

13011-oak house, hayling island- design and access statement_rev a



01	introduction
01	assessment
01	social
01	economic
01- 03	planning policy
03- 04	involvement
04	evaluation
04	design
04	use
05	amount
05	layout
05	scale
05	landscaping
05	appearance
05	access
06	appendix 1
07- 12	appendix 2

introduction:

As a supplement to the planning application for the proposed demolition and new build dwelling at Oak House, Woodgaston Lane, Hayling Island this Design and Access Statement is included as part of the planning application in order to provide further background to the application.

There is currently a dwelling on the site which has planning permission to be extended and refurbished under permission APP/13/00567. Owing to the site conditions at Oak House it is likely that, unless a phased build is undertaken, with the house effectively remodelled in two stages, a substantial portion of the dwelling will need to be removed to just below first floor level. We have been advised that this may be construed as a 'demolition' which will require its own planning application. Because of this we have agreed with the client that it is likely easiest to apply for planning permission for a new dwelling to a design that matches the existing planning approval.

The application does not include the barn garage area that was granted permission under application APP/13/00567 as this can be built with ease under the existing permission as it can be constructed without the need for a phased build as it is a completely separate building.

Below is a description of the proposals in the format typically used for design and access statements by CABE (Commission for Architecture and the Built Environment).

physical:

Oak House, Woodgaston Lane, Hayling Island is currently the site of a two storey detached dwelling with a loft conversion. The dwelling is from the latter part of the 20th century. Photographs of the existing dwelling are contained in the appendix under figures 11- 15.

social:

The property lies within a lane of dwellings of varying ages in varying styles.

economic:

The proposals will have little net affect on the local economy, with the exception, that as much as possible of the materials and labour for the proposed works will be sourced locally from the south coast of of England.

planning policy:

The following aspects of Havant Borough Council's planning guidance have been implemented into the design as well as the areas of the Northney Village Guidance, which are shown below also.

Relevant Planning Policies

The 'National Planning Policy Framework' replaced 'Planning Policy Statements' in early 2012 and the content of this document has informed the design of the new proposals for Oak House. Areas of this document relevant to the proposed new dwelling at Oak House include:

The third bullet point of paragraph 9 of the NPPF states that, when pursuing sustainable development, one of the items to be considered should be "replacing poor design with better design". Whilst the original dwelling at Oak House is a typical 'of its time' family dwelling, subsequent extensions and alterations have had a negative effect on the dwelling and its form, these include:

- The garage extension/ conversion that now obscures the passage to/ view of the front door area upon approach
- The rear dormer extension that sits uncomfortably with the tiling finish and overall roof form

The fourth bullet point of paragraph 17 states that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

Paragraph 56 under section 7 which states that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Finally, although this specific guidance is cited in the NPPF as relating to work in the Green Belt, we have also ensured that overall the “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building” as noted in the third bullet point of paragraph 89 of the document. This is relevant to the ‘new dwelling’ as it was to the planning application for the extension of the existing Oak House.

Havant Borough Local Development Framework

The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the council’s Local Development Framework and sets out the spatial planning strategy for the area up to 2026. The relevant policies are as follows:

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
(Landscape considerations)

CS14 Efficient use of Resources
(requires residential development to meet Level 3 of the Code for Sustainable Homes)

CS16 High Quality Design
(please refer to a copy in Appendix 1)

The above policies are considered relevant to this application. The application site lies within the rural area outside of any defined settlement, but close to the historic settlement of Tye. Of particular note is Policy CS16, seeking a High Quality of Design in all development proposals. This policy requires development to respond to and draw inspiration from, and respect the local context.

The Havant Borough District-Wide Local Plan, 1996-2011

This document has now mainly been superseded by the adopted Core Strategy. There are some “saved” policies of the Havant Borough District Wide Local Plan that still form part of the Development Plan for Havant Borough. However, these are generally the more site specific policies and those relating to land allocations. As such, there are none now considered relevant to the current application proposal.

Northney & Tye Village Design Statement, 2008

The Executive and the Full Council of Havant Borough Council have approved the Northney and Tye Village Design Statement, and the Design Considerations it contains, as non-statutory planning guidance and is to be used as material consideration in Development Control.

