



Design and Access Statement

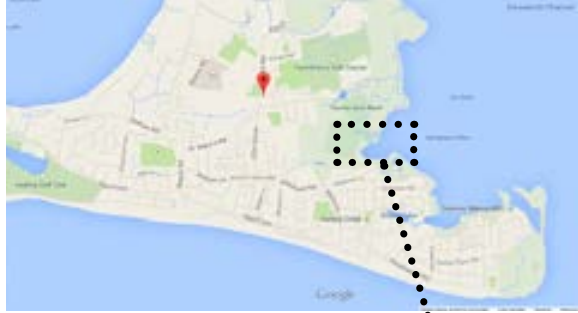
Replacement Dwelling

19a Salterns Lane, Hayling Island, PO11 9PH

Paula and David Elsey

Site Location and Context

Below: Site Context in Hayling Island.



Right:
19 a Salterns
Lane



Below: Site Context in
Hayling Island (Detail)



Introduction

This proposal is for full planning application for a replacement dwelling at 19a Salterns Lane, PO11 9PH. This proposal is considered to accord with relevant local and national planning policy documents.

Existing Building

The existing building is a 1950s brick built house, with a tiled roof and metal/PVC windows. Large parts of the brick building has been rendered and painted.

Context

The existing building is within Chichester Harbour, and an AONB and a conservation area. The adjacent buildings are an eclectic mix of houses. There are few adjacent buildings of architectural merit.

AREA

The existing building has a GIA 201m² over 2 levels. The proposed house is 196 m² - a reduction of 5m².

Visibility from Road

The existing house is accessed down a single track laneway - see images right. The existing house is relatively discreet from the road, but on approach via the laneway, the dominance increases. There is potentially a large reduction in visibility from the approach with the proposed scheme.



Sketch arrival view.
part of the development drawings and not the final sketch



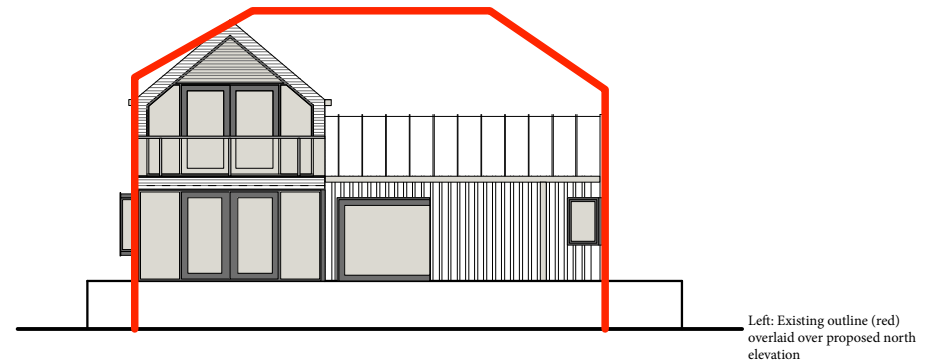
Below: Existing house, South Elevation.



Visibility from Water



The proposed replacement house is significantly less dominant in terms of its bulk than the existing house. The diagram below shows the outline of the existing building overlaid over the proposed.



Right: Views of existing house.
The replacement house will be significantly less bulky than the existing house.



Above: Existing house, viewed from the water

Visibility from North (My Lord's Pond)

This is a photo-montage of the proposed house, with the existing removed. The increase in openness is evident, as is the unassuming modesty of the proposed house, with negligible impact on My Lord's Pond



