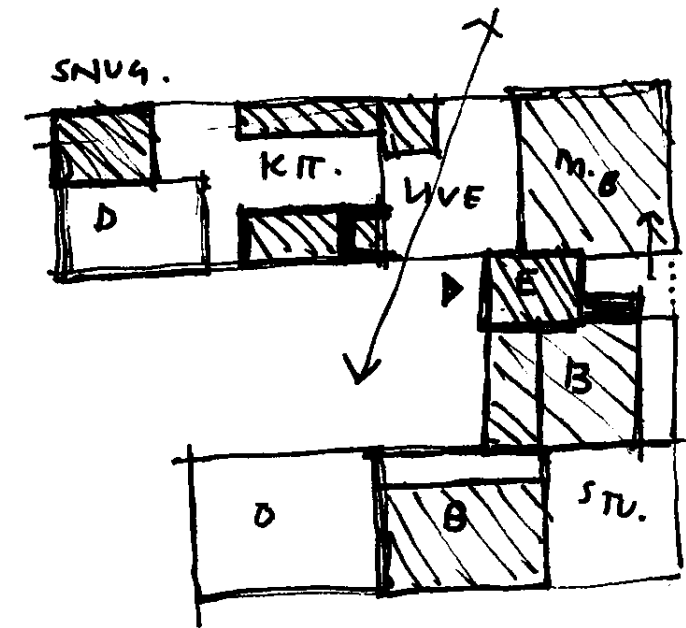
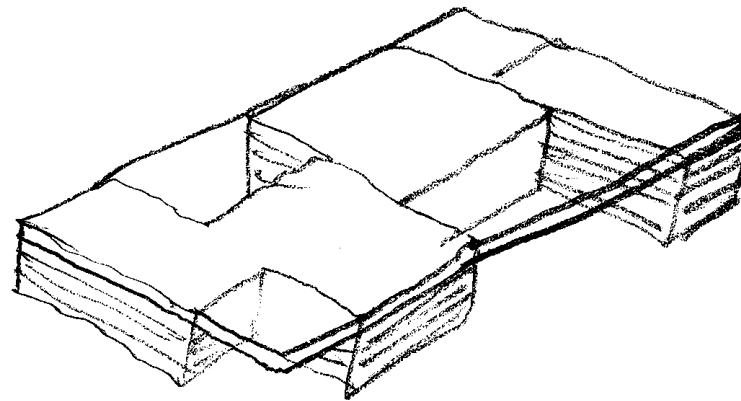
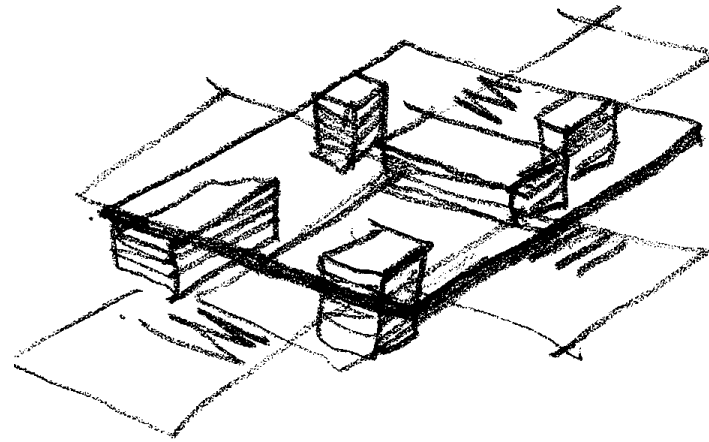


Eduardo Chillida sculptures:
carved volumes, exploring rough and smooth

Concept Development

We were inspired by the design of Saltings with its sculptural form and its use of the modernist ideas of open plan living, natural light, framing of views and connection between the inside and outside.

Working with these themes, our design is conceived as a carved volume where the solid elements define the open plan space around them.



