

DESIGN AND ACCESS STATEMENT

for

PROPOSED REPLACEMENT SINGLE STOREY DWELLING WITH INTEGRAL SINGLE GARAGE

at

**34 SEA FRONT ESTATE, HAYLING ISLAND
HAMPSHIRE PO11 9JJ**

January 2015

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

1.0 Introduction

- 1.1 This Statement is to accompany an amended full planning application following the withdrawal prior to decision on 29 April 2014 of the previous application ref. APP/14/00201 (registered 6 March 2014) prepared and submitted by Flight Homes on behalf of this Applicant.
- 1.2 The previous application was withdrawn due to problems raised by the Case Officer of siting and design particularly with regard to the relationship of the proposed new bungalow to the western boundary of the site.

2.0 Pre-Planning Consultations and Advice

- 2.1 Following the withdrawal of the application, the Applicant had further consultations with the Case Officer to attempt to resolve the issues raised but these were not resolved to a point where an amended design could be agreed.
- 2.2 The Applicant subsequently engaged the services of Jeffrey Douglas Chartered Architect with a view to producing an amended design which would meet the Applicant's requirements and the planning criteria suggested by the Council.
- 2.3 Following informal discussions between Jeffrey Douglas and Steve Weaver in the Council's planning department, a way forward was agreed on the basis of sketch proposals and the design was subsequently updated to incorporate comments made by Mr. Weaver and now included in this amended application.

3.0 Local Character and Site Analysis

- 3.1 The site is located in the south of Hayling Island within the private Sea Front Estate. The properties within the estate are mainly of traditional styles, mostly single storey bungalows with a smaller number of chalet style houses which appear to have replaced original bungalows. Reference should be made to photographs included with this application.

- 3.2 Many of the existing bungalows within the estate have been adapted and extended in various adhoc ways which have tended to somewhat break down any coherent form which may have existed within the original estate design and layout.
- 3.3 The existing two bedroom bungalow occupies a corner plot with a frontage of approximately 10m and a depth of approximately 24.5m. The bungalow has a gross internal area of approximately 64m². Single storey flat roof additions have been added to both the front and rear elevations. There is a detached prefabricated single garage at the rear of the plot with access from the estate road on the western boundary.
- 3.4 The Applicant considers that the existing bungalow is not suitable for her needs as a disabled person and adaption is not a practical proposition due to the building's age and poor standard of construction. The Applicant is also seeking a significantly more comfortable and energy efficient dwelling.



Diagram 1: Context Appraisal & Site Constraints

4.0 Planning Proposals and Layout

- 4.1 It is now proposed to completely demolish the existing bungalow and replace it with an appropriate but single storey dwelling in traditional style but with contemporary overtones, built with modern sustainable materials, providing significantly higher levels of comfort and energy efficiency and providing a high standard of accommodation and amenity into the future.
- 4.2 The new dwelling would be 'T' shaped on plan with its long axis running north to south and presenting a gable to the south and west road frontages. The single garage would be integral on the east side with a new drive and vehicular access taken from the estate road to the south, in common with the adjoining dwellings to the east. The roof adjoining no. 35 would be hipped in order to present a lower eaves along the shared boundary line.
- 4.3 As now agreed in consultation with the Council, the west facing gable would sit directly on the western boundary line adjoining the grass verge but with a setback of around 0.8m extending towards the south. Low open fencing would be used along the western and southern boundaries to maintain a defensible space. High fencing would be restricted to the rear garden only to maintain privacy. A corner window feature at the point of setback would allow views of this area to the south and west.
- 4.4 The new dwelling would be set forward at the southern end just under 0.6m in front of the existing bungalow. This ensures that adequate private garden space is provided at the rear. This would still sit back from the existing frontages of nos. 36 & 37 to the east.
- 4.5 As the Applicant is a disabled amputee, the dwelling entrance would have an extended porch above to provide shelter when transferring to or from a car parked on the drive. The single garage would be enlarged in width to allow easier wheelchair access/egress.