Site Arrangement

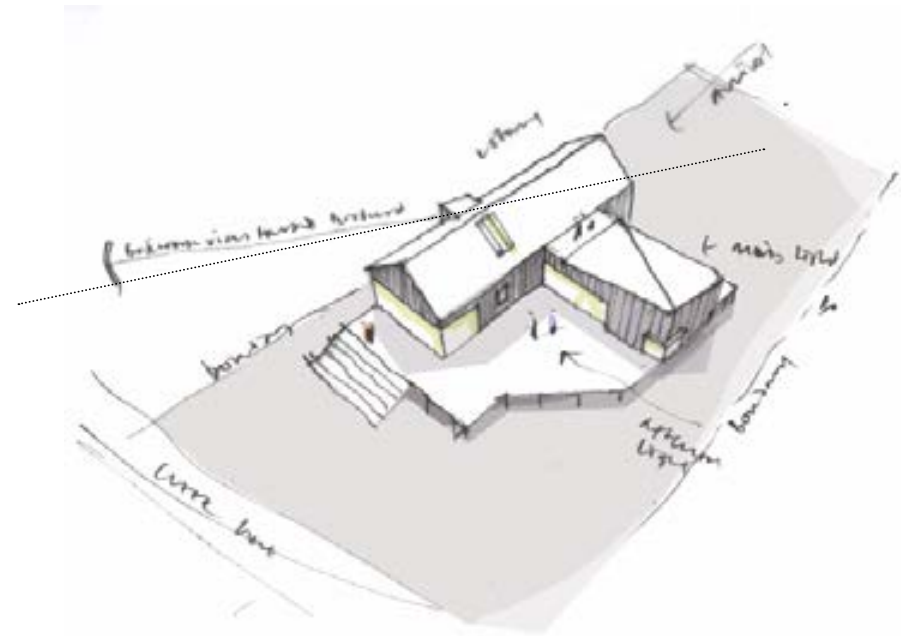
The proposed replacement house sits on the site in a position largely established by the existing building. It has been designed to reduce the bulk of the building on site, and to make better sense of the site. The new building creates a clear sense of arrival, and containment of a front and rear courtyard.

With this, there is a linear typology established by the neighbouring buildings that is appropriate for this context, and as such, the proposed building responds to this, and proposes similar.



Plan Arrangement

The organisation of the new building has been designed to maximise use of sunlight, and to take advantage of views towards the north.



note that the sketch was part of the development: and the roof over the kitchen has changed, but the sketch indicates a contained courtyard, plus the views that the house addresses

Form

The form of the proposed replacement house borrows much from the tradition of the coastal boat house, but is also a simple and direct response to the site. A simple building with a relatively narrow plan works better on this site than a square, deep plan building, and means that a similar scale of accommodation to the existing can be arranged on site in a way that is less dominant and more appropriate.

With the proposed design, all of the living spaces can take advantage of natural light, and views, without bulk and mass that dominates and overwhelms the site.

The lower roof form over the kitchen has been designed to allow maximum south light penetration into the terrace and living spaces to the north.

The new house is intended as one that is beautiful and appropriate for its context, that could perhaps be a design exemplar for this context.

Below:

Examples of similar new buildings in coastal areas



Right:

Development sketches exploring an appropriate form for this context.



New House, Hayling Island for David and Paula Elsey Invisible Studio, Chartered Architects www.invisiblestudio.org

Context

The waterside houses are an eclectic mix of houses of differing styles, but there is often a gable end presented to the water. The photographs on this page show this.

The idea with this proposal is that it knits well into this context, with its gable ends, use of brickwork, darker, recessive materials, and its proportions.

Trees

There is one mature Oak Tree on site, which is away from the existing and proposed building and will not be affected by the works. The tree will be protected for the duration of the works with a cordon that sits outside the canopy.

Left and Right:

Context, when
viewed from the
water



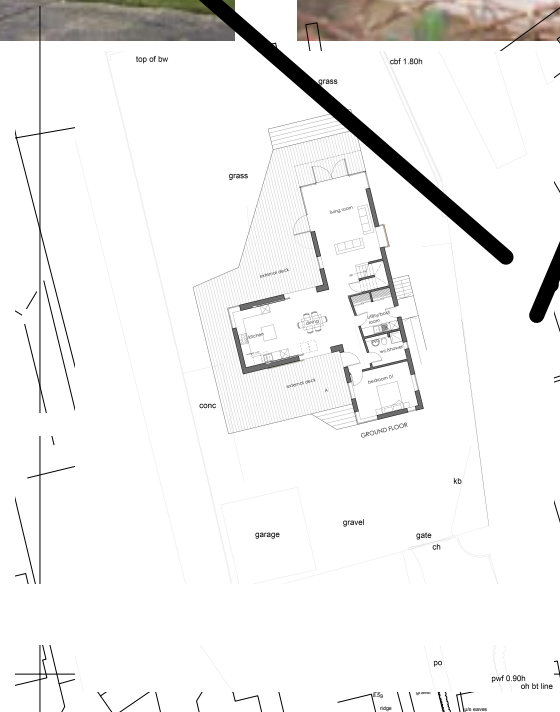
Context



These photographs show the neighbouring brick stable building. This is similar in length, form, materials and typology to the proposed replacement house.

