

DESIGN & ACCESS STATEMENT

for

PROPOSED REPLACEMENT DWELLING

at

4 MILL LANE



Prepared by:

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INTRODUCTION

My clients David and Carolyn currently live on Mill Lane, Langstone. They wish to construct a family home in an area that they are particularly fond of.

This statement is prepared in support of an application for planning permission for the following works at 4 Mill Lane - Langstone:

1. Demolition of the existing dwelling and detached garage,
2. Construction of a two storey dwelling and attached garage.

The following documents accompany the Application:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Drawings No. 12126 – 01,02,03

Pre Application Advice

The planning department has been very helpful informing the design process from an early stage. Rachael McMurray has provided input and have been extremely helpful with regards to aesthetics, mass, scale and planning details. For more information please view Pre-Planning Application and associated Report, GEN/13/00083.

We have also been in consultation with Lyall Cairns of the Langstone Harbor Board to reduce the impact of the proposed dwelling from the water. The advice also included raising the finished floor level due to the risk of flooding. We have responded to this and raised the floor 450mm of the ground.

The plans of the proposed dwelling have also been shown to the immediate neighbors with some positive comments.

Site Survey

A full site survey has been undertaken by Shore Colgate to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

Existing Site Photographs

Aerial View of Site and Langstone Harbour



View from Hayling Island Across Langstone Harbour



DESIGN

Amount

The Planning Application is for a detached two storey dwelling comprising 3 bedrooms (two en-suite) and a family bathroom. The dwelling will also comprise an open plan dining room and kitchen, living room, utility room, study. The site will contain an attached double garage, turning space, off-road parking for two cars and bin storage.

The existing house has an area of 222m²

The proposed dwelling has an area of 295m² [this include the double garage]

The curtilage of 4 Mill Lane is approximately 2073 square metres.

The proposed development therefore meets both Government and local council guidance on scale and character. It also meets Government aspirations for more family sized homes.

We propose a low energy design solution for this project, utilising high levels of insulation over the masonry structure. Use of modern technologies for heating and ventilation will contribute significantly to the reduced energy consumption and sustainability of the property in the future.

Layout

The design aims to provide a replacement dwelling which satisfies the issues of character and density whilst creating a scheme of interest and attractive appearance. It aims to provide accommodation that meets the needs of modern living with the emphasis on the family.

The replacement dwelling is slightly forward of the existing, this has been generated by the parking requirement and giving the house a better view across Langstone Harbour.

The internal layout is designed to maximise the views across Langstone Harbour from the living room, dining room, and main bedroom. The reception area is vaulted to create a sense of openness, and a single roof-light above the vaulted reception area will provide additional light.

As well as the double garage, the proposed site layout allows for off-road parking of at least two additional vehicles.

Scale

The scale of the proposed new dwelling reflects the form and appearance of other dwellings in the locality Langstone Harbour in general, and balances the form and appearance of the two adjacent dwellings.

The building has simple form and has been designed to look reserved from the approach of Mill Lane, whilst the south elevation take advantage of the wonderful view across the Harbour.

The ridge height of the proposed dwelling is higher than the existing dwelling, but this is mainly due to the proposed floor level being raised by 450mm due to the possibility of flooding. The heights of the adjoining houses have been shown on the proposed elevations [drawing number 12163/03.

Landscaping

The existing landscape is a mix of grass, shrubs and tarmac areas. There are also trees on the site.

Some of the existing vegetation and tarmac and tree will be removed in order to allow the scheme to be built, and will be replaced by a large grassed area and appropriate bedding plants, shrubs and trees for the coastal location.

Appearance

The locality is primarily a residential area and the proposed design is considered appropriate to its context. Careful consideration has been given to the style of the building which although individual in design is sympathetic to its surroundings.

It is considered a modern design in terms of the accommodation provided and will be built with an external appearance suited to the area. Masonry and roofing materials will be selected accordingly as follows:

Roof: Clay Tiles

Walls: Mix of stock brick, timber wall cladding appropriate for coastal location.

Joinery: Framed double glazed units appropriate for coastal location.

Use

The dwelling will be used as a family home (for the applicants), with a spare bedroom for visiting friends and family. The double garage will be used to securely store two family vehicles and possessions, which might otherwise be at risk from theft, or damage in a salt-spray environment.