Amount, Layout & Scale

Site Response

The new house is designed to be subordinate and respectful of the existing house. In built terms this translates to:

flat biodiverse brown roof blends the new house into the landscape and retains views from upper floors of Saltings to the foreshore

positioned in a clearing to minimise disruption to existing trees and protection of roots

landscaping to 'embed' the house in its surroundings

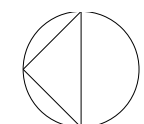
Soft hedge boundary divides the land into two equal sized plots - low planting on boundary retain views from Saltings to foreshore

'no dig' gravel and grass drive to minimise disruption to existing trees

new entrance gate

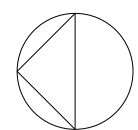


single storey dwelling, lying low on a downward sloping site retain views from Saltings to foreshore



0m 10m 20m

Amount, Layout & Scale



0m 2m 4m 6m 8m

Amount, Layout & Scale

flat biodiverse brown
roof blends the
new house into the
landscape and retains
views from the upper
floors of Saltings to
the foreshore

plant beds
within
courtyard

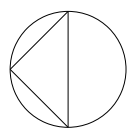
rooflights supplement
daylight levels in bedrooms
and living room

flat biodiverse roof
to garage minimises
impact on site



Pond within
courtyard to
encourage
wildlife

bat boxes
built into
garage



0m 2m 4m 6m 8m

Apperance

External



Textured brickwork walls

External



Smooth brickwork walls

Internal



Smooth brick walls & Timber Linings reveals

Apperance

Precedent



Craftsmanship and natural materials



Natural light



Connection between inside and outside

Apperance

External view into framed courtyard:



Apperance

Internal view: arrival



Apperance

Internal view: living room



LANDSCAPING ADDENDUM

Land to rear of 42 Sinah Lane

Landscape Design by FFLO (Fox Fernley Landscape Office)

The design focusses on the approach and setting of the new house within the landscape.

The proposed dwelling is thought of as a continuation of the landscape, with it becoming an integral part of it. It is conceived to be embedded within the surrounding landscape with loose, informal planting grown within the courtyard and around the building's periphery with a biodiverse brown roof above.

A sensitive, light touch approach has been taken to create an attractive new entrance route and soft boundary; formed with loose gravel, planted verges, central grass strip and hedging.

On arrival, the entrance to the courtyard is framed by a small multistem tree. To the east, the house is engaged with the site boundary with a deep shrub border and to the west the open courtyard is completed by the planted boundary of the garden. Along this edge is a bench catching the morning to lunch time sun.

Within the courtyard climbing plants will grow on some of the walls and on the north wall an espaliered morello cherry.

On the shady side of the courtyard are native woodland plants, many of which are good to eat; wild strawberries, wood sorrel, wild garlic, then ferns and foxgloves. On the sunny side are herbs and a cistus.

Tucked in beside the house is a small lily pond reflecting the sky above and encouraging biodiversity.

Finally the north of the house opens onto the natural garden, protected by the established tree belt through which one can glimpse the harbour beyond.



Gravel drive with grass central strip



Low shrubs framing paths through the garden



Informal planting



Planted borders 'embed' house in its landscape setting

Landscape Proposal

flat biodiverse brown roof blends the new house into the landscape and retains views from upper floors of Saltings to the foreshore

new dwelling positioned in a clearing to minimise disruption to existing trees and protection of roots

03 Shrub planted boarder landscaping to 'embed' the house within the landscape

Soft hedge boundary divides the land into two equal sized plots - low planting on boundary retain views from Saltings to foreshore

soft planting along existing boundary wall

02 hedge to create new soft boundary

01 'no dig' gravel and grass drive to minimise disruption to existing trees

new entrance gate

No. 40

No. 40a

No. 42

No. 44

SINAH LANE

07 herbs and cistus

06 lily pond

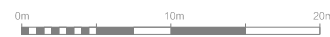
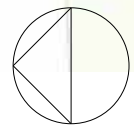
05 climbing plants

