

DESIGN AND ACCESS STATEMENT



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1. View of site from South West corner, with No. 139 to East.



2. View of site looking South West, with access track to adjacent fields & stable.

Introduction

Roderick James Architects LLP has been assisting Dr J Shimbart with the proposal to design a replacement dwelling to 141, Havant Road, Stoke, Hayling Island, Hampshire, PO11 0LE, which is the subject of this planning application.

A previous planning application (APP/12/00036)) was submitted for 'Demolition of existing 2 Bed detached bungalow and construction of 1 no. 4 bed detached house with detached double garage and associated landscaping (revised application)'. This was approved on 5th July, 2012.

The existing house has been demolished by the previous applicant, with the site being sold on to Dr J Shimbart. The site has been prepared, ready for the erection of a dwelling (see figs. 1 & 2).

Dr J Shimbart would like to construct a green oak framed replacement house. The proposed building is to utilise good quality, natural materials and is to be constructed using traditional building methods, in conjunction with landscaping for the site as a whole.



3. View of adjacent property to the West (No. 149), with recent extension.



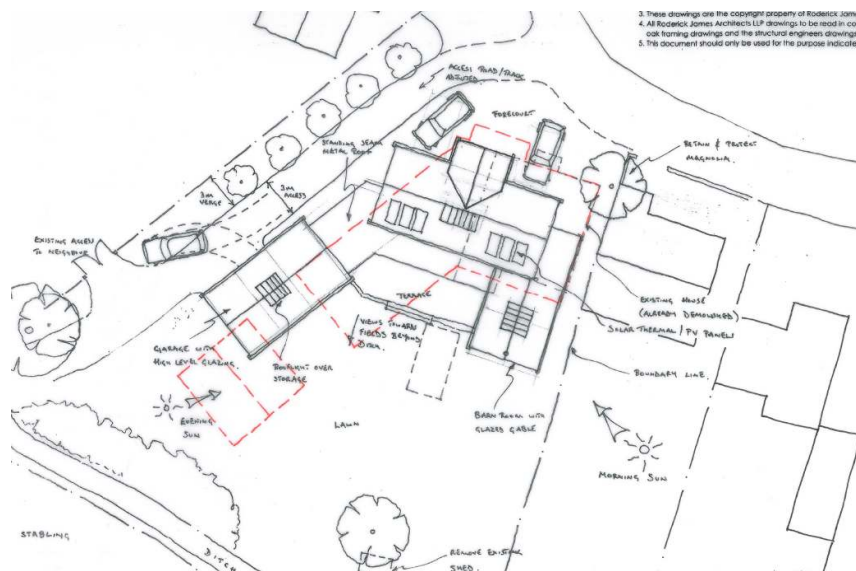
5. View of adjacent property – No. 139, Havant Road.



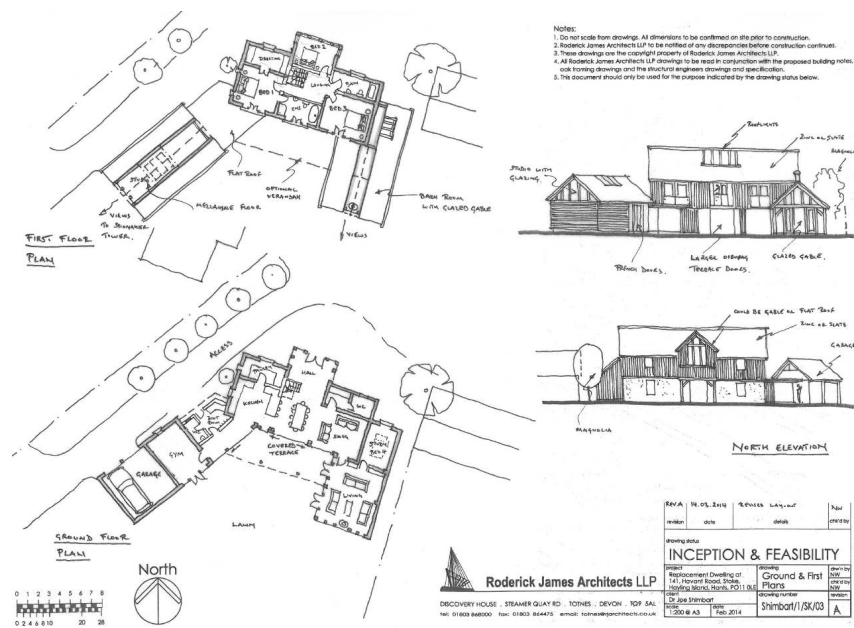
4. View of the existing access track and adjacent property – No. 149, Havant Road.



