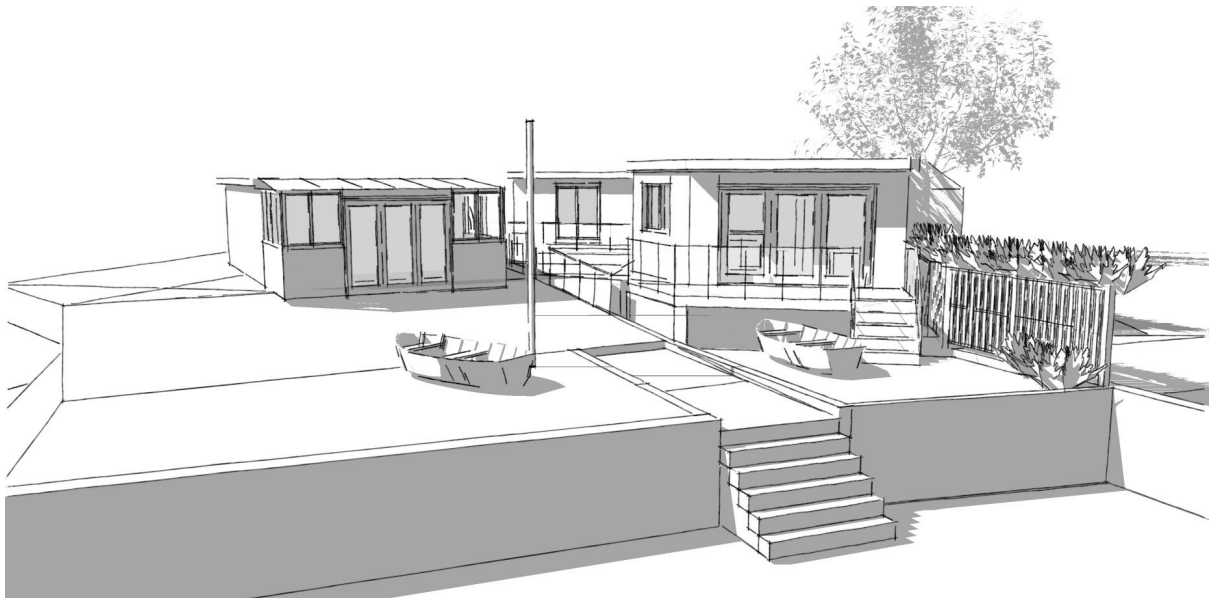


Design and access statement

28 The Kench

Hayling Island

PO11 0DG



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Introduction

This design and access statement is in support of a submission for the redevelopment of 28 The Kench, Hayling Island.

The process of replacement of the existing holiday home / boat houses on the Kench site has become necessary due to the aging buildings coming to the end of their designed life cycle. Homes on the Kench are gradually going through a process of re building to create new modern and sustainable homes to replace the un insulated aging ones that currently exist.

Although the process of replacing these homes is necessary it is still a process which needs careful consideration due to its sensitive setting. As part of the application a thorough contextual analysis has been under taken as well as approximately a year of dialogue with the residents committee of the Kench, immediate neighbours and consultation with the Environment agency to assess flood risk. This has been balanced with the occupant's requirements for space light and desire for a highly insulated sustainable dwelling with low energy costs.

Contextual Analysis.

The kench is a small community located just off North Ferry road on Hayling Island. The area is under the policy of Havant Council and there relevant planning policies.

Although the wider local area of Hayling island is made up of a mixture of buildings, uses and house types. The kench community however is made up of a collection of similar sized dwellings, they all share a similar size of dwelling and size of plot. To the west of the Kench at the end of Ferry Rd and to the immediate west of the plots northern boundary are a number of larger buildings used a mixture of uses. There are two and three storey larger dwellings, a pub, various boating facilities and public facilities such as the bus stop ect. This is lightly different to the Kench development which is a gated community and private.

The organisation of buildings in the Kench are mainly around the edge of the site which fronts the sea. The application plot is one of the plots facing the sea and is the last plot in the north west corner of the site.

Site Analysis

The overall site of the Kench dates back to the 20th century, many of the nearby dwellings were built around or created from surplus military boats that were pulled up from the shore and adapted into dwellings.

The site of the Kench overall is quite flat and around 4m AOD with a few areas of higher ground around the periphery but dropping down on the northern and eastern sides of the site to the bay.

