

13022-26 st mary's road, hayling island- design and access statement



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introduction:

As a supplement to the planning application for the proposed conversion of number 26 St Mary's Road, Hayling Island to a chalet bungalow with ground floor extension this Design and Access Statement is included as part of the planning application in order to provide further background to the application.

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:

Number 26 St Mary's Road is a mid- 20th century building of brick, rendered block and single lap concrete tile. Photographs of the existing dwelling are contained in the appendix under figures 01- 03.

social:

The dwelling is set within a road made up of a number of styles of dwelling from late 19th to mid and late 20th century. St Mary's Road contains a range of dwelling types from detached bungalows to terraced houses and apartment blocks.

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 'National Planning Policy Framework' replaced 'Planning Policy Statements' in early 2012 and areas of this document are relevant to the proposed changes to the dwelling at number 26 St Mary's Road. At the moment the dwelling is in need of refurbishment and is limited in its size, being by far the smallest of the dwellings in the local area.

Paragraph 9 of the NPPF states that:

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

The third and sixth points of this paragraph note that sustainable design should improve the standard of dwellings and the spaces in which people live. Mr and Mrs Cotsworth are looking to improve the dwelling to provide a more user- friendly space to live, with better access to the garden area and a more accommodating ground floor bedroom area with a more accessible en suite area.

Paragraph 58 of the NPPF states:

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the

area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

The second and fourth points of paragraph 58 highlight two potential issues with the existing dwelling which we are looking to address with the refurbishment work. The dwelling is accessed from the west elevation which faces the garden, which means that the dwelling has no real street frontage. This also means that the dwelling only has access to the garden from the entrance door, not from any of the reception rooms. We are looking to relocate the entrance door, which will have its own lobby/ porch, like the existing cottages to the north, and provide access from the replanned kitchen/ reception room to the west.

involvement:

The proposals have been discussed with Havant Borough Council as part of a pre- application process. The result of the discussion is that:

- 1) The dormer windows should be in- keeping with other dormers on dwellings local to the site so as not to make the building look out of place once the changes are undertaken.

Because of this we undertook a field study of local dormer windows and building materials and dormer window styles. This information is contained in the appendix under figures 06 to 10. The area immediately surrounding 26 St Mary's Road has a range of dormer types, of varying types of tile. Properties include:

23 St Marys Road
24 St Marys Road
29 St Marys Road
45 South Road
20 Southleigh Grove

evaluation:

The works proposed to 26 St Mary's Road involve the following:

- New ground floor rear extension.
- New chalet bungalow area in the new first floor/ roof area.
- New entrance porch.
- Use of reclaimed roof tiles on the new roof in place of the concrete

design:

The design of the proposed changes are based on the design of other dwellings locally and the changes are proposed to increase the size of the dwelling to make it more practical in its layout, but to ensure that the majority of the plot remains as garden space.

Following the field study it was decided that the design of the dormers would remain as was, as the field study showed that these would be in- keeping with other examples in the local area.

use:

The use of the extension will be as bedrooms and living space for the dwelling. No change of use of the building is proposed

amount:

The new extension will provide approximately 40 square metres more floor area.

layout:

The majority of the extension works are to the rear of the existing building. The new extension areas will neither overlook nor impose on adjacent dwellings.

scale:

As noted above the scale will not have an effect on adjacent dwellings. Number 30 St Mary's Road currently has a higher ridge height than number 26 and as no changes are proposed to the existing garage of number 26 there will be no distinct jump in ridge heights between plots, meaning that the street-scene will remain largely unaffected by the changes massing- wise. As stated earlier the relocation of the front door and new porch will mean that the north elevation and entrance gate improve the building's relationship with the streetscene of St Mary's Road.

landscaping:

No loss of structural trees are proposed by the works.

appearance:

The appearance the proposed extension is based around materials already used in this part of Hayling Island, as shown by the photographs in the appendix.

access:

No new access is proposed from the highway, a new gate is proposed to provide access to the new entrance porch from the pavement adjacent to St Mary's Road.

The existing car parking spaces (one double garage and parking for around 2 additional cars on the driveway) at number 26 will remain unchanged.

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



figure 03



figure 04

31- 33 st marys road



figure 05

35 st marys road



figure 06

29 st marys road



figure 07

45 south road



figure 08

20 southleigh grove



figure 09

24 st marys road



figure 10

23 st marys road