6. View of existing access to site.



7. Pre-application - Proposed site plan.



8. Pre-application - Proposed Plans & Elevations.

Pre-Application Advice (GEN/14/00335)

A set of drawings was submitted to Tina Pickup of Havant Borough Council, in April, 2014.

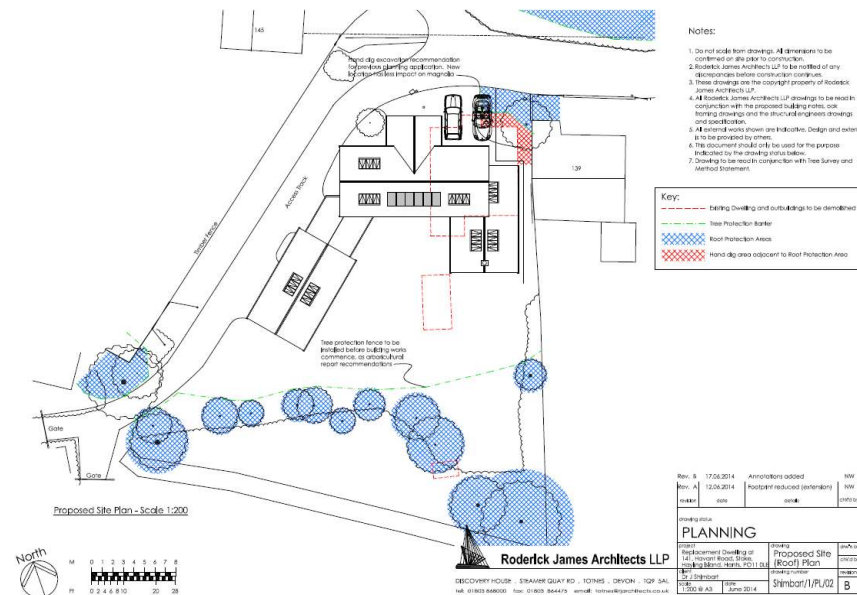
This proposal was for a 2 storey replacement dwelling, allowing for an extension over the front hall and single storey extensions to the rear, on a similar footprint to the previously approved scheme (APP/12/00036).

Summary

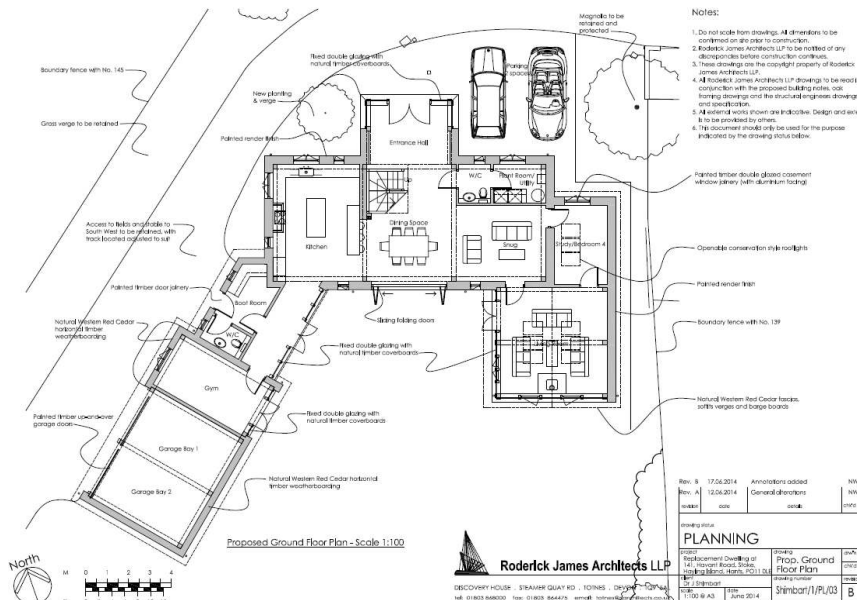
Tina Pickup in her letter, dated 25th April, 2014 was satisfied that the principle of the proposal was acceptable, and has no objection to the 'barn style' appearance and use of weatherboarding, as there was no overriding architectural style within the vicinity of the application site. However there was mention that the previous scheme had deliberately lowered the eaves height to the front elevation. Tina Pickup also mentioned that the location of the rear Eastern living room extension could be detrimental to the occupiers of the adjacent property.

