



Proposed Re-Development Langness Woodgaston Lane Hayling Island

Design & Access Statement Incorporating Flood Risk Report & New Sea Defences



April 2012

1 Introduction

This Design and access Statement accompanies a Planning Application submitted to Havant Borough Council for a replacement dwelling at Langness, Woodgaston Lane, Hayling Island.

This statement demonstrates that in the preparation of this application full and careful consideration has been given to National, Regional and Local Planning Policies, relevant to the particular area and to the extensive mix of existing local architectural styles.

Full advantage has been taken of the facilities of Pre Application advice offered by Havant Borough Council planning department and all Statutory Consultees resulting in a thoroughly researched application that has taken 3 years to formulate and has incorporated many changes along the way.

2 Background

The property is on the east side of Hayling Island and borders the 'Chichester Harbour Area of Outstanding Natural Beauty', (AONB). Woodgaston Lane is aligned east-west by existing relatively large detached dwellings showing a broad mix of architectural forms. The waterfront is to the south while the properties are accessed from the north.

3 Existing Dwelling

Built in 1962 for the family of the owners, the two storey property is of extremely poor construction and falls far short of today's

requirement for efficient buildings incorporating high insulation and efficiency values.

The large, poor quality picture windows and an extensive un-insulated flat roof highlights the inefficiency of the existing building, whilst substantial subsidence places further doubt on the wisdom of renovation.

It should be noted that in recent years the client has spent a considerable amount of money in an attempt to renovate the dwelling, but has concluded that this is not a financially viable nor aesthetically pleasing option to pursue.

An existing 'Granted Planning Application to substantially extend the existing dwelling is still active but it is the desire of the applicants to replace the dwelling to provide a more appealing, energy efficient property for themselves.

4 Proposal

It is proposed to demolish the existing dwelling and construct a replacement that will provide a more sustainable form of development incorporating energy preserving materials. Full use will be made of recycled materials, minimising transportation off site.

Locating the new dwelling over the footprint of the existing will ensure the development responds to the existing settlement pattern along Woodgaston Lane.

**Core Strategy Policy DM9 - Development in Coastal Zone
Guidelines for New Dwellings - Chichester Harbour AONB**

5 Layout and Scale

The site is regarded as being within the Character Area of North Hayling Island Coastal Strip. Certain guidelines and key issues have been set by Chichester Harbour conservancy for any new development within this area. It is intended that the design of the replacement dwelling fully complies with these guidelines.

The proposal will sit over the footprint of the existing dwelling but will be positioned no further to the east or south to ensure no over bearing to adjoining property. This will have the added benefit of siting the dwelling more centrally on the plot than at present. There is a building line along Woodgaston Lane, albeit not strict, and it is intended to position the front of the new dwelling in approximately the same location as the existing to continue this pattern.

Comparisons between the new and approved dwelling have been undertaken and it is evident how much more compact in mass and how much lower in height this proposal is. This is indicated clearly on the drawings that accompany the application.

The site does have adjacent properties on either side and it has been an important factor during the design period to ensure the new dwelling will have no over-bearing concerns. This is achieved by the incorporation of a mansard roof that will be lower in height than the existing, approved consent.

The mansard roof structure and the intention to provide quality daylight into all rooms dictate the necessity of side elevation windows. To overcome any privacy issues all the first floor fenestration on the east and west elevations will be obscurely glazed. It should be noted that the number of windows on the west elevation of the proposal are considerably less than the

existing and previously approved planning scheme, where no obscuration was requested.

The replacement dwelling will be an attractive 4 bedroom family home with a range of living accommodation that is suitable for the size of plot and its location.

Guidelines for New Dwellings - Chichester Harbour AONB

6 Appearance and Materials

The architectural style of the area is characterised by many differing elevational designs all along Woodgaston Lane, from bright white painted walls and windows to muted timber cladding.

A design based on an established historical style with the introduction of the mansard roof is required by the applicants and it is felt that this design would blend very well into this coastal location.

The property will be clad in natural finish cedar shingles on all elevations and the roof. In a short time, this timber will weather to a silvery/grey tone that in colour will not be dissimilar to the cedar cladding on the existing property. The muted tones of the naturally weathered timber shingles will help to ensure the property blends perfectly into its rural setting which is a key factor of the AONB guidelines.