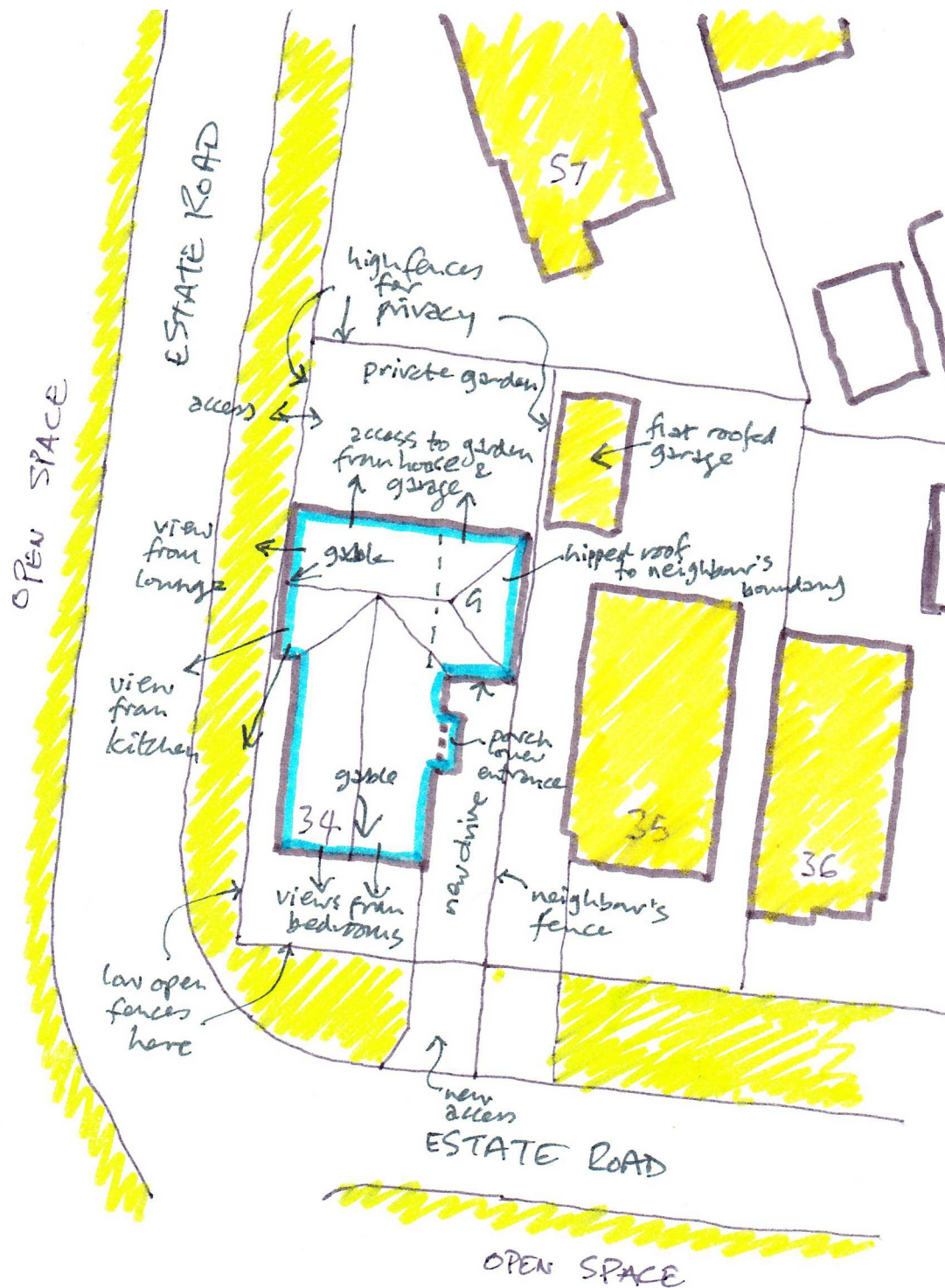


Diagram 2: Design Analysis.

5.0 Design and Form

- 5.1 The new house would be a pitched roof two bedroom bungalow in the form described above with a gross internal floor area of 78m² plus an integral single garage of 20m².