Relevance of the Northney and Tye Village Design Statement to this Application

Woodgaston Lane is a road which comprises a mix of many different housing styles and designs, mainly from the 1960s onwards. The part of Woodgaston Lane within which Oak House is located is separated from Northney Village, but is close to Tye, which along with Northney is one of the historic parts of North East Hayling. The Northney Village and Tye Design Statement notes that some of the design considerations relate to settlement pattern, open characteristics of settlement edges, size of extensions and replacement dwellings.

With particular reference to Copse Lane the DS states (page 39) “The southern area has a different character again with a variety of houses, materials and roof pitches but still following the pattern of infill between existing properties.”

The DS goes on to state “Buildings in these lanes are of various ages, mainly from 1960s onwards, some on the site of earlier properties, with one or two

older dwellings in each lane. Some are brick and some rendered, plain or with part tiling, or timber cladding. There is a mixture of roof types: shallow, steep pitched or some almost flat.”

The Design Statement also notes that:

“The size of extensions and replacement dwellings, in relation to plot size and location within each character area, in order to maintain the appropriate open space around each building.”

Regarding policy CS14, the existing proposal to update and extend the existing dwelling already allows for an improvement to a standard which ought to meet CfSH Level 3 owing to its use of renewables for heating and power and the manner in which the design accommodates the requirements of ‘Lifetime Homes’. The new dwelling, as it matches the current design proposal, will also comply with these design principles.

This Design and Access Statement is also intended to cover the requirements of the Havant Borough Council checklist for full planning applications. Whilst the sear data for the Flood Risk Assessment and Land Contamination Assessment are dealt with through the attached search report, the following sections are dealt with below, Biodiversity/ Ecological Assessment, Landscaping, Parking Provision and Sustainability Statement, with the Travel Plan covered under ‘access’ on the following pages.

Biodiversity/ Ecological Assessment:

The existing garden area is substantially laid to lawned grass. The client intends to remove the existing tarmacadam surface as noted under APP/13/00567 which is currently being invoked following submission of the information for the planning conditions. The owner of the site currently keeps ducks at the rear of the site. Wild meadow flower planting will be considered as part of the Code for Sustainable Homes assessment procedure, see below.

Landscaping

As noted above and as shown on the attached plan drawings and Tree Report information, it is proposed that additional tree planting, with indigenous species, will take place as part of APP/13/00567.

Parking Provision

The site is well served by car parking owing to the provision of a new garage under APP/13/00567. This allows for at least ten vehicles within the new domestic garage and on the new permeable surface driveway.

Sustainability Assessment

As part of the preparation for the new application we approached the company i-Therm to pre-assess the proposals prior to developing the design stage information with us. We are pleased to say that from the early stages a Code 3 to Code 4 standard measured by the standard assessment criteria looked to be easily achievable based on the information prepared for this planning application.

involvement:

The proposals prior to the previous application were discussed with Havant Borough Council as part of extensive pre- application discussions. The result of the discussions is that:

- 1) The proposed rear elevation was simplified to use the same elevational language as the rest of the extended dwelling.
- 2) A observational exercise was carried out to record the view from the Emsworth Channel to provide confirmation that the proposed changes would not be

visible from the channel, or from the Chichester Harbour Conservancy area/ Area of Outstanding Natural Beauty. The procedure for this is covered in figures 20- 25.

Figure 20 shows that the only view out of the site from the existing ridge level is obscured and the Emsworth Channel (and AONB) cannot be seen.

Figure 21 shows the view from Gutner Lane, which is one field away from the dwelling, which shows that the most sparse area of trees still all but obscures the view to the site from the direction of the AONB.

Figure 22 highlights the least impaired view of the site from the Emsworth Channel and AONB, although a number of trees and hedges lie between the site and the Channel and AONB.

Figure 23 shows this as a satellite perspective

Figure 24 shows the GPS locator read out from the field exercise boat.

Figure 25 shows the GPS map with the location of the boat shown. North is down the page in this instance.

Figure 26 shows the view back to the site from the Emsworth Channel and ANOB. The site is heavily screened by trees and hedges.

Following the completion of these exercises it was agreed with Havant Borough Council that the revised proposals would be submitted for planning approval.

