

SUPERSEDED

**Proposed Development
Land Adjacent to 'Fairacre'
Church Lane
Hayling Island**

Design & Access Statement
Incorporating Planning Statement
November 2014

1. Introduction

This Design & Access Statement accompanies a planning application submitted to Havant Borough Council for a proposed development on land adjacent to 'Fairacre', Church Lane, Hayling Island, Hampshire.

This statement serves to indicate that, in preparation of this application, full and careful consideration has been given to National, Regional and Local Planning Policies relevant to the particular area and to the existing local architectural vernacular.

2. Location

The application site is located off Church Lane within the north east area of Hayling Island.

It has excellent transport links including major road networks along the south to coastal towns and north to London. The wider area provides direct rail services to London and Gatwick Airport. Havant town centre & South Hayling Island provides all required amenities including shops, schools and employment areas.

Currently the site is vacant and is part of the overall grounds of 'Fair Acre', that sits to the west. It measures approximately 5020msq in area. There is a gated existing access to the land on the northern boundary that is independent from the access to 'Fair Acre'.

3. Proposal

This application seeks to construct a single dwelling that will incorporate renewable and sustainable materials in the construction. It will also increase the existing housing stock within the area .

It is acknowledged the site is outside of the settlement boundary but in consideration of the number of existing dwellings, of different styles and sizes, located in the surrounding area it seems justifiable a suitably designed dwelling incorporating sustainable construction could be accommodated on the site without causing harm to the character and appearance of the area.

The development of the site by creating a single dwelling would very unlikely have a severe impact on the surrounding road network in terms of highway safety, particularly as the surrounding area serves many existing dwellings.

There is a consensus within government planning policy to allow limited provision be made for the small-scale gradual growth of villages and small towns, spread over the local authority's local plan period, which will assist rural communities and support local facilities and services.

Local Map Indicating Proposal Site



4. Layout & Scale

The requirement not to over-develop land in such a sensitive location is recognised and the application aims to provide a suitably sized detached home with all necessary amenities while retaining generous garden areas for the occupants.

The proposed dwelling will be positioned towards the western boundary and orientated so the front is facing due north. This will provide the occupants with excellent views to the east. An important factor is to ensure the majority of trees & foliage on site are kept in-situ to retain the site's rural appearance.

The positioning of the garage allows the driveway to be kept close to the western boundary, keeping disruption to the existing trees & foliage to a minimum.

The internal layout has been arranged so that easy access is gained to all areas of the property while providing a main open plan living area. It will provide an attractive family home with a range of living accommodation that is suitable for the size of plot and its location.

The entrance and all areas of the dwelling will be wheelchair accessible and comply with Approved Document M & Lifetime Homes enabling people with disabilities to use the building in a manner that allows full functional use.

5. Appearance & Materials

The setting of the detached dwellings in the vicinity is particularly varied. There is no significant architectural style to adopt when considering the design.

Policy criteria requiring that new development should not harm the intrinsic local character of the landscape is fully embraced and the proposed dwelling has been designed with this in mind.

It is intended for the new dwelling to have elevational materials that are characterful and interesting. A design with a combination of light render finish, stonework and timber cladding that will weather naturally to a silvery/grey will present a clean modern building which will be distinct from the immediately surrounding architecture. That said, little of the proposed dwelling will be visible from the main access road to the north.

The impact of the building will be reduced by incorporating low angle offset mono-pitch roofs to ensure it has an insignificant visual impact from the road to the north.

The large glazed areas in conjunction with the open plan arrangement will add character to the house but also allow passive solar gain into the core of the building. This in turn will increase the amount of natural daylight available to the main living areas, thus reducing the requirement for excessive internal heating and lighting and therefore reduce the total energy consumption.

6. Sustainable Development

Sustainable designs help minimize the environmental impact of buildings by enhancing efficiency and moderation in the use of materials, energy, and development space. It also attempts to ensure that the remaining environmental impact of buildings is positive or at least not excessively negative.

The issue of the proposed development being sustainable is an understandable concern.

The government have continually stressed to local authorities that their housing supply must be achieved to ensure the national housing shortage becomes less of a major concern than it is at present. In reference to the National Planning Policy Framework, it would be pertinent to refer to paragraphs 12 & 49 that require the presumption be placed in favour of sustainable development unless materials considerations dictate otherwise.