04 native woodland plants

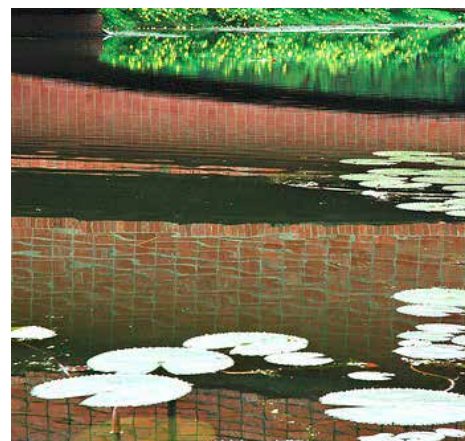
03 shrub planted boarder

02 hedge to create new soft boundary

Proposed site plan 1:500



07



06



05



04



03



02



01

Landscape Proposal



artist's impression - arrival view

Access

Access

Policy CS20 of the Havant Borough Council local plan describes transport and access strategies.

- The proposed dwelling is well served by bus routes along Station road, less than $\frac{1}{2}$ m from the site;
- Local amenities are found $\frac{1}{2}$ m away on Station road, close to the junction with Manor Road accessible on foot from the proposed dwelling;
- Enclosed storage for up to 4 bikes is provided adjacent to the garage;
- Parking spaces and setting down points are located close to the main entrance to the dwelling;
- Pedestrian and vehicular access into the site is well defined and provided via a proposed new drive between the entrances to nos. 40A and 42 Sinah Lane;
- The entrance to the building is well defined and level access is provided into the dwelling, in accordance with Part M4(1) of the Approved Documents;
- The new driveway to the house has been designed to enable emergency vehicles access close to the new house;
- External lighting would be provided to identify vehicular and pedestrian routes into the site.

Community safety

The following measures would be taken to ensure community safety as a result of the proposed scheme:

- Landscaping to the site would not impede the opportunity for natural surveillance and will avoid the creation of potential hiding places.
- Lighting would be coordinated to deter intruders and reduce the potential for crime.
- Gates are proposed to the new entrance to the application site to deter potential intruders.

Sustainability

Overall approach to sustainability

It has been an important consideration in the design of the building to create a thermally efficient dwelling. The masonry construction enables a high thermal mass ensuring thermal stability of the internal spaces.

The building has also been designed to minimise impact on its local and global environment. This has been achieved by reducing the building energy requirements, improving efficiency using passive design solutions and utilising renewable and sustainable technologies.

The facades have been designed to maximise occupant comfort; seeking to provide adequate ventilation and environment control, reduce unwanted solar gain in the summer, and provide good daylight levels and views out.

The layout of the building has been designed to incorporate passive solar design with two south-facing wings, housing the main living spaces. Good sized windows are provided to all habitable rooms, along with rooflights to maximise natural daylighting within the dwelling. With the exception of mechanical ventilation to the kitchen, bathrooms and utility spaces the house is entirely naturally ventilated.

Hot water and heating would be provided via a condensing boiler, and controlled thermostatically room-by room, and A rated appliances installed wherever possible. A dedicated utility room is provided for washing and drying clothes and external clothes drying will take place when the weather permits.

The new house will be designed with high quality sustainable materials that will age and weather well. We believe that designing for longevity will allow the building to be inherently sustainable.

Passive design

The key features to achieving passive environmental control and minimising the building's inherent energy use are:

- Maximising the advantages of the site and building orientation.
- Using natural ventilation techniques to provide fresh air and thermal control during summer without the need for cooling or fan driven ventilation.
- Maximising daylight penetration to create well-lit healthy environments and reduce the need for artificial lighting.
- Providing solar control to prevent summer time overheating yet allowing passive solar gain in winter.
- Masonry construction is proposed ensuring the building has a good thermal mass which will be beneficial in providing cooler night time temperatures for sleeping.

Energy efficiency

- A high performance facade has been created comprising high levels of insulation and good quality glazing.
- Internal heat gains will be minimised within the dwelling through use of low energy lighting.
- Heat losses will be minimised and effects of thermal bridging reduced through careful design.

Materials

We aim to use natural sustainable materials with low embodied energy. We will look to maximise the use of materials that have high recycled content and minimise wastage through careful design.

Rainwater drainage and SUDs

The biodiverse brown roof will help ensure storm water flows are properly attenuated before discharge into public sewer.