- 5.2 The design approach is to provide a recognisable traditional form which is sympathetic with the surrounding houses whilst maintaining a more contemporary style by the use of modern materials of synthetic render, fibre-cement cladding and stainless steel tubular brackets to the extended entrance porch. These produce clean simple lines without adopting over-detailed traditional embellishments. The roof tiles on the existing bungalow and predominantly on the estate are profiled interlocking orange clay which is no longer manufactured. This would be substituted on the new building by a profiled concrete interlocking tile with a similar terracotta colour which can also be found on several newer houses on the estate.
- 5.3 The gabled elevation on the southern end forms the principle road elevation and provides punctuation to the row of houses to the east which are mainly pitched front-to-back. Here the windows to each of the two bedrooms would extend up to verge level and be unified by a panel of horizontal fibre cement cladding boards which also introduces a more contemporary feature to the building.
- 5.4 The secondary west facing road elevation would have a similar sized gable at its northern end but with a corner window introduced to the kitchen which affords views to the west and south. The panels below the cill level of this window would be clad in fibre-cement boards to visually carry the detail down to ground level.
- 5.5 The east elevation includes a projecting porch over the entrance held on stainless steel gallows brackets with a gabled end to its roof clad in fibre-cement boards. The garage roof which sits adjacent to the boundary with No. 35 would be hipped rather than gabled to reduce its height to eaves level.
- 5.6 Modern rooflights would be installed at strategic locations into the south and west facing roof slopes to provide high level daylight to the rooms below.
- 5.7 Refer to the included Schedule of External Materials for details and descriptions of proposed material choices. Relevant manufacturer's literature is also included where appropriate.

6.0 Access

- 6.1 The vehicular access off the estate road to the existing redundant garage would be closed off and a new drive would be constructed on the east side of the building adjacent to the drive of No.35. This provides safer access and egress with improved sight lines. It would also provide access to the new integral garage and off-road parking alongside the main entrance.
- 6.2 Pedestrian access from the highway would be via the new drive access. Access into the main entrance would be level and suitable for ambulant disabled and wheelchair users to comply with Part M of the Building Regulations.
- 6.3 Secure bicycle storage would be provided by means of a proprietary wall bracket within the garage along the west wall where sufficient space for two bicycles would be available.
- 6.4 The internal layout of the new dwelling is planned to allow adequate wheelchair access including the sanitary accommodation.

7.0 Trees and Landscaping

- 7.1 This application does not include an Arboricultural Impact Assessment, Tree Survey Schedule or Tree Survey and Root Protection Plan as there are no trees on site or adjacent.
- 7.2 A new small tree location is suggested in the south west corner of the front garden and low shrub planting to the front garden boundary.

8.0 Sustainable Design

- 8.1 It is anticipated that the new dwelling would comply with Code Level 4 overall and Code Level 5 for Energy of the Code for Sustainable Homes.
- 8.2 It is intended to construct the superstructure of the house using a SIPS (Structural Insulated Panels) factory prefabricated system using sustainably sourced materials. This system is highly insulated and airtight, normally

exceeding the minimum requirements of the current Building Regulations. This system would also reduce the construction time of the superstructure to approximately 15 working days and reduce the need for on-site storage of large quantities of materials. This will keep any disruption to the users of the estate to a minimum.

8.3 It is intended to make provision for the following installations:

- Centralised ventilation and heat recovery system (MVHR).
- Low energy lighting throughout.

8.4 As far as possible, construction materials will be selected for their sustainability rating and household appliances for their low energy rating.

9.0 Recycling and Storage of Waste

9.1 Space would be provided for two bins (recyclable material and household waste) in the rear garden with a hardstanding accessible from the highway for a single bin to be put out on collection days.

10.0 Planning Obligations

9.1 It is acknowledged that the development would normally require payment of a Community Infrastructure Levy (CIL). However, as a self-build project providing a replacement home for the Applicant, this project would be considered exempt under recently introduced legislation. The appropriate completed forms are included with the application.

11.0 Conclusion

10.1 It is considered that attention has been paid to pre-application advice and that this revised design has taken into account the characteristics of the local area and particular site constraints in arriving at an appropriate design solution for this replacement dwelling.