

APP/15/00299 – 40A, Sinah Lane, Hayling Island

My comments on this application are focused on the potential impact of the proposed development on The Saltings 42, Sinah Lane which is a grade II listed building. I have made a site visit and have viewed the proposal from the road and from within the grounds of No.42 Sinah Lane. On the basis of what has been submitted I have to raise serious concerns to what is proposed and the potential impact it will have on the setting of The Saltings.

The Saltings and the adjacent building (No.44) to west are both listed. They were designed as holiday homes by the renowned architectural practice Connell, Ward and Lucas. The practice only had a short duration and accordingly undertook relatively few commissions. The work undertaken in the 1930's however was at the forefront of the International Style and serve as exemplars for the period. Accordingly many have gained national recognition through statutory listing. They are noted for the use of concrete and the finesse of execution resulting crisp fine lines and detail.

No 40a, subject of the current application is a unfortunately a poor imitation. The building currently sits centrally in the plot with a generous gap to most boundaries. There is a very large detached single storey flat roofed structure immediately to the front, with roof terrace. Since it appears to be unaffected by the proposals it is not covered in any detail in the submitted proposals, other than showing to show the basic footprint. The existence of a garage door is indicative that part is, or was used for garaging.

The proposal involves the very significant enlargement of the property and extends the footprint across the whole width of the plot and to the rear boundary. In terms of the indoor swimming pool, this is set on the eastern boundary and therefore the direct impact on the Saltings will be limited and of itself broadly acceptable in terms of impact on the setting of The Saltings. It is intended to include a roof balconies which has the potential to directly overlook the neighbouring private garden which is a general planning consideration and an aspect you are already investigating.

There is currently some limited screening along the western boundary by the way of a row of leylandii or similar. Although not particularly great specimens (in my view) they do serve to partially screen and contain the present house and its grounds. The proposal is to extend the property by means of a part two storey/part single storey extension to within a metre of the boundary. This will remove any vegetative screening that currently exists and make the house far more imposing. The new boundary wall will be c 2.9m within a metre of the boundary. The resulting intrusion and greater dominance of the built form so close to the boundary will negatively impact on the setting provided for the listed building to its detriment..

Taking into account the existing buildings and a reasonable addition to these facilities, I feel there is an opportunity to provide much of what is being sought. It should be possible to achieve this in a more compact and better designed form, which would make the scheme more acceptable.

I have not had an opportunity to work in any detail on alternatives and to test in sketch form, but as a guide I advise the following necessary minimum modifications:-

- Reduction in the footprint of both the single and two storey western elements which currently infill the gap between the current house and side boundary. I wish to see the new building pulled significantly away from the side boundary to allow the provision of intermediate screening. As a rough guide reducing the width to 3.8m. This would still accommodate a satisfactory plant room and generous single garage,
- Reduction in the first floor element to provide an en-suite and dressing room more on a par with the size of that provided to Bed 3.
- As currently designed the garage and first floor fenestration sit visually very uncomfortably together. In reducing the footprint the relationship should be revisited and improved..
- On many occasions copying existing detail is the correct approach. A strange approach has been taken to the rendering of this building with a mix of roughcast and smooth render. With such a significant remodelling of the building there is an opportunity to at least attempt to improve some aspects of the design. The building is never going to have the finesse of its listed neighbours but a smooth crisp render coat would be an advance on what currently exists.

I have confined my comments to aspects of the design which most significantly impact on the listed building and its setting. Hence I have not given much thought or attention to the overall design or extensions planned to the east.

SUMMARY

OBJECT. This application requires amendment as outlined to lessen the impact on 42 Sinah Lane (grade II listed). Given the size of the plot, existing buildings and substantial extensions proposed this should be readily achievable.

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03/06/15