DESIGN & ACCESS STATEMENT

for

PROPOSED FOUR BEDROOM DETACHED TWO STOREY REPLACEMENT DWELLING WITH GARAGE

at

5 WARREN CLOSE, HAYLING ISLAND HAMPSHIRE PO11 0HP

January 2012

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To accompany an application for full planning consent for a new four bedroom detached two storey dwelling to replace the existing four bedroom detached two storey house at 5 Warren Close.

DESIGN

Use and Amount

No. 5 Warren Close is located in the furthest north-east corner of this early 1960's built residential development off Sinah Lane on the west side of Hayling Island.

The existing plot has an area of approximately 0.15 hectare and is one of the larger plots within Warren Close with access directly off the eastern cul-de-sac. The plot has direct frontage onto Langstone Harbour with northerly views across the water towards the west side of Hayling Island, Langstone & Farlington and the eastern edge of Portsmouth.

The existing house is the most northerly and easterly of the arc of houses on the northern side of Warren Close facing towards the Langstone Harbour. It differs from the other 18 houses in the Close in that it is somewhat removed from the normal street scene being approached by a relatively long drive and mostly obscured from the broader public view by the house at No. 6 to its west and No. 4 to the south. Mature informal shrub planting within the site and along the boundary of No. 6 provides a further dense screen to obscure views from Warren Close. By contrast, the site is more open to the land at the rear of 60 Sinah Lane adjacent to the east.

A new two storey detached house is currently under construction on the adjoining site at the rear of 60 Sinah Lane close to this site's eastern boundary. The northern extent of this building is roughly in line with the northern elevation of No.5 Warren Close.

This application sets out a proposal to demolish and replace the existing four bedroom two storey detached house with a new enlarged four bedroom two storey detached house in a similar position on the above site.

The decision to entirely replace the dwelling rather than refurbish, alter or extend the existing building was made for the following reasons:

- To overcome the relatively low quality of the original house in terms of its sub-standard construction, poor insulation levels and high maintenance requirements.

- The amount of alteration thought necessary to meet the Clients' needs is considered uneconomic in view of the extent of change which would be required while still having to include many unacceptable compromises.

- To provide a bespoke design, tailored exactly to suit the particular needs and wishes of the owners to allow them to remain in the property in the long term.

- To produce a contemporary building of a high design quality using modern construction methods and sustainable low carbon materials to meet or exceed current low energy standards with opportunities to add or expand renewable energy sources in the future.

- To continue the recent trend in contemporary architecture in this part of Hayling Island and on the harbour front sites immediately to the east of this location thereby making a positive contribution to the local built environment.

Informal consultations were carried out with Havant Borough Council in April 2010 on an earlier outline design for a replacement dwelling which response (ref: GEN/50269/001- Mrs. Daphney Haywood) drew attention to considerations on the bulk of the proposed building and on possible detrimental effects on the amenity of No.6 Warren Close to the west. This early design was therefore abandoned as a result and a study carried out on the potential for extension of the existing dwelling under current permitted development rights. It was considered that any new design proposals for replacement should have a potential impact no worse (and preferably better) on the occupants of No. 6 than would be allowed under permitted development.

An application was subsequently submitted to the Council indicating the full potential for permitted development with single storey extensions to the north and east and a two storey extension to the north as shown on drawing no. 2911/PD03 included with this application. This application was approved on 20 December 2011 and a Certificate of Lawful Use issued under reference APP/11/01491.

This application includes a substantially modified design for the new house which takes account of the above study and other considerations to provide the extent of accommodation desired by the applicants but with much less apparent volume than the earlier design.

The replacement dwelling would have a gross internal floor area of approximately 298m^2 (178m^2 ground floor, 120m^2 first floor)excluding the garage and car port which total a further 49m^2. This compares to an existing gross internal floor area of approximately 186m^2.

Layout

The form of the proposed house is made up of five basic elements, as follows:

1. A primary two storey east-west element with its monopitched roof and northern frontage facing the harbour. This is further extended north at single storey with a first floor balcony above.

2. A secondary two storey north-south element with a mono pitched roof. This is set back along its eastern side to allow glazing to top light the two home offices on the ground floor below.

3. A third two storey 'Z' shaped element with lean-to roofs against the two main elements described above on their south and west sides.

4. A fully glazed lean-to structure to the south of element 1 and to the west of element 2 to house a small exercise pool (a facility which the Clients have in their current house).

5. A single storey double length flat roofed garage running along the eastern boundary and extending as an open car port at the southern end.

The ground floor of the house includes two separate home offices as Mr. & Mrs. Lines each work from home on separate businesses and therefore this is an essential requirement. The nature of their consultancy businesses would not generate a requirement for clients or others to visit the premises. This move towards home working should be supported as an eco-friendly alternative to commuting.

The proposed house is orientated parallel to the eastern boundary, rotating it more towards the north-north-east than the existing house which is more directly north. This would also then align with the new house under construction immediately to the east which is similarly orientated.

The two storey rear facing facade (towards the harbour) would not be sited as far to the north on the proposed house than would be the case with a rear two storey extension to the existing house as could be built under permitted development rights. Similarly, the single storey element projecting further forward of this would not be as far north as a single storey extension built under permitted development rights. This is well illustrated on drawing no. 2911/208 included in this application.

The single storey garage side addition would provide visual separation between the new house and that under construction to the east spacing the two storey flank walls approximately 5 metres apart. The distance on the west side is increased to over 7.5 metres between the proposed house and the two storey flank of No. 6 Warren Close.

The layout and window configuration of the proposed house is designed to avoid any detrimental overlooking of the properties on either side. There will be no windows facing west on the west elevation of the house under construction other than a ground floor bathroom window which will, in any case, be at high level and fitted with obscured glass.