Waste management

Recycling and refuse storage would be located in the cupboards adjacent to the garage for ease of day-to-day access. Recycling bins will be located within the kitchen area.

A formal construction waste management scheme would not be implemented during construction, however measures would be taken to ensure the generation of minimal waste and recycling of materials where possible.

Landscape, trees and ecology

Biodiverse brown roof

The installation of the biodiverse brown roof will enhance the local biodiversity and ecology.

Bat boxes

Bat boxes will be integrated into the construction of the garage to ensure longterm, permanent habitats for roosting bats.

Biodiversity

In addition to the roof, the garden and pond would be designed to preserve existing and promote new plants and habitats on the site. New plants, shrubs and trees would be locally sourced and indigenous to the area wherever possible.

Planning and heritage statement

1

42 Sinah Lane, Hayling Island, Havant, Hampshire, PO11 0HH

Chapter 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This heritage statement is in part in accordance with this guidance.

Site and surroundings

This has already been described in the design and access statement.

Pre-application proposal

A scheme was submitted in December 2015 for the construction of a single dwelling in the rear garden of this property and a response received from the council on 5th February 2016 following a site visit. In most respects the response was very positive particularly in terms of the design, siting, layout and impact on the existing listed buildings. The only issue of concern related to future flooding and this has been addressed in the accompanying flood risk assessment.

The applications

Two applications are submitted:-

1. A planning application seeking permission for a new dwelling;
2. An application seeking listed building consent to create a new vehicular entrance in the front boundary wall.

Assessment

The aspiration is to construct a dwelling of exceptional design quality that would contribute positively to its surroundings. Moreover, it is considered that the proposed development would respect the setting of nearby listed buildings, preserve the existing tree cover and not impact negatively on neighbours' amenity.

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

Planning and heritage statement

2

Heritage assets

Both Nos. 42 and 44 are grade II listed buildings and therefore, as defined in the NPPF, these are designated heritage assets. The Historic England list descriptions are set out in Appendix A.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage document, *Conservation Principles*, identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. The listed buildings have primarily aesthetic value and perhaps some historic value derived from the ways in which past people, events and aspects of life may have been connected to the properties.

Impact on heritage assets

As already mentioned in the design and access statement, the listed dwellings were designed to have a strong orientation and setting to the south towards Sinah Lane. The long and linear nature of the application site would ensure that the existing dwelling would retain a good sized curtilage and its setting would be preserved. The front boundary wall is not contemporary with the original design of No. 42. The new vehicular access would be carefully designed to integrate with the existing boundary treatment. The new access to the proposed dwelling, has been designed to minimise impact on the setting of No. 42. There is sufficient space between the side of the existing dwelling and the boundary fence to No. 40 to avoid a cramped appearance and negative impact.

Residential amenity

The single storey height of the proposed development would ensure there would be no negative impact on the amenities enjoyed by the neighbouring dwellings. In particular overlooking, loss of light and outlook would not occur. The driveway would be used infrequently and therefore disturbance from vehicular activity would be slight. It should be noted that an existing garage associated with the existing dwelling (No. 42) means that vehicles have in the past driven down the space between No. 42 and No. 40.

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

Planning and heritage statement

3

Heritage and planning policy

Policy CS11 in Havant Borough Council's Core Strategy refers to the built heritage. Paragraph 4 states that *planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites and buildings of local historic or architectural interest.*

Comment: The application site is not a conservation area but is within the curtilage of a listed building and adjoins another listed building: No.44. The proposed development has been carefully conceived to respect the architecture of the nearby listed buildings and their setting. This matter is covered further in more detail in this statement.

Policy CS15 concerns flood and erosion risk.

Comment: The area containing the application site is designated as Flood Zone 1 although in the future may lie within Flood Zone 3. This matter is covered in the FRA forming one of the application documents.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Comment: All of the relevant criteria in this policy has informed the design and siting of the proposed dwelling. The scale and height would be subordinate to nearby dwellings and the overall design is of a very high standard that would contribute to the enhancement of the locality.