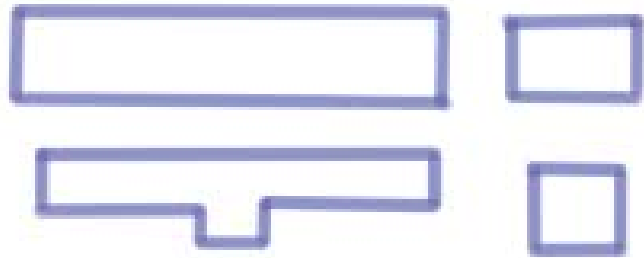
Materials

The proposed materials for the new house are brick external walls, and a tiled roof.



New House, Hayling Island for David and Paula Elsey

Glass



Note that there is NO PROPOSED INCREASE in amount of glass to the north/water elevation when the proposed building and existing are measured.

The scheme infact has a decrease in window glazing

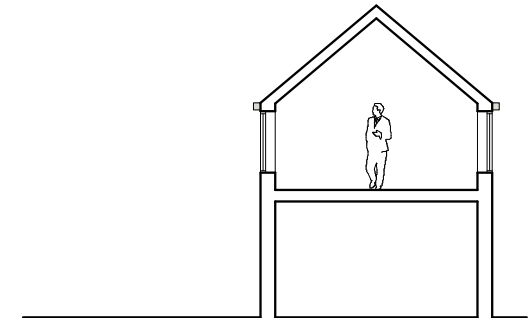
Levels/Height

The existing house needs the ground floor level raised. The new building will have a higher ground floor level than the existing house.

This will be a big improvement on the original house as it will satisfy the Environment Agency's requirements with a much higher 'freeboard' on the ground floor.

The applicant has had discussions with the EA regarding the raising of the ground floor level to mitigate any future flood risk. The proposed house makes use of the roof pitch for living accommodation establishing a safe, habitable house.

The proposed building fits inside the silhouette of the existing building. When the building is raised to the Environment Agencies required 'freeboard' level the ridge height of the proposed new build is virtually the same as the existing house



SECTION A-A



Sustainability

This house takes a 'fabric first' approach to energy conservation. It is proposed that the building envelope will be superinsulated, well sealed and detailed to minimise thermal bridging, reducing the need to heat the house.

Our starting point for a building envelope is maximising the passive benefits of natural light, natural ventilation, super-insulation, thermal mass, solar gain and shading to embrace PassivHaus technology. This approach could carefully be integrated with, and supported by, the use of low and zero carbon (LZC) technologies if appropriate.

The carefully considered assessment of the necessary and appropriate LZC technology is essential for an effective low carbon building and we believe that the inherent building performance should precede and inform the use of the LZC 'green tech'.

At an early stage we will make informed decisions with regard to use of natural resources including water use/recycling and choice of locally and ethically sourced building materials and the effective balance with the scheme budget. We have previously used rainwater harvesting and grey water recycling technologies and this may be appropriate here.

Materials choice is always related to decisions regarding locality and longevity. With a desire to be low carbon as a starting point the scheme can develop to consider rainwater harvesting and re-use of grey water. The scheme may make use of Photo-voltaic and solar water panels given its orientation and could benefit from heating from Biomass of heat exchanging equipment.

There will be provision for drying areas and cycle storage on site. The scheme also provides natural surveillance of the site, in accordance with good practice.

