Proposed Re-Development
Langness
Woodgaston Lane
Hayling Island

Design & Access Statement
Incorporating Flood Risk Report

March 2011

SOLO
TIMBER FRAME

1. Introduction

This Design & Access Statement accompanies a planning application submitted to Havant Borough Council for a replacement dwelling at Langness, Woodgaston Lane, Hayling Island.

This statement serves to indicate 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 existing local architectural vernacular.

2. Background

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

3. Existing Dwelling

Built in 1962 the two storey property is of poor construction and compromises today's desire for efficient design incorporating high insulation and efficiency values. Large picture windows and a large un-insulated flat roof only compounds the inefficiency of the building.

Note that in recent years the client has spent a considerable amount of money in an attempt to renovate the dwelling, but has decided this is not a financially viable option to continue.

An existing 'Granted' planning application to substantially extend the existing dwelling is still active but it is the desire of the applicants to redevelop the dwelling to provide a more appealing energy efficient property for themselves.

4. Proposal

It is proposed to demolish the existing dwelling on the site and construct a replacement dwelling that will provide a more sustainable form of development incorporating energy preserving materials while being sympathetic to the surrounding area and local properties.

Locating the new dwelling over the footprint of the existing would 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 & Scale

The site is regarded as being within the Character Area of Hayling Island Coastal Strip. Certain guidelines and key issues have been set by Havant Borough Council for any new development within this area. It is intentional for the design of the replacement dwelling to fully comply with these guidelines.

The proposal will sit over the footprint of the existing dwelling but it is intended to position it no further east to ensure no over bearing to 'Seafield House'. This will also have the added benefit of sitting 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 approx the same location as the existing to continue this pattern.

Comparisons between the new and existing dwelling have been made, which is evident with the proposed dwelling showing reductions in both mass and height. This is indicated clearly on the drawings that accompany the application.

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

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 it has been designed that the majority of all first floor fenestration on the east and west elevations will be obscurely glazed. It should be noted that the number of windows on the east and west elevations for the proposal are considerably less than the existing approved planning scheme.

The replacement dwelling will be an attractive 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 & Materials

The architectural character of the area is characterised by the many differing elevational designs all along Woodgaston Lane.

A design based on an established historical style with the introduction of the mansard roof is desired by the applicants and it felt that this particular design would not seem out of place in this coastal location.

The property will be clad in natural finish cedar shingles on all elevations and the roof. This timber in time discolours to a silvery/ grey tone that in colour will not be dissimilar to the 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 character setting which is a key factor of the Chichester Harbour AONB guidelines.

The cedar shingles would positively improve the appearance and harmonize with its surroundings evidently more than the existing house. This also has the benefit of reducing the visual impact of a standard dual pitch roof that 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 garden & study and en-suites to bedrooms.

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.

Suitably sourced timber shingles for the roof complement the timber shingles of the vertical elevations and all-bar sash windows.

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 moderation in 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 environmentally sourced timber frame to achieve a considerably more energy efficient building than existing. It is intentional to generate a good proportion of the heat and power required for the site on 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 would be gladly and willingly incorporated in to the building or the site as a '**condition**' in order to secure any forthcoming planning approval.

Renewable Energiy 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 building without risk of cracking and deterioration of finishes.

Build quality can be strictly monitored under factory controlled conditions ensuring the highest possible 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

10. Landscaping

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

The safeguarding of the existing established trees to the north of the plot is paramount. It is envisaged there will be no impact on these trees during and after construction. The client is more than happy for this to be conditioned.

The visual impact from the shoreline (South) will be softened by the establishment of planting to the front & sides of the property. Following guidelines provided by Chichester Harbour Conservancy. These will be noticeably taller than the proposed dwelling roof and easily visible from the southern shoreline.

An existing character brick wall along the western boundary running along the footpath 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 currently 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 is proposed to be demolished and a new garage/boat loft will be constructed, in a matching style to complement the new dwelling, on the same site as the existing.

13. Site Survey

A full topographical site survey has been carried out and will be included as part of the application. This has enabled the proposed design to be accurately located, and the heights and floor levels to be fully considered.

14. Flood Risk

The site is currently on the edge of a flood risk area. The flood risks are tidal in this location and are therefore accurate 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 categorized as 'no-risk'.

Core Strategy Policy CS15 - Flood & 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 & external refurbishment. There is evidence of subsidence within the main dwelling and severe subsidence to the adjacent garage.

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

The replacement dwelling would 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 were met.

Therefore it is felt that this application should be found favourable and receive the local authority's approval.

Existing Site Photographs



View towards front of existing dwelling



View towards front of existing dwelling & adjacent garage

Existing Site Photographs



View from rear garden showing rear of existing dwelling



View from shoreline showing rear of existing dwelling and adjacent properties

Existing Site Photographs



Existing garage & view towards access



Existing access & view towards Langness & Seafield House



Similar property indicating naturally
weathered cladding to the proposed design