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

Planning and heritage statement

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Policy CS17 is about concentrating development in urban areas and **Policy CS20** sets out the transport and access strategy for the borough.

Comment: The application site is within the urban area of Hayling Island and therefore the principle of residential development is acceptable.

Policy DM9 refers to development in the coastal zone. The application site falls partly within this zone. There are various criteria set out in this policy that new development should adhere to in the interests of compliance.

Comment: There would be no conflict with the aims of this policy. The proposed dwelling would be set well back from the foreshore and there is an existing tree belt that provides a natural barrier. Moreover the exceptional design quality of the proposed dwelling would add visual stimulation to any glimpses through the tree belt and certainly not contribute in a negative way. Furthermore, there would not be any harmful impact on the designated areas that relate to Langstone Harbour.

Policy DM10 is about all aspects of potential pollution resulting from new development.

Comment: The only relevance in this policy to the proposed development could be light pollution. The new development would be set back from the harbour edge and well screened by vegetation. The glazing proposed would be proportionate to the wall mass and would not, it is considered, result in excessive glazing when viewed from the harbour or elsewhere.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

The NPPF has as its core principle a presumption in favour of sustainable development. Furthermore, there are chapters that relate to a wide choice of good quality homes (Chapter 6), good design (Chapter 7) and the historic environment (Chapter 12) that are relevant to the proposed development.

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

Planning and heritage statement

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It is considered that the proposed development would comply with guidance in Chapter 12 of the NPPF. The proposal is considered consistent with advice in Paragraph 131, as it would result in conservation through a carefully designed new development that would make a positive contribution to local character and distinctiveness.

Paragraph 133 and 134 suggest that, where development would cause harm to the significance of a designated heritage asset, permission should usually be refused unless there is clear and convincing justification or public benefits.

Comment: It is not considered that any harm would be caused to the heritage assets that are the two listed buildings nearby.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015) is the most up-to-date guidance relating to setting. The extent of setting is explained in this document as follows:

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. All of the following matters may affect the understanding or extent of setting:

- *While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals; for instance, new understanding of the relationship between neighbouring heritage assets may extend what might previously have been understood to comprise setting.*

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

Planning and heritage statement

6

- *Extensive heritage assets, such as landscapes and townscapes, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated (explicitly recognised in green belt designations).*
- *The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic almshouse located within the bustle of the urban street-scene).*
- *Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account.*

Furthermore, there is guidance regarding views and setting as follows:

The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

Paragraph 12 of this document sets out a method to assess the impact of development on heritage assets as follows:

Step 1: *identify which heritage assets and their settings are affected:*

Step 2: *assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*

John Pike MRTPI IHBC | Chartered Town Planner and Heritage Consultant
42 Sinah Lane, Hayling Island, Havant, PO11 0HH | Planning and heritage statement | April 2016

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Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

Comment: The heritage assets have been identified in this statement. It is not considered that the retention of the existing plot length is necessary to preserve the setting of the existing dwelling at No.42. As already mentioned, the frontage to Sinah Lane provides the set-piece view and outlook. This would be largely unchanged as a result of the proposed development. The siting, low height and scale of the proposed dwelling have been carefully chosen to ensure that no harm would be caused to the architectural and historic interest of both nearby listed buildings.

The Historic Environment Planning Practice Guide also sets out guidance relating to setting. Paragraph 121 is considered relevant to the application proposals. It states:

The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious group.

Comment: It is considered that the heritage assets would be sustained as a result of the carefully and sympathetically designed application proposals. The height, massing, design and use of materials, in particular, would ensure that the heritage assets and new development form a harmonious group.

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Conclusion

There are precedents in this part of Hayling Island for development of the coastal frontage. The existing recent developments contribute positively to the location and the proposed dwelling would continue this enhancement of the area without detriment to neighbours' amenity or harm to heritage assets.