The proposals for this new application are restricted to the dwelling itself (and do not include the garage area) and the proposals match those previously submitted to Havant Borough Council for pre-application advice; therefore the previous pre-application advice applies to this application.

evaluation:

The works proposed at Oak House involve the following:

- Removal of existing carport area (matching with the previous proposal)
- Removal of existing outbuildings (matching with the previous proposal)
- Removal of the existing roof dormer window along with the demolition of the majority of the remaining building fabric (by default as a demolition is proposed in place of phasing)
- New dwelling as depicted by the proposed drawings.

design:

Dwellings within the locality are of a design typical to their age and are finished in a variety of materials, as noted under 'planning policy'. The demolition and new build at Oak House is proposed as a way of bringing some uniformity to the existing building, generally the following is proposed:

- The roofing materials (currently in different types of tile) are to be replaced with a high quality low- iron slate
- Rendered ground floor area
- Timber clad first floor area
- The rear of the dwelling is to be finished in timber

Oak House is surrounded by densely planted boundaries (as highlighted by the photographs in the appendix) but we have used the method above to provide a rhythm to the elevations and to provide a view and an identity to the dwelling, rather than the collection of extensions that Oak House has become.

use:

The use of the building will maintain the existing C3 use of the site. No change of use of the building is proposed

amount:

The new dwelling will have a floor area of around 400sqm.

layout:

The majority of the mass will be to the rear of the existing building's footprint.

scale:

The scale of the proposal means that there will be a very limited effect on the streetscene of Woodgaston Lane with the proposals subservient to the mass of the existing dwelling prior to its demolition. The form of the new dwelling will remain identifiable as being based on the old dwelling owing to the nature of this application even though this application describes what is effectively a new build. Extensive investigations were carried out as part of the previous application (see figures 20- 25 in the appendix) to confirm that the site is not visible and the view to the harbour is not affected.

landscaping:

No loss of structural trees are proposed by the works, although there will be a trimming back of the crown of one tree on the site. Two diseased trees are proposed to be removed.

appearance:

The appearance the proposed dwelling is based around materials already used in this part of Hayling Island to help provide a high quality finish to the dwelling (see appendix containing information on Havant Borough Council's guidance on 'High Quality Design'.

access:

No new access is proposed from the highway, the bellmouth works proposed as part of the previous application are to remain.

Despite the increase in bedspaces ample carparking is still available on the site to meet requirements owing to the new garage which is to be built under the existing planning permission.

The travel plan for this project is unfortunately limited to confirming in this statement that a bus stop serves the site and the island in an eastbound direction at the junction of Woodgaston Lane and Copse Lane. This bus stop provides access to the rest of the island and beyond through the existing bus service infrastructure.

appendix 1

APPENDIX 1

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
- b) New streets are not dominated by vehicular traffic;
- c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.



figure 01



figure 02 image property of Google Streetview



figure 03 image property of Google Streetview



figure 04 image property of Google Streetview



figure 05 image property of Google Streetview



figure 06



figure 07



figure 08



figure 09



figure 10



figure 11



figure 12



figure 13



figure 14



figure 15



figure 20



figure 21



figure 22

image property of Google Maps



figure 23 image property of Google Earth



figure 24

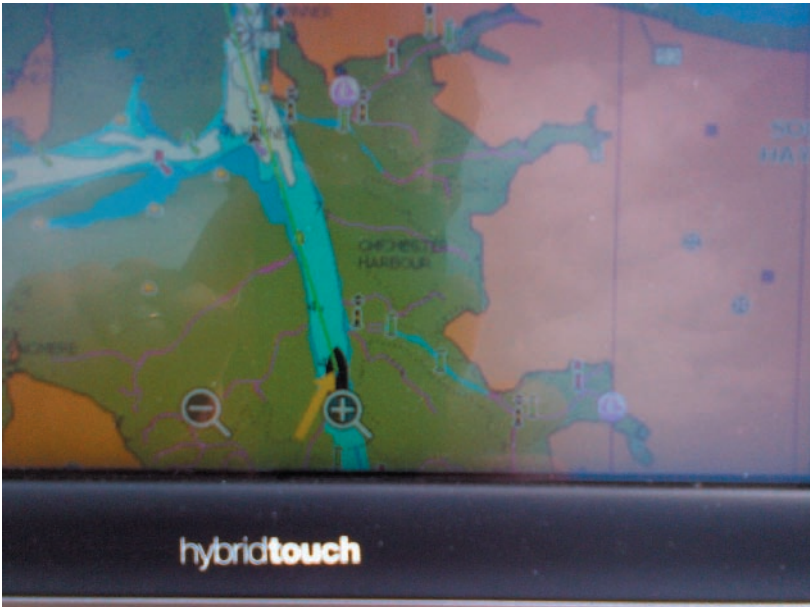


figure 25



figure 26