As a consequence of the above, the applicants have taken into consideration these comments and have decided to alter the front extension to become a 1½ storey element, with the rear addition reduced in length to mirror the similar rear extension to No. 139.

RJA LLP has forwarded the latest revised scheme to Tina Pickup and she has stated in an email dated 17th June, 2014, that she believes that the alterations are definitely an improvement and will help reduce the impact to No. 139, adjacent.



9. Planning - Proposed site plan with tree protection areas identified in blue.



10. Planning - Proposed Ground Floor Plan.

Design Proposal

The design approach to the site is simple. The existing single storey dwelling has already been demolished by the previous applicant. The revised design is based upon a similar approved design, retaining a similar ridgeline height, however it was felt that the main part of the approved scheme was too wide and as such it was decided to reduce the width and move the main house away from No. 139, locating a single storey extension in between to reduce the visual impact.

Likewise, it is intended to erect an attached timber clad ancillary garage/gym out-building, to the South West, to minimise the visual impact to the adjacent property at No. 145.

It should be noted that there are no large windows at first floor level overlooking the adjacent neighbouring properties.

The replacement dwelling is to be positioned adjacent to the footprint of the existing house, and relocated away from the magnolia, running along the boundary, to the East. This will be beneficial to the protection of the existing root system.



11. Proposed North Elevation.



12. Natural slate roof, render plinth & vertical timber boarding.



13. Typical barn room, with slate roof

Design Statement

The proposed dwelling has been carefully designed to minimise the visual impact to the neighbouring properties, as follows:

- Simple and traditional design utilising green oak timber frames as a skeleton, clad with natural materials including untreated horizontal / vertical timber weatherboarding above a rendered plinth, fixed glazing with dry oak cover boards and natural slate tile roof.
- The scale of the proposed replacement house has been considered in context with the existing, and has been slightly set back from the front building line and located centrally on the site so reducing the impact of volume.
- Good quality, natural materials are to be used on the buildings and have been selected to mellow with age and to allow the new buildings to fit in with their natural surroundings (see figs. 12 & 13).
- The proposed house is already within an established domestic curtilage and the intention is to carry out further landscaping.
- The applicants would like to introduce a sustainable heating system to the new dwelling, to meet with current building standards, allowing for high levels of insulation. The glazing to the South optimises the solar gain and allows for a wonderful open plan family space.

Access Statement

This access statement has been written using as our main sources of reference the following documents:

- DCLG Circular 01/2006.
- 'Design and Access Statements' by CABE.
 - Approved Document to Part M of the Building Regulations (2004).
- 'Guide to Access Statements' by Disability Rights Commission.
- 'Planning and Access for Disabled People: A Good Practice Guide' by Office of the Deputy Prime Minister.
- The 'Lifetime Homes' standard for domestic parking.
- 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by the Stationery Office.

Detailed Design for New Dwellings

The proposed new dwelling would be constructed in accordance with Part M of the Building Regulations to ensure that the scheme would provide the following:

- Reasonable provision for disabled people to gain access and use the proposed dwelling and their facilities.
- Reasonable provision of sanitary conveniences within the entrance storey of the proposed dwelling.

Approach to New Dwelling

- Access to the new dwelling to be provided via the existing access drive, with 2 nos. parking spaces outside the house and 2 further spaces within the garage.

Parking Provision for Dwelling

- Parking provision for the new dwelling to be in the form of parking adjacent to the front of house, with paved areas to main entrance door.

Entrance to Dwelling

- Access to the dwelling at the principal entrance door to be via an 'accessible threshold' designed in accordance with guidance contained within 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by The Stationery Office.

The principal entrance doors to the new dwelling would give a clear minimum unobstructed opening width of 775mm in strict compliance with Approved Document to Part M of the Building Regulations (2004).

