



Design, Access & Flood Risk Report

Side Extension to Cottage

Salterns Quay
Marine Walk,
Hayling Island.
PO11 9PG.

1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to Havant Borough Council for alterations to the cottage at, Salterns Quay, Marine Walk, Hayling Island, PO11 9PG.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Consultants Ltd.
- 1.3 Reference should be made to the submission drawings for details of the proposals, ref:-

1047	-	201	Location Plan
		202A	Block Plan
		311	Existing Plan
		312B	Proposal Plan
		412A	Proposal Elevations
		413	Proposal Elevations

2.0 Physical Context

- 2.1 Hayling Island was originally a small farming and fishing community.
- 2.2 There was considerable development for leisure related purposes during the 20th Century.
- 2.3 Latterly there has been a reduction in leisure use, in favour of cheap foreign holidays.
- 2.4 Uses generally are as a dormitory suburb to Portsmouth 10 miles to the west, and as retirement housing based on a large number of bungalows.

3.0 **Social / Economic Context**

- 3.1 The site lies on the south-east peninsular of Hayling Island, accessed from Selsmore Road, running east – west. The site is in a foreshore location, facing north to Chichester Harbour, immediately adjacent to Mengeham Rythe Sailing Club.
- 3.2 The application site is generous, and the buildings on it are ‘set in their own grounds’.
- 3.3 The existing cottage has parts that are probably Georgian, although it has been much altered with various extensions and adaptations. It still retains a thatched roof, and much architectural charm. Various large masonry buttresses add the individual character of the building.
- 3.4 The proposal is to supersede an existing flat roofed, lightweight, conservatory on the west side of the building, which is in poor condition, of poor design, and which is inappropriate to the cottage.
- 3.5 The applicants are closely involved with the adjacent sailing club, and have a number of small boats and dinghies. They have a large family who are all involved in sailing pursuits.

4.0 **Involvement of local interests**

- 4.1 Planning Approval 10/68365/003 was for a detached ‘L’ form, barn building to the north of the cottage. This has now been completed.
- 4.2 Planning Approval 10/68365/004 of 9th July 2010, was for a similar extension to the cottage, to that currently proposed. The aims and objectives the two schemes are similar.
- 4.3 It was hoped that the revised proposal currently submitted could be treated as a ‘Minor Amendment’ to the previous approval. Following discussions with the Havant Borough Council, Planning Department (email 15th March 2012), this was not possible, and this application is the result.

5.0 **Proposals**

- 5.1 The proposal is to demolish the existing poor quality conservatory, and replace it with washing, changing and drying facilities for leisure sailors.

- 5.2 The applicants have reviewed their requirements for the extension from their experience of constructing the 'barn' building, which for them has been most successful, and also in the light of changes to the internal layout of the cottage to provide a large dining room, by combining to existing rooms. The previous extension was primarily to provide a large dining room.

6.0 **Evaluation**

- 6.1 The site is within the Area of Outstanding natural Beauty (AONB) defined by Chichester Harbour.
- 6.2 The site is relatively large and screened by perimeter planting and secondary buildings, from :- the public highway, the adjoining properties, and the waterfront.
- 6.3 The existing cottage has considerable 'rural' charm and individual character.
- 6.4 The existing conservatory to be demolished is ugly and inappropriate.
- 6.5 The recently constructed 'barn' is of dark stained weather boards under a slated roof. This in style is borrowed from the local tradition of timber framed barns with tarred weatherboarding, also typical of boat sheds around Chichester Harbour. It is a style which is appropriate, discrete and unobtrusive in the landscape.
- 6.6 The current proposal is to be in the same style as the recently constructed barn. This building has been successfully completed, and it is reasonable to make the new extension similar, such that the two buildings have a coherent overall relation ship and define a courtyard between the cottage and the barn. The overall arrangement is not unlike that of a pre-victorian small farmyard with cottage, animal sheds and store barns, grouped around a central yard.
- 6.7 The strong individual character of the cottage is almost impossible to replicate, and would be diminished if it were extended in a similar style. There is an overall balance, scale and completeness to the existing thatched elevations which will not be enhanced by a thatched extension.
- 6.8 The proposal is to extend the cottage to the west with a minimal flat roofed 'link' extension to the existing kitchen, to join with the main element of the new extension, in the form of a pitched roof, weatherboarded barn. Visually and stylistically the cottage and the extension are separate, and the cottage retains its existing integrity.

7.0 **Materials**

7.1 As previously stated, the new extension is to match in all respects the recently completed barn building.

7.2 Proposed Materials :-

Roof	Natural slates.
RW goods	Black
Walls	Dark stained 'waney edge' boards.
Doors +	
Windows	Painted timber.

8.0 **Landscaping**

8.1 The landscape proposals as defined by Discharge of Condition Approval APP/11/00132 remain as approved, and are considered to be appropriate to this application without further amendment or condition.

9.0 **Access**

9.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

9.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

9.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

9.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

9.5 Vehicle and pedestrian access remains unchanged.

9.6 Emergency access is fully available from the public highway.

9.7 The existing refuse collection arrangements remain unaffected.

10.0 **Flood Risk**

10.1 The Environment Agency 'flood map' indicates that the site is at risk from flooding.

- 10.2 The proposals are not considered to increase the risk from flooding. The bedroom in the new extension is a replacement for an existing ground floor bedroom lost to form the larger dining room.
- 10.3 Access to the site during periods of flooding can be achieved from the west via Selsmore Road.
- 10.4 The flood events likely to occur are tidal, and as such are predictable with short term accuracy. Flood warnings will be given, and appropriate action can be taken.
- 10.5 Due to the risk of flooding we recommend the following:
- A. All service terminations should be above the GF level of the houses.
 - B. All external drain and access covers should have sealed and locking covers.
 - C. All external doors should have positive jamb and cill seals.
 - D. All external door frames should be sealed to the adjacent wall construction.
 - E. No internal electrical or plumbing services under the ground floor slabs.

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