The main town of Havant to the north provides all facilities and amenities and is less than 3 miles in distance from the site. To the south is West Town & Mengham in South Hayling which again provide all facilities required along with fantastic beaches and various activity centres.

The proposal intends to provide secure cycle storage adjacent to the dwelling for the occupants use and dissuade the reliance on the use of private motor vehicles.

There are also a number of footpaths & walkways that lead to numerous locations scattered all over the island.

7. Sustainable Construction

The proposal is intended to be constructed using environmentally sourced timber frame to achieve a considerably more energy efficient building than existing. It is intentional to generate a good proportion of the heat and power required for the site on the site itself to comply with a minimum Level 4 of the Code for Sustainable Homes. Renewable Energies which are both visible and non-visible have been fully considered by the Client and would be gladly and willingly incorporated in to the building or the site as a '**condition**' in order to secure any forthcoming planning approval.

A 'Statement of Commitment' that indicates the sustainable impact of redeveloping the site is included with the application.

Renewable energy sources considered are:-

- Timber Frame Construction
- Air / Ground Source Heat Pump
- Rainwater Harvesting & Recycling
- Permeable surfacing to all driveways & footpaths
- Heat Recovery & Mechanical Ventilation

8. Timber Frame Construction

A Timber Frame structure will be incorporated when developing the site.

Timber frame has an inbuilt natural advantage in sustainable construction, and already represents the most environmentally friendly commercial building material available.

High levels of thermal insulation are incorporated within the construction, reducing heating costs and conserving energy.

Dry construction not only saves time on site but means that decorations can be carried out soon after completion of the building without risk of cracking and deterioration of finishes.

Build quality can be strictly monitored under factory controlled conditions ensuring the highest possible level of engineering. A greater degree of overall build efficiency is therefore gained through speedy assembly of the structural frame on site and fewer return visits for remedial works. This is also advantageous in that it reduces the period of inevitable disruption for neighbouring properties during construction.

In addition, timber frame structures achieve a greater success rate than masonry walls when meeting regulatory values for acoustic performance.

Advantages of Timber frame Construction

- Speed of construction
- Thermal & Acoustic efficiency
- Energy & Environmental conservation
- Design flexibility

9. Access

The application seeks to retain the existing vehicular access on the northern boundary

A new driveway, constructed with a permeable surface, will be constructed from the existing access to run south towards a new garage and turning area. This turning area will be level to ensure access from the parking area to the dwelling complies with Approved Document M with regard to ambulant and disabled access.

10. Landscaping

The existing boundary landscaping will be retained to maintain the mature context of the site, including the majority of existing trees and shrubs.

The established look in the garden will be retained while providing reasonable screening for the occupants.

Any new additional footpaths will be of a permeable construction.

11. Drainage

All new foul drainage will run to the existing mains sewer system situated in Church Lane.

Surface water will be collected and run to new harvesting tanks which in turn can be re-utilised for garden / cleaning purposes for the occupants.

12. Conclusion

Care has been taken in relation to the design and other aspects of the proposal to ensure that the terms of current policies would be fully met and that, to the extent it is visible, will provide an interesting addition to the already hugely varied surrounding built environment.

This new dwelling will provide a well designed, attractive, highly energy efficient and sustainable dwelling constructed on developable land. It would do so without major impact on the site and surrounding area.

By virtue of its positioning on the site and the natural lie of the land, it will have a minimal impact on it's locality and neighbouring properties.

During the past year, the Government has made public its overwhelming support for, and aim to increase the housing supply through the approval of, more sustainable and self-build projects.

This application satisfies the Government's aim of increasing the supply of sustainable self-build homes without falling foul of "garden grabbing".

In conclusion, the applicant believes the proposal has been developed taking full account of the current regulation and guidance, and therefore it is felt that this application should be found favourable and receive the local authority's approval.

13. Policy References

The following Havant Borough Planning policies have been referenced when producing this Design & Access Statement.

Havant Borough Core Strategy 2011

Policy CS16 - High Quality Design

Havant Borough Local Plan 2014

Policy AL1 - Presumption in Favour of Sustainable Development

National Planning Policy Framework

Supplementary Planning Document: Residential Design Guide

Supplementary Planning Document: Landscape Assessment

14. Site Photographs