Circulation within Dwelling

- The ground floor level is open plan with easy movement between areas. All access doors to habitable rooms (including Cloakroom) provide clear opening width of minimum 750mm.

WC Provision in Entrance Storey of Dwellings

- The design of the replacement dwelling includes a WC accessible to wheelchairs users in the entrance storey.
- WC to be centrally located in minimum 900mm wide WC compartment, with minimum 750mm clear space in front of WC.
- All entrance level corridors to be minimum 1200mm wide to enable wheelchair users to access door to WC compartment with doorways providing clear opening width of minimum 750mm.

Provision of Accessible Electrical Switches/Socket in Dwellings

- All electrical switches and sockets to be installed at appropriate heights between 450mm and 1200mm above finished floor level.

Ecology Report & Bat Survey

An Ecology Appraisal Survey was carried out in May 2014 by Ecological Surveys Ltd. The report is attached to the planning application.

The report recommends that the hedgerow and overgrown area on the Southern garden boundary would offer potential bird nesting habitat and invertebrate habitat and should be protected.

To avoid any impact upon foraging bats or commuting bats, the boundary edges should be kept as unlit corridors, allowing for hooded light fittings on timers.

The report advises that 4 'open fronted and 'hole type' bird nest boxes are installed to various parts of the site.

No further surveys are considered necessary, with respect to bat surveys and that any new areas of landscape are designed and planted to maximise their value to wildlife.

There are no time constraints to be considered with respect to demolitions of the existing structures. However the provision of bat roosting boxes should be considered to the gable end of the property.

Flood Risk Assessment

RJA have been in contact with the Environment Agency and they confirm that the property is in an area located within Flood Zone 1. The likelihood of flooding in this area (taking into account defences) is outside the blue area – generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.

As a consequence, no flood assessment is required.

Planning Policy & Conclusion

The applicants have taken into consideration the Local Plan and we believe that the proposal outlined in this planning application should be approved, because of the following:

1. The principle of a replacement dwelling of this scale has been established under planning approval (APP/12/00036).
2. The applicants and RJA LLP have worked closely with Havant Borough Council to develop a design which will respond to any design concerns. As a consequence, the final proposal has been amended, to respect the adjacent neighbouring properties.
3. We believe that this proposal is to an appropriate scale for the site and setting. The proposal is a traditional designed dwelling, which can be accommodated without having a materially greater impact on the landscape.
4. Care has been taken to retain the garden as a green space centrally located, allowing the single storey rear extensions to provide a certain amount of privacy.
5. The replacement house represents a proposal of good design in terms of architectural interest & high quality materials, utilising a local vernacular. The design sits well within the site and countryside.
6. The evolved design will have minimal detrimental impact on the character, appearance, and amenities of the surrounding area.
7. We believe that adopted policies have been met, as there was an existing permanent habitable dwelling located on the site, and the replacement dwelling is located on, or adjacent to the footprint of the existing dwelling.
8. Taking into consideration all the planning policies, we believe that this application should be supported.

Dr J Shimbart is committed to a long-term approach to the house and site. He would like to erect a replacement house of good quality, natural materials and implement a landscaping plan, which will conserve and reinforce the existing natural landscape.



Roderick James Architects LLP Profile

Roderick James Architects has become, over the last fifteen years, the leading architectural practice specialising in green oak frame buildings. The practice originated with the original idea of the 'Barn house', as demonstrated at Roderick's own house, Seagull House near Dartmouth in Devon.

Our aim has always been to work closely with clients on their designs and to develop ideas to enable them to realise their dream project.

The practice is at present designing, detailing or completing over forty individual new houses across the country in addition to several waterside buildings, a church, several visitor centres and restaurants.

The practice became a registered RIBA practice in 2002, and we are now designing award winning contemporary buildings in addition to our established traditional timber framed houses.

The practice designs warm, friendly, textural buildings with dramatic spatial qualities. Our practice is rooted in the traditions of the past but we are working on designs that use the most contemporary materials in innovative ways.

We look for simple, cost-effective solutions that combine quality with local craftsmanship resisting expensive purpose made components wherever possible.

The preferred approach is for everyone working on the buildings to be fully committed to their completion and the team expect the process to be enjoyable, but efficient. The practice wants the end result to be something everyone is proud to have been involved with.