Painted woodwork to doors and windows will be completed in a muted colour to match the colour finish of the weathered cedar shingles.

The positive improvement in appearance with the natural tree background will be a considerable improvement on the existing house design. The reduced visual impact of a mansard roof would otherwise lead to a much higher ridge height.

The layout has been arranged so that easy access is gained to all areas of the property while providing a more family orientated living space in south facing areas. All facilities have been catered for including a utility/mud room with access to the garden.

In order to respond to Chichester Harbour Conservancy concerns the total area of glazing facing the harbour has been reduced from an approved 58m² to 20m².

The Garage/Workshop/Studio has been reduced in size, redesigned and moved entirely to the north of the house, thus rendering it invisible from the harbour.

Glazed areas within the design will allow passive solar gain into the core of the building and increase the amount of natural daylight available thus reducing the requirement for excessive internal heating and lighting and therefore reduce the total energy consumption.

Sustainably sourced 'red' cedar shingles for the roof complement the 'white' timber shingles and all-bar sash windows, to the walls. The contrast between the two will introduce a tonal change to the two areas of finish. (See photo of similar property, Page 10).

Core Strategy Policy CS16 - High Quality Design
Core Strategy Policy CS12 - Chichester Harbour AONB

8 Sustainable Development

Sustainable designs help minimize the environmental impact of buildings by enhancing efficiency and moderating the use of materials, energy and development space. It also attempts to ensure that the remaining environmental impact of buildings is positive or, at least, not excessively negative.

The proposal is intended to be constructed using an environmentally sourced timber frame to achieve a vastly more energy efficient building than the existing. It is intended to generate a good proportion of the heat and power required from within the site itself.

The new dwelling will be constructed to a minimum Level 3 of the Code for Sustainable Homes.

Renewable Energies which are both visible and non-visible have been fully considered by the Client and will be gladly and willingly incorporated into the building or the site as a 'condition' of any forthcoming planning approval.

Renewable Energy sources considered are:-

- Ground Source Heat Pump
- Photovoltaic Solar Panels
- Mechanical Heat Recovery Ventilation

Core Strategy Policy CS14 - Efficient Use of Resources

9 Timber Frame Construction

Timber frame has an inbuilt natural advantage in sustainable construction and already represents the most environmentally friendly commercial building material available.

The timber frame method of building gives designers flexibility in both layout and external appearance. High levels of thermal insulation are incorporated within the construction, reducing heating costs and conserving energy.

Dry construction not only saves time on site but means that decorations can be carried out soon after completion of the structure without the risk of cracking and deterioration of finishes.

Build quality can be strictly monitored under factory controlled conditions ensuring the highest level of engineering. A greater degree of overall build efficiency is therefore gained through speedy assembly of the structural frame on site and less return visits for remedial works.

In addition, timber frame structures achieve a greater success rate than masonry walls when meeting regulatory values for acoustic performance.

Advantages of Timber Frame Construction:

- Speed of Construction
- Thermal efficiency
- Energy conservation
- Environmentally friendly
- Acoustic performance
- Design flexibility
- Durability

Full advantage of the foregoing has been taken in the design and procurement process for the new Langness.

10 Landscaping and Tree Protection

A new landscaping scheme will be provided by the client in accordance with the Guidelines for New Dwellings within the AONB.

During a site meeting between the client, the Planning Case Officer and the Arboriculturist, it was agreed that as there would be no impact on the existing established and protected trees a separate study was therefore unnecessary. It was however, agreed that there would be no storage of building materials beneath the protected trees.

The visual impact from the shoreline (South) will be softened by the establishment of planting to the front and sides of the property. (Following guidelines provided by Chichester Harbour Conservancy).

An existing character brick and flint wall running parallel with the western boundary is to be retained while a new boundary wall, to act as screening sympathetic to the western boundary wall, will be constructed on the eastern side.

Guidelines for New Dwellings - Chichester Harbour AONB

11 Drainage

The foul drainage for the existing dwelling is connected to the mains sewer. It is proposed to utilise the existing mains sewer connection.

All surface water is intended to be discharged to existing soakaways.

12 Access

Access is provided from Woodgaston Lane and located on the western side of the plot and north of the dwelling. This will be retained for the new dwelling.

