

Design, Access & Heritage Statement

New Tile-Hanging to West Elevation

The Brents,
St. Peters Road,
Hayling Island,
PO11 0RT

For

Mr. & Mrs. M. Dawe

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1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to Havant Borough Council to re-clad the west elevation in hanging tiles.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:

1509	-	201	Location Plan
		202	Block Plan
		101	Existing and Proposed Plans
		401	Existing Elevations
		402	Proposed Elevations

2.0 Physical Context

- 2.1 Northney is an historic village to the north-east of Hayling Island. Evidence suggests that it has been settled since the Iron Age, and was a largely agricultural area until the 19th Century Enclosure Acts. Today it is predominantly residential, although it still retains a working dairy farm. The shore, including Northney Marina, forms part of Chichester Harbour AONB.
- 2.2 The main St. Peter's Road runs approximately north to south through Northney. The subject site is on a subsidiary road of the same name, branching off west, and then north of the main road

- 2.3 The subject site is to the west of St. Peter's Road. As is it accessed via a subsidiary, it is not visible from the main road.
- 2.4 The property is a modern, two-storey, four-bedroom home with a reasonably large garden. It is exposed to open farmland on the west side.

Historical and Heritage Context

- 2.5 North Hayling has a long history of settlement, as evidenced by the remains of a 1st Century BC Romano – British Temple built over an earlier Iron Age Shrine. St. Peter's Church was built around 1140, and a small community formed around it, mostly along what is now St. Peter's Road and Church Lane. There were historically two farm complexes in the area, Church Farm and Eastney Farm, and several farm buildings have survived and been reinvented as residential properties.
- 2.6 St. Peter's Conservation Area, within Northney, centres around the Grade I Listed Norman St. Peter's Church. Originally built around 1140, the church was extended in the 13th Century. There are a number of other listed buildings to the north-east of the church site, mostly of agricultural origin.
- 2.7 The subject site is a modern building located south of St. Peter's Church. It is likely built on what was previously farmland, given the agricultural nature of the area.

3.0 Social / Economic Context

- 3.1 Northney is a residential area with a comparatively rural setting.
- 3.2 The current residential use of the building will not change.
- 3.3 No additions to the building are proposed.

4.0 Involvement of local interests

- 4.1 Email from Judy Clarke, Chair of Northney residents Association, 3rd February 2015.

5.0 Amount

5.1 No additions to the building are proposed.

6.0 Layout

6.1 Please refer to existing and proposed plans 1509-101. The layout and land use of the site remains unchanged.

7.0 Evaluation

7.1 Due to the minor nature of this development, it is considered appropriate for this location.

8.0 Design Principles

8.1 To provide pleasant, safe and comfortable living accommodation.

8.2 To use materials appropriate for the neighbourhood.

8.3 To minimise the long term impact on surrounding properties.

8.4 To better protect the existing exposed west elevation.

9.0 Scale

9.1 As existing.

10.0 Landscaping

10.1 Existing landscaping will not be affected.

11.0 Appearance

11.1 The existing building is modern brick with interlocking concrete roof tiles. Fenestration is white UPVC.

11.2 The proposal is to clad the west elevation in plain clay hanging tiles, to be 'Heritage' brand, as supplied by D. Cover & Sons. Similar hanging tiles are in use elsewhere in the neighbourhood. This elevation faces open farmland. There are no overlooking issues.

12.0 **Access**

12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 and 2005.

12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

12.5 No changes to the existing access are anticipated.

13.0 **Flood Risk**

13.1 The site is not within an area subject to flooding, as indicated by the published Environment Agency Flood Risk Maps.

14.0 **Sustainability**

14.1 The following measures and proposals are made in the terms recommended in the BREEAM (Building Research Establishment, Environmental Assessment Method).

14.2 Management.
It is the applicant's intention to:

1. Recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated

and comprehensive manner, thus ensuring optimum performance under actual occupancy conditions.

2. Recognise and encourage construction to be managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.
3. Recognise and encourage the specification of a building and building services that can be easily maintained during their life cycle.

14.3 Health and Wellbeing.
It is the applicant's intention to:

1. Ensure occupants have easy and accessible control lighting within each relevant building area.
2. Reduce the risk to health associated with poor indoor air quality.
3. Ensure, with the use of design tools, that appropriate thermal comfort levels are achieved.
4. Ensure the acoustic performance of the building meets the appropriate standards for its purpose.

14.4 Energy.
It is the applicant's intention to:

1. Recognise and encourage buildings that are designed to minimise CO² emissions associated with their operational energy consumption.
2. Recognise and encourage procurement and commissioning of energy-efficient equipment to ensure optimum performance and energy savings.

14.5 Transport.
It is the applicant's intention to:

1. Encourage building users to cycle by ensuring adequate provision of cycle facilities.

2. Recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.
3. Recognise the consideration given to accommodating a range of travel options for the building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.
4. Ensure that safety is maintained and disruption due to delivery vehicles minimised through well planned layout and access to the site.

14.6 Water.

It is the applicant's intention to:

1. Minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.
2. Encourage the collection and re-use of waste water or rainwater to meet toilet flushing needs, and reduce the demand for potable fresh water.

14.7 Materials.

It is the applicant's intention to:

1. Recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.
2. Recognise and encourage the re-use of existing structures that previously occupied the site.

14.8 Waste.

It is the applicant's intention to:

1. Promote resource efficiency via the effective and appropriate management of construction site waste.
2. Recognise the provision of dedicated storage facilities for a building's operational related recyclable waste streams, so that such waste is diverted from landfill or incineration.

3. Recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

14.9 Land Use and Ecology.

It is the applicant's intention to:

1. Encourage the re-use of land that has been previously developed and discourage the use of previously undeveloped land for building.
2. Minimise the long term impact of the development on the site's, and surrounding areas', biodiversity.

14.10 Pollution.

It is the applicant's intention to:

1. Reduce the contribution to climate change from refrigerants with a high global warming potential.
2. Encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.
3. Ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.
4. Reduce the likelihood of noise from the new development affecting nearby noise sensitive buildings.

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