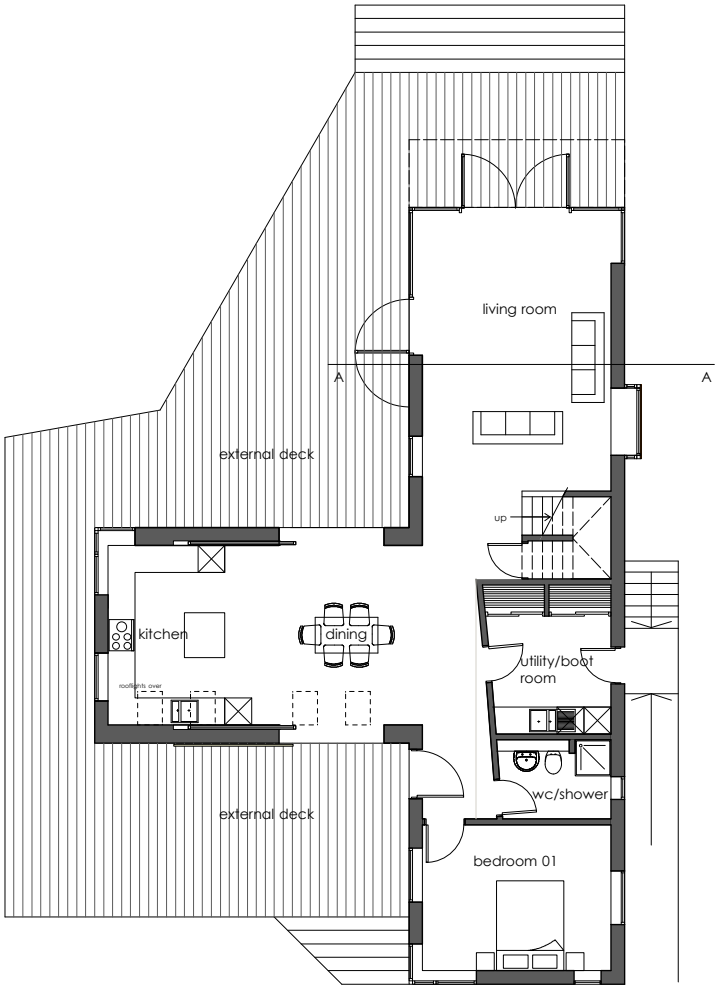


Site Plan

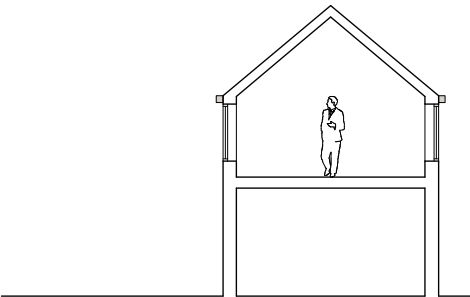


Appendix: Planning Drawings

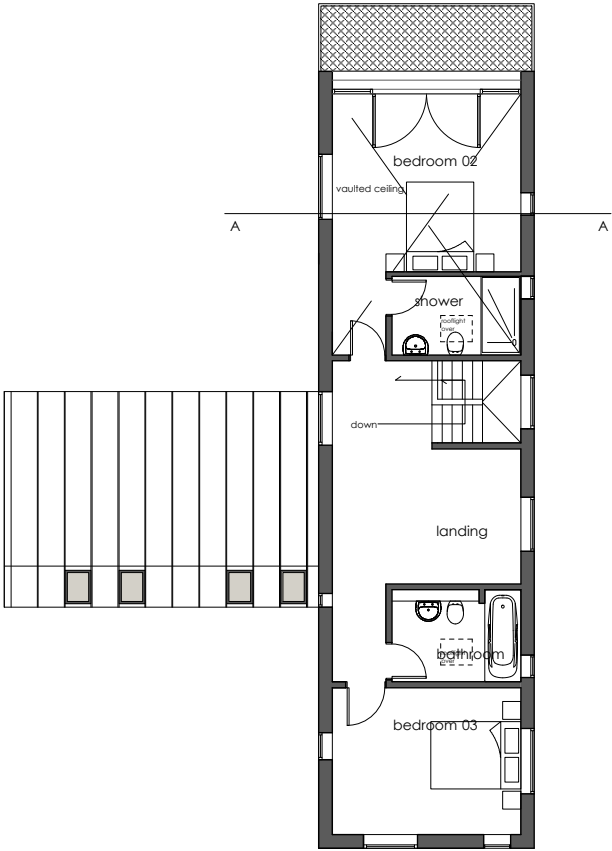
Floor Plans



GROUND FLOOR



SECTION A-A



FIRST FLOOR

invisible studio

David and Paula Elsey
New replacement dwelling
Hayling Island
Proposed Plans

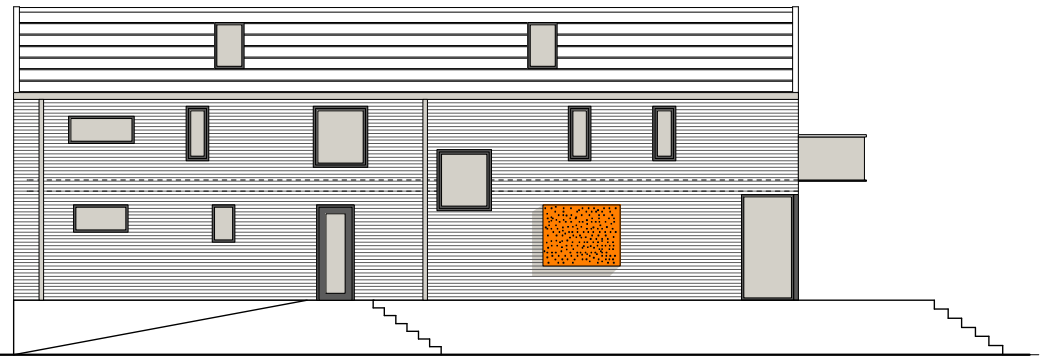
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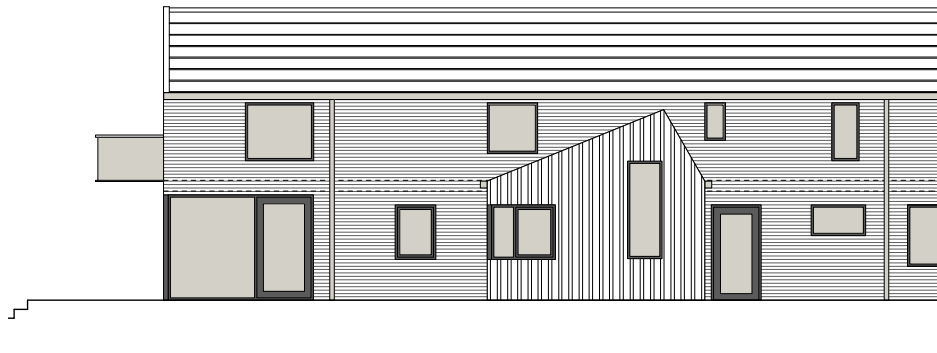