The existing garage will be demolished and a new garage/workshop/studio will be constructed, in a matching style to compliment the new dwelling.

13 Site Survey

A topographical site survey has been carried out and used as a basis for the design process. This has enabled the proposed design to be accurately located and the heights and floor levels to be fully considered, with regard to the adjoining property.

14 Flood Risk & Sea Defences

The site is on the edge of a flood risk area. The flood risks are tidal in this location and are therefore possible to predict. The ground floor level of the existing property is approximately 4.1m above Ordnance Datum. This level is above the Environment Agency's flood level and therefore the proposal is categorised as

'no-risk'. The EA have been consulted and have confirmed that they have no objection (Neil Luker and George Woodward) to the application proposals.

The existing Sea Defences are now 51 years old and in a very poor state (see Page 11). Corroded iron supports and rotted timber sleepers are in need of total replacement. The height of the sea wall (average 3.1 metres) will be raised to align with the adjoining property (average 3.3 metres), as per EA (George Woodward) request, with a back up solution to further increases being accommodated by a possible bund being constructed between the sea wall and house (Lyll Cairns advice).

The Sea Defence proposals have been discussed with "The Coastal Defence Partnership" (Lyll Cairns/Gavin Holder). The full details, including the engineering solution, were discussed and met with the approval of the Manager.

Core Strategy Policy CS15 - Flood and Coastal Erosion Risk

15 Conclusion

The site is outside of a settlement policy area but does represent previously developed land. The local area is characterised by an eclectic mix of detached houses with no distinctive architectural style. The existing dwelling is not intrinsically important for retention and is in need of substantial further internal and external refurbishment. There is evidence of subsidence within the main dwelling and severe subsidence to the conservatory and adjacent garage.

The replacement dwelling will sit over the footprint of the existing allowing the maintenance of all required existing amenity areas and foliage.

The replacement dwelling will provide a vast improvement in design, sustainability and accommodation in this location.

Care has been taken in relation to design and other aspects of the proposal to ensure that the terms of all relevant planning policies have been met.

Considerable efforts have been made to accommodate all comments from consultees as noted on the Scott Schedule.

It is therefore hoped that Havant Borough Council will look favourably upon this Application and grant consent for the implementation of the proposed works.

