



Design & Materials
CREATING BESPOKE HOMES

DESIGN & ACCESS STATEMENT

Site: 3 Swans Walk
Hayling Island
PO11 9TX

Proposal: Demolition of existing 3 bed detached dwelling and construction of 1 no. 4 bed detached house.

Prepared by: Design & Materials Ltd
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Introduction

This document is prepared in support of the full application for amendments to the approved application, reference APP/15/00503.

Reference should be made to pre-application advice received and discussed with emails and telephone calls with Havant Borough Council. The amendments are required in order to raise by a limited amount the shoulders; the junction of the vertical and sloping surfaces, of the first floor external walls. This is for the practical reason of the placing of furniture. The roof height is un-affected. The amendments are to :-

1. Raise the height of shoulders of first floor vertical walls.
2. Reduction in the number of roof windows to the side elevations
3. Additional windows to the South elevation.
4. Changes to the North Elevation

Amount:

The amendments do not change the amount of approved development under application reference APP/15/00503.

Use:

The use is for a single dwelling house with integral garage.

Layout:

The general layout of the plot is unaffected. Protection of the existing boundary treatment and trees will be maintained.

The layout and use of the internal rooms is un-affected.

Scale:

The amendments remain sympathetic to the approved plans and in keeping with the context and character of the location. The surrounding properties show the variety of roof heights and profiles that are typically seen within the local area.

Appearance:

The proposed changes have a minor effect on the external visual appearance of the approved scheme. The amendments are required by the limited raising of the vertical height to the first floor external walls.

The windows to the south elevation are non-opening. Additional planting subject to a condition for a detailed landscaping scheme as a natural screen between the properties, will diminish the potential for overlooking. The side windows set in the wall elevations are non-opening and with obscured glazing, except to the Studio where the top light only serves as the means of escape from the room.

The external materials; brickwork, anodized aluminium fascia and the window/door frames remain as the previous approval. Glazing to the rear north elevation will have a grey tint. Red/Brown clay roof tiles will be selected suitable for the change in roof pitch and to reflect the quality of the design and proposal overall.

Ecology:

The approved mitigation and enhancement measures detailed within the Phase 1 Ecological Survey (August 2015) are un-affected.

Arboricultural:

The changes do not impact on the approved proposed protection measures covering the boundaries and trees.

Flood Risk:

This is unaffected by the proposed changes

Sustainability:

In regard to the nearby Special Protection Area and previously referred to piling works and use of heavy machinery; it is proposed to use an engineered insulated concrete raft to form the foundations and integral ground floor. This removes the need for extensive excavation, intrusive piling rigs and spoil removal.

To improve the levels of thermal efficiency and airtightness, thin joint blockwork is envisaged for the main elevations and internal walls set within a steel frame. By using these construction methods, a reduction in the overall construction programme will be achieved.

The approved sustainable measures to cover, local material supply, mechanical heat recovery system, photovoltaic panels, low energy rated lighting and appliances, low water use fittings remain all part of the proposal.

Access

The changes have no impact on the approved access arrangements for mobility or vehicles.

Conclusion

The proposed amendments maintain the integrity of the approved plans. They have no adverse impact on the Chichester Harbour Area of Outstanding Natural Beauty or on the character and context of the location.