Pre-Application – Design and Access Statement

Applicant: Mr Sam Thompson

Proposal: Replacement Dwelling.



Fig .1 Area of land for replacement dwelling.

1.0 Introduction Background

The site is access from the Havant Road in Hayling Island's Stoke area. The site is situated amongst an organic growth of development with large and small plots/ houses all around. The property is set back from the road access via a private drive [owned by the property]. Between Havant Road and the site there are a few dwellings and some mature landscaping which shields views to the site from the road. To the south of the site is farmland and residential to the north and east. To the west there is a livery yard. The character of the surrounding area is quite mixed in architectural terms, with no overall dominant design style.

The subject site totals 1,725m.sq. in area. It is irregular in shape. The site is currently used for residential housing.

2.0 Planning History.

The site was sold to our clients as a demolish and rebuild project. They had a discussion with Havant Borough Council in July 2011 and were informed on the sketchy information issued that the replacement dwelling idea did not raise any planning policy objections and that the site is in the development area. They received a very helpful letter from Mr A.J. Sebbinger [HBC planner] dated 19.07.11. with some suggestions which in our designs we have seeked to address.

Aesthetics – We have sought to design a building that is contemporary in nature with white render and cladding boards [Eternit coloured or cedar] and a shallow pitched slate roof. The windows are grey and the rainwater goods are galvanised. It is hoped that these materials together with the composition of the elevations with corner windows and interesting material junctions will help identify this as a contemporary building which still is respectful of its surroundings through the use of a sensible plan shape and a pitched roof.

Scale – the building ridge height seeks to nearly match that of the 145 Havant road. This way it does not dominate the street scene but we see no reason why this replacement building on this sized plot to attempt to create a humble relationship with its context but is in no way excessive.

Plan Shape – due to the shape of the site and desire to maintain the access route the building has a splayed angle. This we feel adds a little quirky character to the building and prevents it from becoming a rather predictable rectangular box. We have articulated the splay in the roof and have dropped the eaves to the splayed outer section. This also has the added advantage of reducing the impact of the new dwelling to 145 Havant Road.

Overlooking. – We have refrained from placing any habitable windows at first floor level on the splayed angle section – this removes the overlooking issues to 145. The remaining neighbours are in our option at such an angle and distance from the property as to remove any increase in overlooking. We have also pulled our building further away from the adjoining owner at

The Design Solution

Amount
The site is 1725m.sq. [note this includes the access]. The proposed dwelling will be 2 storey with a single storey front porch.
The ground floor area is 151.m.sq. and the first floor area is 146m.sq.

Layout
The layout of the proposed houses has been design so that they minimise the overlooking to the adjoining properties. The living areas are orientated to look over the proposed garden and there is allocated car parking to the rear [accessed via the existing drive/ track].

Scale
Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards and in order to integrate the proposed dwelling with the surrounding landscape. The proposed roof scale and pitch has been designed to fit in the surrounding properties. You will note that the eaves are lower to the 145 Havant Road to reduce the impact of the dwelling. From the road side the scheme is obscured by the mature soft landscaping.

Landscaping
The front and side areas are laid out openly with drive access to the east north. There is a hammer head turning area and a path leading to the front door. There is a rear door to the kitchen and a space externally for bins/ recycling. To the south is the private garden. There is plenty of clothes drying space externally.

Appearance
There is an electic mix of building styles around the site and rather than hark back at any one particular style our building is a contemporary interpretation of the elements around the site, i.e. brick, render, timber and tiled roofing. The materials we propose are as follows:

Low brick plinth to 1 course above DPC.
Off white render walls
Panels of cedar boarding/ eternity boarding.
Slate roof.
Galvanised gutters and RWPs.
Painted timber windows or aluminium.

Use

The scheme is in keeping with the surrounding residential nature of the street and will provide suitable aesthetic for the site.

Access

Access to the dwellings is all level. The external hard landscaped surfaces allow the easy passage of a wheelchair. Car Park spaces could be used by disabled persons. We have followed the advise and guidance contained in Approved Document M [2004]. Disabled/ wheelchair uses can use the ground floor accommodation; each has a level threshold, a WC that can facilitate a wheelchair. The entrance and internal doors are also wide enough for a wheelchair to pass. On the upper floor accommodation we have also followed the guidance and have a WC and door widths complying with Part M of the building regulations.

Sustainability

The development will be built from sustainable sources. In line with current Building Regulations requirements, all dwellings will undergo a SAP assessment to ensure energy efficiency within the building envelope.

Consultations.

Following consultations adjoining owners and the planning department in July we now approaching the local authority as a pre application enquiry before progressing on to formal planning.







Views to site from Havant Road – even from the height of the google car the site cannot be clearly seen.









Ariel View of Site.