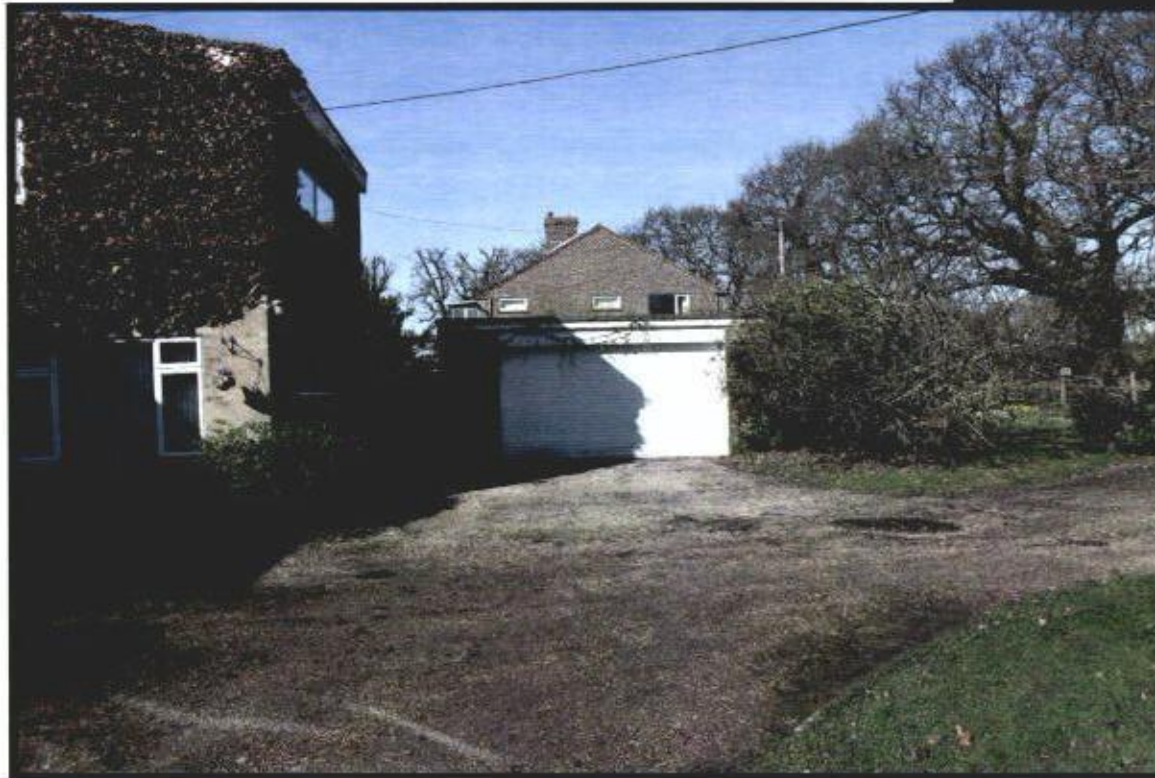
Existing Site Photographs



View from North towards front of existing dwelling

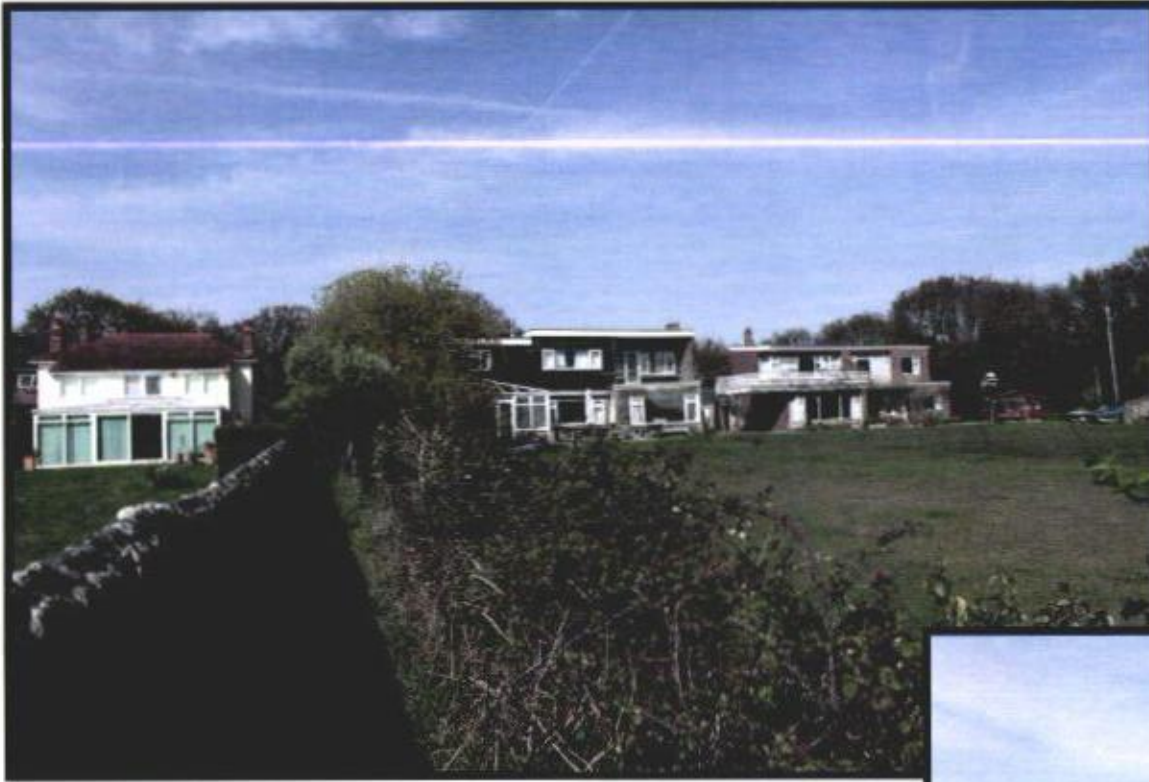
Existing Site Photographs

Existing garage and view to North West
towards access



View from East towards front of existing dwelling
and adjacent garage

Existing Site Photographs



Views from South shoreline showing rear of existing dwelling and adjacent properties