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SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

invisible studio

David and Paula Elsey
New replacement dwelling
Hayling Island
Proposed Elevations

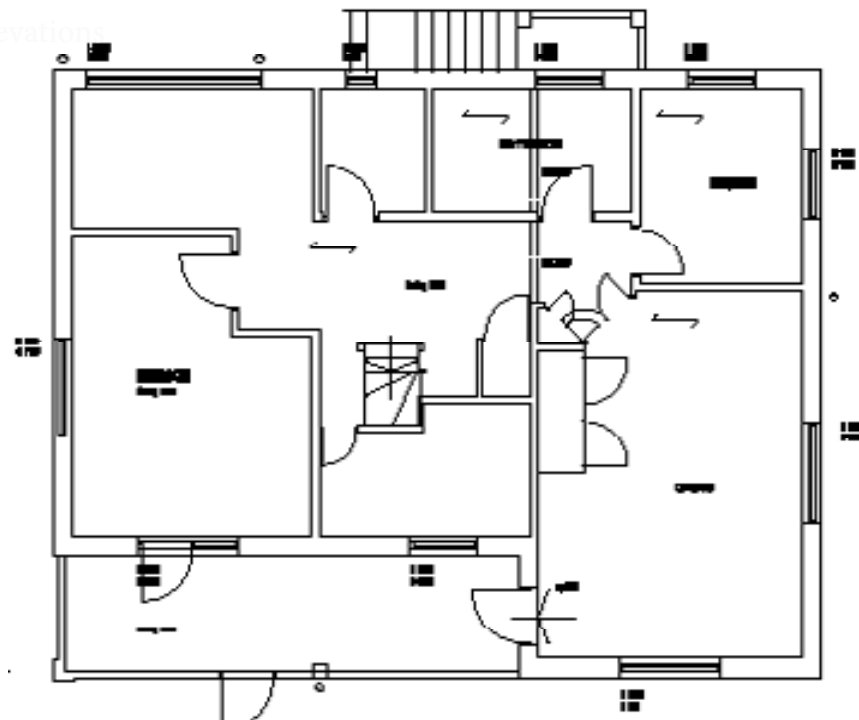
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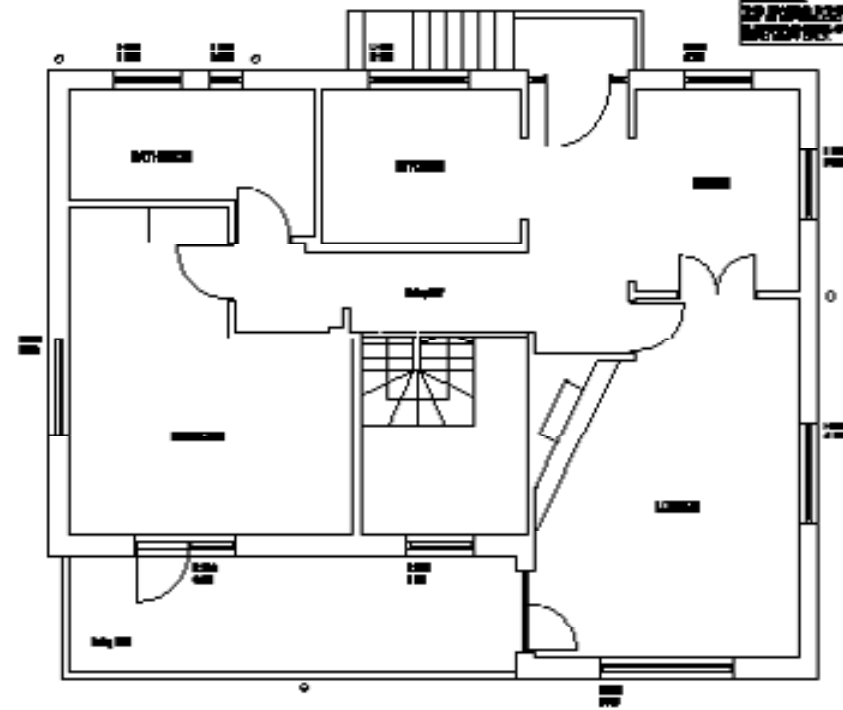
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Elevations