References

Department for Communities and Local Government (2012) [Online] *The National Planning Policy Framework 2012*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf [Accessed on 30 November 2015 2014]

English Heritage (2010) [Online] *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Available from <http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf/> [Accessed on 30 November 2015]

Havant Borough Council (2011) [Online] *Havant Borough Council Core Strategy. Local Development Framework*. Available from <http://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%20FINAL%20VERSION.pdf> [Accessed on 30 November 2015]

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Appendix A

Listing text for Nos. 42 and 44 Sinah Lane

Saltings, Hayling Island

DESCRIPTION: Saltings
GRADE: II
DATE LISTED: 9 August 1974
ENGLISH HERITAGE BUILDING ID: 135493
OS GRID REFERENCE: SZ7045399762
OS GRID COORDINATES: 470453, 99762
LATITUDE/LONGITUDE: 50.7932, -1.0018
LOCATION: Sinah Lane, South Hayling, Hampshire PO9 3LW
LOCALITY: [Hayling Island](#)
LOCAL AUTHORITY: Havant Borough Council
COUNTY: [Hampshire](#)
COUNTRY: [England](#)
POSTCODE: PO9 3LW

Listing Text

SZ 79 NW HAVANT SINAH LANE
Hayling
9.8.74
9/2 No. 42 (Saltings)

II

House. 1935, by Connell, Ward & Lucas. Building of the Corbusier style, of 'concrete and glass'. 2 storeys, with access to the flat roof, irregular cubist form. Smooth walls of concrete, wide and irregular fenestration of rectangular form, with octal frame. Plain doorway.

Listing NGR: SU6930305647

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The White House, Hayling Island

DESCRIPTION: The White House
GRADE: II
DATE LISTED: 9 August 1974
ENGLISH HERITAGE BUILDING ID: 135494
OS GRID REFERENCE: SZ7043699743
OS GRID COORDINATES: 470436, 99743
LATITUDE/LONGITUDE: 50.7930, -1.0020
LOCATION: Sinah Lane, South Hayling, Hampshire PO9 3LW
LOCALITY: [Hayling Island](#)
LOCAL AUTHORITY: Havant Borough Council
COUNTY: [Hampshire](#)
COUNTRY: [England](#)
POSTCODE: PO9 3LW

Listing Text

SZ 79 NW HAVANT SINAH LANE
Hayling Island
9.8.74
9/1 No. 44 (The White House)

GV II

House. 1935, by Connell, Ward & Lucas. Building in the Corbusier style, of 'concrete and glass'. 2 storeys, with access to the flat roof via a cantilevered staircase, irregular cubist form. Smooth walls of concrete, wide and varied fenestration with metal frames. Plain doorway.

Listing NGR: SU6930305647

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.
Source: English Heritage

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Design Summary

The proposed building is thought of as a continuation of the landscape, becoming an integral part of it. In our design we have taken inspiration from the spirit of Saltings and the textures and tones of the site, in particular the adjacent pebble beach.

Influences from Saltings

The design concepts of the carved sculptural form, the external terrace, framed views and gentle curved internal detailing that define the new proposal embrace the aspirations of the architects, Connell, Ward & Lucas, whilst not attempting to mimic Saltings. A more subtle reference to the existing building, which was originally painted 'dusky pink' is picked up in the natural pigmentation of the masonry we are proposing for the new building.

Materials

Tonally, the earthy pink and stone hues of the proposed materials and the brown roof help to embed and semi-conceal the proposed single storey building into its surroundings, making it subordinate to its context. The varied textures and richness of natural materials represent the sedimentary strata of the land and the beach pebble formations. The facade treatment will allow the building to weather naturally within the exposed setting.

Relationship to Saltings

The single storey scheme is arranged as an open courtyard to maximise south-facing facades and orientates the main facade away from the existing house.

The primary elevation of Saltings is focused on the south facing front garden and Sinah Lane. The rear of the ground floor plan of Saltings was given over to service quarters, with the layout of the first and second floor levels configured to take advantage of the southern views of the harbour. The low mass of the proposed dwelling responds to this by being subordinate to no. 42 Sinah Lane and retains the key views from the upper levels of existing house out across the harbour.



03 Appendices

Appendices

Easch of these appendices has been submitted as individual reports

- A Architectural Drawings
- B Ecological appraisal
- C Arboricultural report
- D Flood Risk Assessment