The application plot of 28 the Kench is located on the north west corner (See site plan) as part of the application we commissioned a land surveyor to undertake a highly accurate topographical survey of the site using (GPS) and Global Navigation satellite system (GNSS) survey equipment. This has given us a highly accurate coordinates of the site as well as precise height information for the site topography.

Development goals

As mentioned in the introduction The Kench is a development of houses in which many are no longer reasonably practicable to maintain or spend further money on a structure which even with improvements would not meet the modern standards expected of a dwelling expected in 2013.

There is a precedent set on the development whereby a number of these dwellings have been replaced with a new building with modern standards of accommodation. Our goal is to design a dwelling in the same manner as the other applications and replace an old building with a modern dwelling suitable for purpose.

Concept design

As this is a replacement dwelling on the plot the new dwelling is proposed to be similar in layout to the existing, the new dwelling is to be located with the back butted up to the western boundary fence, this keeps the eastern side of the plot open and also retains a view which currently exist down the line of the path that runs between number 27 and 28.

The front line of the dwelling has been designed, after much consultation, to be where is shown on the current plans. This building line is quite important and is set just back from a 45degrees line taken from number 27. The northern elevation which faces the sea is the most important in term of view from the dwelling. This part of the building is where the living / day room is located and will have glazed folding sliding doors that give a panoramic view of the sea. This is the typical arrangement for all houses on the Kench. The master bedroom and bathroom is located at the back corner of the proposed dwelling where views and light isn't required as much.



Existing view to sea down the path



Proposed view from further back up path with a view to the sea with retained

Appearance

The precedent of new dwellings on the Kench is for quite a modern appearance, a common materials pallet is slowly emerging which uses good quality and durable finishes. We also intend to use a similar pallet. These include a modern durable smooth finish acrylic render walls suitable for the coastal environment, modern double glazed high performance windows and well insulated single ply membrane roofing systems.

The new dwellings are similar in appearance as they retain flat roof of shallow pitched roofs with a sheet material finish. There isn't a precedent for using a pitched roof with slate finish on the site.

Landscape Design.

The proposed landscape plan utilises the north end of the plot for a decked area and garden area. This will have a small space underneath for a boat to be pulled up from the shore and stored under.

The wall at the bottom of the proposed garden is currently quite low and there is a dip in the garden at this point. The proposal is for the wall to be raised 500mm (Approx 1.5ft) and back fill the garden in this area. (See section) this area of garden will be grassed as will the remaining areas of the site as it currently is.

Consultation

As part of the design process we have had extensive consultation with the neighbours and the residents committee. This has involved working up numerous schemes and producing visualisations and shadow studies etc to come to a design which the committee has now passed and granted their approval for.

A brief outline of the consultation we have had is below:

The client met with committee members on Saturday 16th December. Mark Pullen and Paul Faulkener. Their main concern was the height and how far the building projected out beyond the existing boat. There were concerns from the neighbours about loss of amenity.

The client agreed to revising the size of the lounge area, removing 1.8mtr from the front of the building which gives an angle of 45 degrees from the adjacent property to the front of the proposed development. Added to that, the whole building was moved 500mm to the south.

The client also agreed to lower the building by have the floor level at 4.0mtr as long as this would be acceptable to the EA and Havant Borough Council.

We discussed raising both the height of the front wall and garden area to limit the effect of the change in height. The decking area is now only 1mtr above the garden area. Our neighbours are considering raising the height of their garden in the North East corner. This would have the effect that their garden would then be level and not sloping and it would be at the same height as that proposed by the client. This would also offer better protection at the sea wall.

The committee agreed and approved the revised plans on 25th January 2013.

Before any works commence, Paul Faulkener on behalf of the committee wants to discuss the scheme of works for raising the sea wall and garden area, and also assess the impact on the public area. ie the path and steps to the beach

Access Statement

This access statement is written in support of the planning application for the development of a new dwelling to at 28 The Kench.

The site is located on 29 the Kench, Ferry road. South Hayling PO11 0DF

The site provided easy access to public transport network with bus stops within 100m. There are regular bus services to surrounding areas. This level of public transport will enable residents and visitors to the proposed dwelling to access the development by means other than private motor vehicle.

A range of Shops and services are available within easy reach of the proposal.

Both pedestrian and vehicle access are provided into the site

All areas within the site will be graded max. 1 in 12 or provided with ambulant disabled steps as per the Building regulations.

Ground floor of the dwellings to be designed and constructed to meet part M of the building regulations