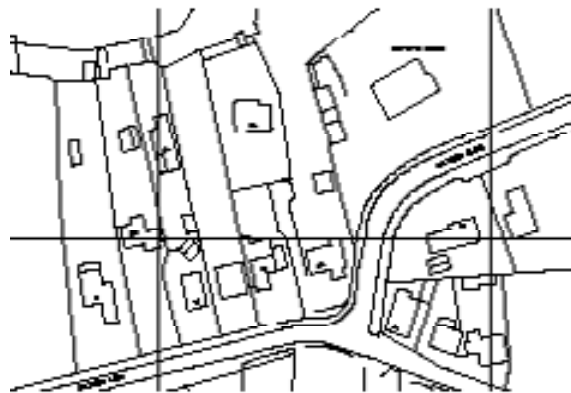
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**GROUND FLOOR PLAN
EXISTING - 1:50**



**FIRST FLOOR PLAN
EXISTING - 1:50**



**LOCATION PLAN
EXISTING - 1:1000**



**SITE PLAN
EXISTING - 1:500**



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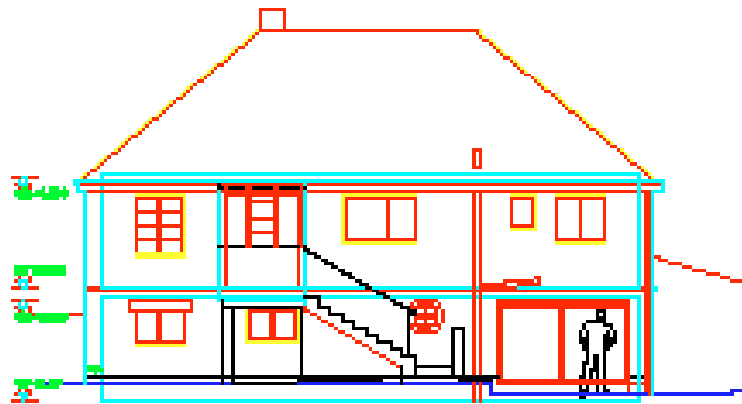
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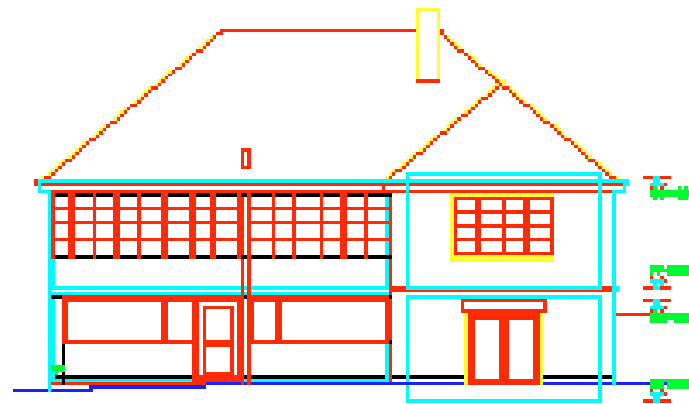
Appendix: Planning Drawings Existing Elevations