Access to the site

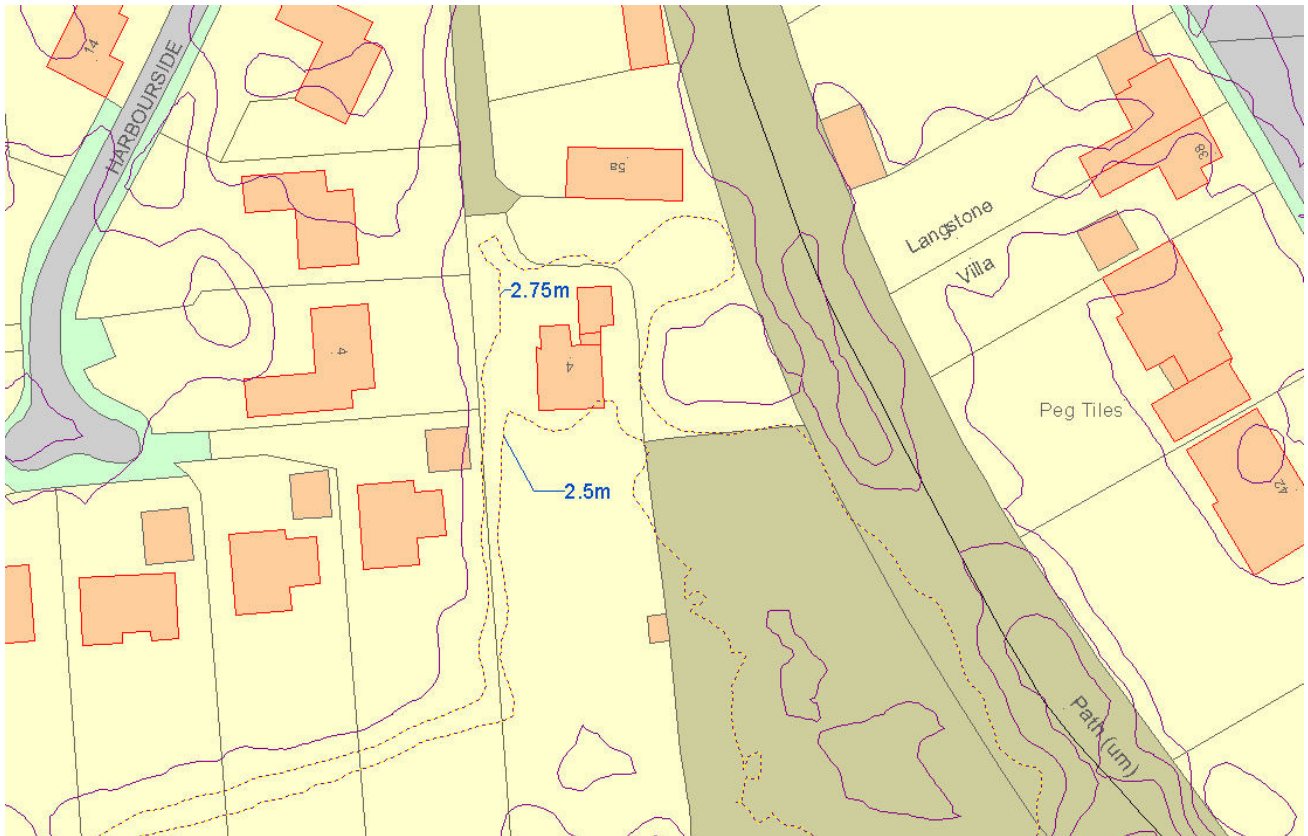
Access to the site is off Mill Lane, a private un-adopted highway. This will be retained.

Access for the disabled

The design will comply with the requirements of Part M of the Building Regulations and will provide good access for those with disabilities.

Flood Risk Assessment

Being in Flood Zone 3 and benefitting from sea defences, the site is not considered as being at a high risk of flood. However, the floor level of the proposed development has been determined in consultation with Havant BC and has been set at 450mm AGL (approx. 5.45m AOD) to mitigate as far as possible the risks associated with flooding.



The design of the building will seek to minimise the effect of flooding by having no studwork walls on ground floor, electrics wired from the ceiling down and the Client registering with Flood watch with environment agency.