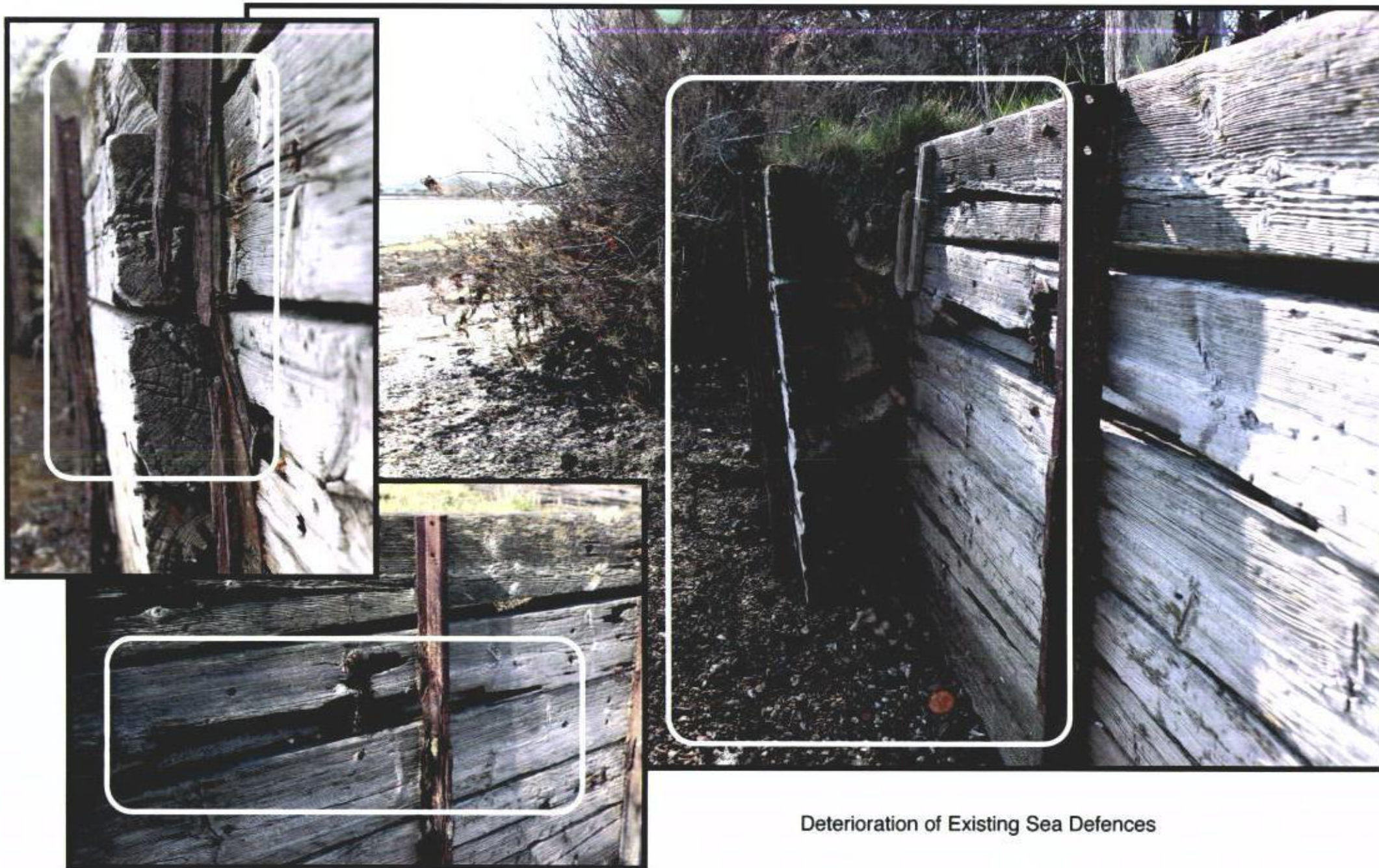


Proposed Dwelling (Indicative Appearance)



View to show naturally weathered cladding (2 Years after completion of building) of similar style property to Proposed Dwelling.

Existing Sea Defences



Deterioration of Existing Sea Defences



Existing Sea Defences - Langness and Seafeld House



Indicative appearance of Proposal as seen between Wade Court and Pook Lane Havant