Elevations

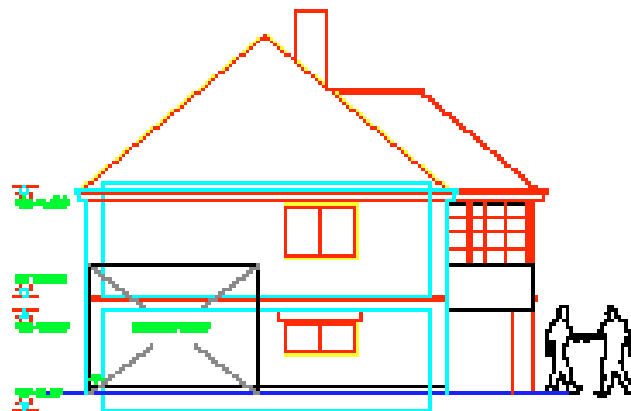
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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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FLOOD RISK ASSESSMENT

Feb 2014

DEMOLISH EXISTING HOUSE AND REPLACE WITH NEWBUILD WITH SIMILAR FOOTPRINT

TIDEWAY 19A SALTERNS LANE, PO11 9PH

RISK ASSESSMENT

Identification of the risks:

‘Tideway’ was built on land adjacent to My Lord’s Pond in 1955. It is in a sheltered Creek within Flood Zone 3, an area of high flood-risk.

The probability of the site flooding has been estimated as greater than 0.1% per year. The principle flood-risk on Hayling Island is from extreme high tides. The waves in My Lord’s Pond, if any, are small.

The predicted 0.5% annual probability tide levels in Chichester Harbour are:

2007 - 3.5 metres

2060 - 3.8 metres

2107 - 4.5 metres

The estimated tidal level increases within the 100-year lifespan in mind (2110) equate to a rise of 1.1 meters in sea level (table B1 of the PPS25 document).

We bought the house, which was built in the 1950’s, 10 years ago. It has habitable rooms set below the outside ground level. This puts these rooms at higher risk of flooding. The floodwater could enter the ground floor and it would be difficult to remove. We have been trying to address the following problems: damp, and the need for doors at ground-floor level; and the moving of bedrooms into the roof space by having a new roof. We think that for the cost of refurbishment and repairs we could have a new-build of a similar size and footprint. We would be decreasing the risk to both the occupants and the property compared with the existing situation.

We propose that the new house will have a similar footprint to the existing house (approximately 100 square metres) and have an acceptable finished floor-level of 4.6 ODN which is above the predicted tidal increase.

(The road-level of Salterns Lane at the entrance to 19a was considered to be the appropriate datum for the finished floor-level.) We propose to take measures to stop the floodwater from entering the house. The electrical cables will come down from the ceiling and sockets will be at a specified height to protect the electrical services. The ground floor will be made of resilient and impermeable material to withstand water damage. By doing the above we would be reducing the risks for the occupants.

A new driveway for 19a was made in about 1986; this was cut lower than the surrounding land and led to an integral garage. The area in front of what was the integral garage has been a low spot where rainwater from Salterns Lane and the surrounding gardens tends to accumulate. Earth had also been removed in the southwest corner of the plot for a short driveway to a separate garage. We propose to fill in these dugout areas so as to bring the front garden up to the original land level.

ECOLOGY

The proposed scheme is to demolish an existing house and leave much of the existing borders intact.

19A is adjacent to Chichester harbour, an area of outstanding natural beauty, SSSI, Ramsar site, SPA and SAC. We propose to protect the site and adjacent areas from pollution, littering, noise and dust, as best we can.

There will be disturbance to the roof voids but limited disturbance to the existing vegetation. The proposal will be to cordon off the north west border and to put a fence around the oak tree on the north aspect. The proposal wishes to conserve as much of the existing vegetation as possible.

The scheme will take measures to protect legally protected species and as such, commissioned an extended phase 1 habitat survey, along with a day time inspection of the building, as recommended by the County Ecologist. Although the phase 1 survey didn't show any species present, it was considered that the site had potential to support roosting bats. Phase 2 surveys were undertaken.

From the results of the phase 2 survey, we will install bat boxes and bird boxes within the garden. Apply for an application to Natural England for an EPSL if required. We will have a suitable method of demolition for the sensitive features of the site, with the supervision of a licensed ecologist.