Drawing 2911/208 also indicates the relative impact on No. 6 Warren Close on the view from its north facing first floor rooms taking in the panorama of the harbour. Sightline 'A' shows the most northerly point of the existing dwelling if it were to be extended under permitted development rights compared to sightline 'B' which would be the further extent of the proposed replacement dwelling. It can clearly be seen that the permitted development would have the greater impact.

Consultations have taken place with the owner of No. 6 Warren Close and it was agreed that the existing boundary wall to the garage of No. 5 should be retained as a free-standing wall and also extended northward as indicated on the drawings in order to maintain privacy from their respective private patio areas.

The west facing double doors to the pool room are required for access to underfloor plant and to enable the pool cover and other equipment to be moved in or out. These are not intended for everyday access and would remain closed most of the time.

Scale

The proposed house would represent an increase in gross internal floor area of approximately 85% of the original house. However, this would only be an increase of less than 30% above the house extended fully under permitted development rights (an increase of 83m^2 to 269m^2).

The mass of the building has been deliberately broken down into smaller elements, as described earlier, to reduce its apparent size and maintain a scale that is in keeping with its surroundings. Its visual scale would also be reduced with the introduction of steps in wall and roof lines at critical points.

It should be appreciated that the juxtaposition of the dwelling in relation to its immediate neighbours limits views of the building from the wider landscape and from within Warren Close. This is further limited by existing soft landscaping which would be retained.

Scale block models of both the proposed replacement dwelling and the existing dwelling extended under permitted development have been prepared by the applicants and submitted with this application as supporting material.

This application also includes illustrative perspective drawings from strategic points at eye level and aerial views to illustrate the impact of the replacement dwelling and its juxtaposition to neighbouring properties. There are also comparative views from the first floor north facing windows of No. 6 Warren Close towards both the proposed replacement dwelling and the existing dwelling as it would be extended under permitted development. This clearly shows that the new dwelling would have a much lesser effect on No. 6 than that produced by permitted development.

The owner of No. 6 has expressed concern with regard to overshadowing of his garden and therefore a further perspective view from the North West is included with shadows as would be cast at 8.00am in mid July. This indicates that this would not be an issue.

Landscaping

A detailed landscaping scheme has not been submitted at this stage and may be conditioned for later approval, as appropriate. However, the site has an already mature setting onto Warren Close with substantial shrub planting either side of the trees, the majority of which would be retained, and two prominent trees which would also be retained.

There are some minor shrubs and small trees at the northern end of the site which would be retained and the garden area would be left largely undisturbed.

Further non structural planting would be carried out at strategic locations to soften the new building and boundaries but no further substantial planting is considered necessary.

Existing planting adjacent to the west boundary and within the neighbouring property at No.6 Warren Close would not be disturbed by the building works and the existing boundary wall between the properties would be retained for this reason after careful removal of the existing garage roof structure. Planting would be carried out against this wall for aesthetic reasons and to provide a degree of sound dampening between the new house and No. 6.

The existing drive is of tarmac construction and would be modified and extended in similar material in the area at its northern end leaving the drive immediately off Warren Close intact and unchanged.

Appearance

Warren Close has a relatively consistent style of housing, typical of the 1960's with brick or painted render walls, tile hung or weather boarded spandrels and low pitched concrete tiled or fibre-cement slated roofs. Some houses in the Close have been more recently refurbished using different cladding materials such as pre-finished fibre-cement weatherboarding.

By contrast, buildings facing the harbour to the east of Warren Close have been built (or in the process of being built) to a more eclectic mix of contemporary styles and forms.

No.5 Warren Close sits firmly between these two contrasting styles which has allowed the opportunity to adopt a more contemporary design approach in its replacement while maintaining forms which complement the style of houses in the Close.

Sustainability

It is anticipated that the house would be constructed using a lightweight prefabricated SIPS or other sustainable timber framed system with high levels of insulation in combination with an external high specification render system (much like the houses at the rear of No. 60 Sinah Lane adjacent. Elements of timber cladding would also be included together with powder coated aluminium windows and doors and fibre-cement roof slates, all as described in the Schedule of External Materials included in this application.

Space heating and hot water for the new house would be provided by a ground source heat pump system which would significantly reduce its potential carbon emissions. Provision for the future addition of further renewable supplementary energy sources such as solar panels and photo-voltaic panels will be included and considered at a later date.

ACCESS

The existing pedestrian and vehicular access off Warren Close would be unchanged. The drive would be modified and extended at its northern end to provide open parking and turning and access to the new garage.

The garage has sufficient length to park two cars end to end and there is space on the drive for two further cars.

Ramped access would be provided to the entrance door to comply with Part M of the Building Regulations in conjunction with a mobility threshold suitable for disabled ambulant and wheelchair use.

Wall racks would be provided within the garage to provide secure cycle storage.

Arrangements for separate storage and collection of household waste and recyclable materials would remain as existing.

Flood Risk

The plot is located within Flood Risk Zones 1 & 2 although the existing house floor level had already been artificially raised above natural ground level to 4.00m above ordnance datum as indicated in the topographical survey included in this application. Nos. 6, 7 & 8 Warren Close are also at this level and all are, incidentally, at the same height as the floor level of the recently completed house to the east. The house currently under construction immediately adjacent had a similar requirement for a 4.00m floor level imposed by condition at the outline planning stage but this was raised by agreement to a non-mandatory level of 4.30m AOD.

It is proposed to maintain the replacement dwelling at a floor level of 4.00m as the existing dwelling and as would also apply to an enlarged house built under permitted development.

Biodiversity

A survey and report was recently commissioned with regard to the immediately adjoining site to the east which concluded that no protected species existed in the vicinity. In any case, as this proposal relates to a replacement dwelling in a similar location to the existing house, no material change would occur.