

DESIGN AND ACCESS STATEMENT

APPLICATION FOR FULL PLANNING APPROVAL

for

REPLACEMENT DWELLING ON THE SITE OF

76 SOUTHWOOD ROAD, HAYLING ISLAND, PO11 9QF

APPLICANTS – Mr & Mrs Greenwood



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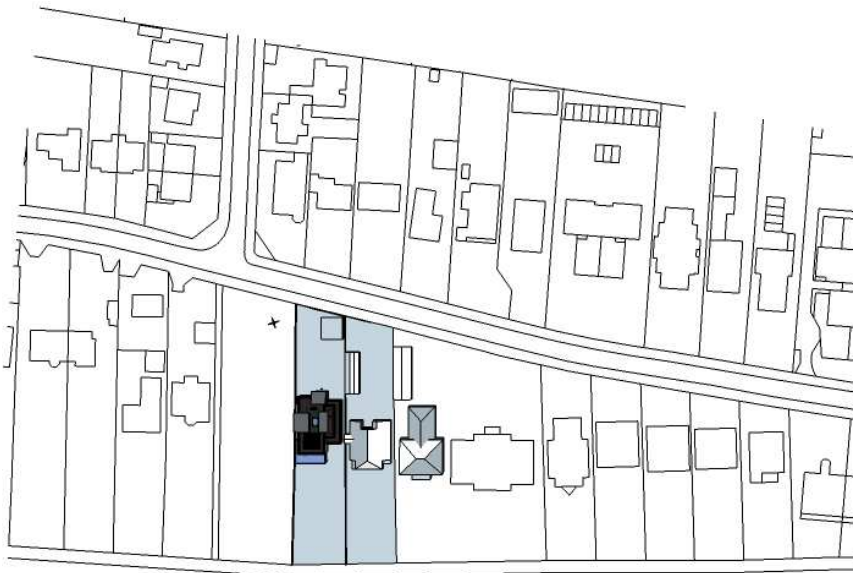
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20th September 2012

Site Details

Location & Locality



Location Plan

The Site & Planning History

The site is located on the South side of Southwood Road, within a long established residential area of Hayling Island.

The site currently has a one and a half storey property, which has been somewhat lacking in terms of care and maintenance for a considerable time.

There are a wide variety of house types and styles on Southwood Road.

The LA's Urban Context and Character Appraisal describes the plots as 'regular medium sized with good sized and well maintained garden spaces to front and rear' and with the exception of the maintenance, this site would be consistent with that description. Planning Approval was refused on this site on 29th November 2012 following which there has been extensive consultation with the case officer and this consultation has resulted in the current proposal.

The street scene is diverse and ad hoc in nature, being typical of an area that has grown up in multiple phases of limited numbers of dwellings over many decades, with general styles ranging from 1920s to late 1970s interspersed with more modern replacement properties and infill developments.

Existing materials palette consists largely of masonry (brick or render) with tiled or flat roofs. Some weather boarding is also evident

The Design

The proposed property is to be sited slightly in a similar position to the existing property although a little farther away from the Eastern boundary than the existing. The new property is also, somewhat longer in plan and therefore extends more to the south of the existing property. The positioning of the proposed property has been determined in order to prevent overlooking of number 78 Southwood Road and thus comply with policy CS16.

For the specific design of the new property a more modernist style has been adopted. A mix of high quality mineral render and Lignacite blocks with sea shell aggregates are being considered for the wall finishes.

For a number of aesthetic and practical reasons it is proposed to utilise a flat roof behind parapet walls.

The first reason being the aesthetic need to ensure the height and mass of the proposed dwelling are not incompatible with the adjacent properties and the height of the completed dwelling is not unduly increased over that of the existing.

The second reason is to facilitate the use of sustainable technologies such as photovoltaics, solar water heating and air source heat pumps without the roof and grounds having the appearance of a homage to mechanical and electrical engineering. The positioning of these technologies within the secrecy of the parapet wall enables the clean lines of the modernist design to be maintained without sacrificing the ability to incorporate these carbon reducing and cost saving technologies.

Thirdly, the client and designer are in agreement with the LPA in recognising flat roofs as a distinctive local building form.

A significant feature of the site are the sea and coastal views and it is for this reason that the living spaces have been located on the upper floor.

The balcony to the upper floor has been designed to overhang the lower floor to provide shading and prevent overheating in summer, whilst maximising solar gain in winter when the angle of sun is much shallower. The same issue has been addressed on the upper floor with the use of a tinted canopy.

It is considered that the design will complement and enhance the street scene whilst establishing it's own sense of place and proportion, and enclosing and defining functional and appropriate spaces.

It is intended that the property will have low environmental impact, therefore sustainability in the area of direct environmental impact and running costs have been considered thoroughly. Reference

has and will continue to be made to the BRE's "Green Guide to Housing Specification" to inform the selection of building methods and products and as previously mentioned the servicing and heating of the property has also been considered in terms of immediate and ongoing environmental impact.

As such the proposal seeks to contribute to the delivery of the key objectives set out in PPS: Planning and Climate Change – Supplement to PPS 1.

This is further assisted by the use of what is in essence a brownfield site that has little significant alternative use.

PPS 1 – Supplement:

(40.) An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in the PPS should expect expeditious and sympathetic handling of the application.

The blockwork will generally be of simple stretcher bond.

The turning area and driveway will ideally be gravelled to facilitate surface water drainage rather than allow run off, thus providing a good level of ground held water for the proposed trees to the front of the site.

It is considered that the development as proposed is of high quality design, which helps to create a place where people want to live, work and relax and as such complies with policy CS16 of the Havant Borough Design Guide.

It is also considered that the proposal falls in line with the relevant national Planning Policy Statements (1 & 3) and as such, demonstrates that there are no material considerations which indicate that planning approval should not be granted

Consequently the local planning authority is respectfully requested to grant planning permission for the proposed development.

Access

Access to the completed property will comply with Approved Document M of the Building Regulations as will access around the primary floor within the dwelling.

The front door will have a level access threshold graded appropriately.