

Design Access Statement

Hebden Design Studio

On behalf of

Mrs Emma Richardson

Spinnakers,

4 Wittering Road,

Hayling Island, Hampshire

Multiple Additions and Extensions to the Existing Property.

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Appendix I –Ecological Assessment

1. Introduction

This document is in support of the planning application submission for multiple additions and extensions to the existing property at 4 Wittering Road, Hayling Island.

The proposals comprise the following:

- Reorganisation of ground floor plan
- Ground floor extensions towards the east and west
- First-floor side extension
- First-floor cantilevered volume to be extended

The following documentation has been prepared in support of the proposal

- Design and access statement
- Design proposals include plans, elevations, and indicative 3D views.

2. Context

Spinnakers is the third property along the east side of the Wittering Road. The street scene has a varied streetscape consisting of two to three-storey properties with the immediate neighbours being detached two storey properties. The dwellings are predominantly constructed of brick, but other types of exterior materials include render, timber cladding and stone are present in the neighbourhood. Properties at Wittering Road are set back from the road, with on-site parking being present at all the dwellings.



Backlesham Road East View



Backlesham Road West View

3. Site Description and Topography

The site is approximately 0.0696Ha in size.

The site is approximately 42.4 metres long (east to west) at its longest point and 20.3 metres at its widest point (north to south).

The ground is relatively level throughout the site. The land to the front of the property is currently comprised of soft landscaping. The rear part of the site is predominately covered by lawn and soft landscaping.

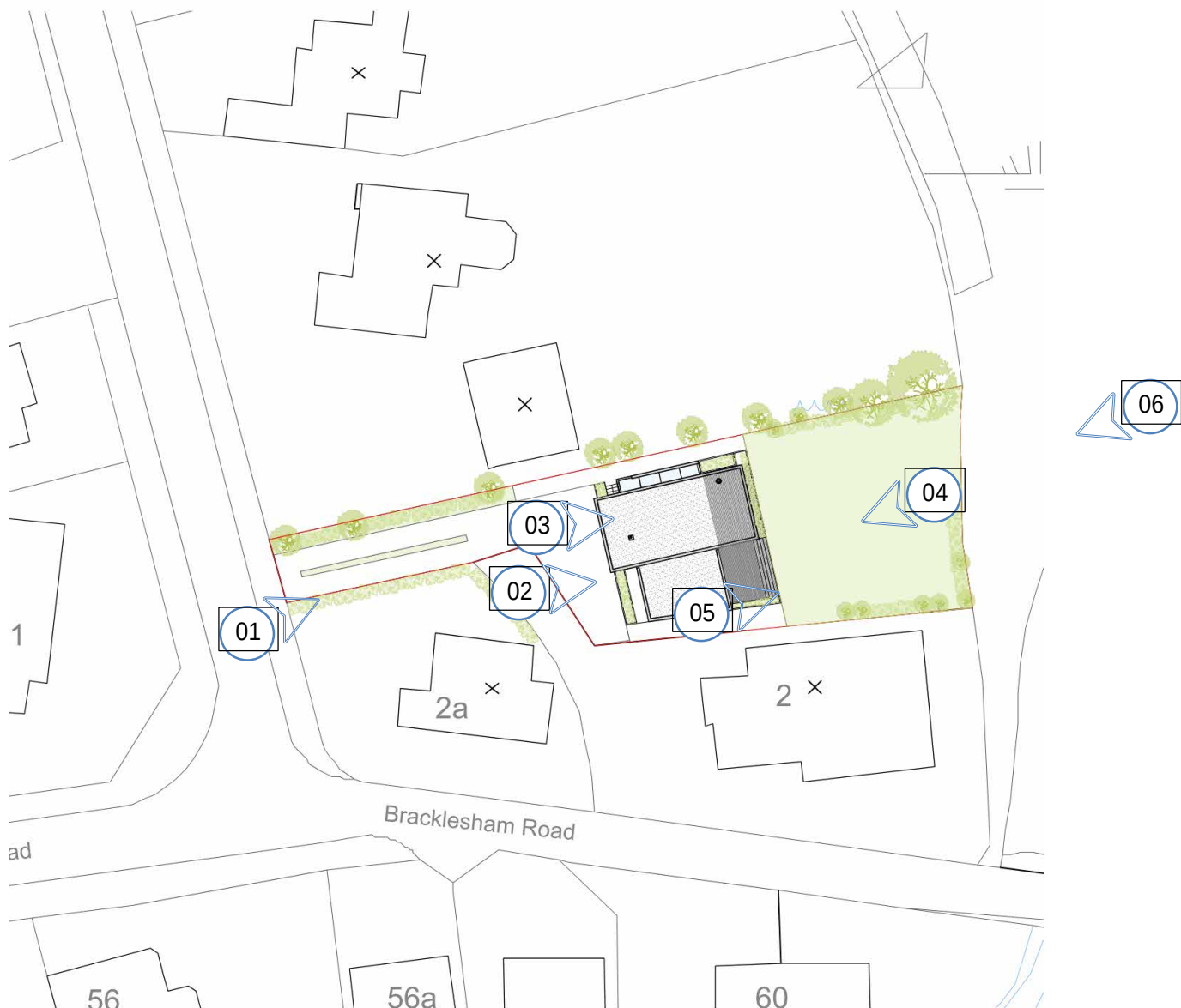


Fig. 01 –Existing Location plan



Image 01 – View from the wittering road



Image 02 – View of the main house



Image 03 – Access to the basement



Image 04 – View of the rear



Image 05 – View from the balcony to the water



Image 06 – View from the water

4. Planning History

08/58382/001 Demolition of existing dwelling and erection of 1No. 4-bedroom dwelling with integral garage - Refused 10th March 2008

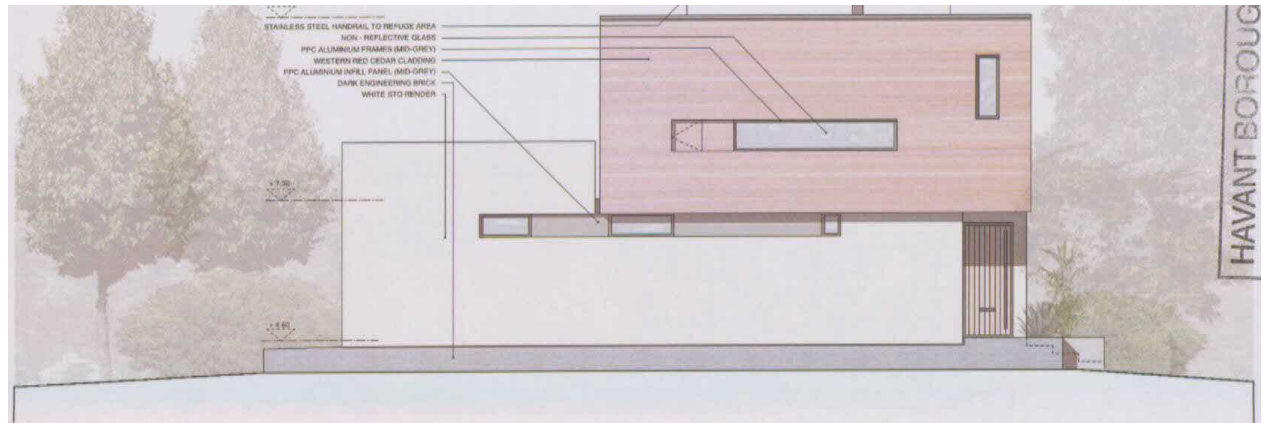


Fig. 02 – North Elevation



Fig. 03 – East Elevation

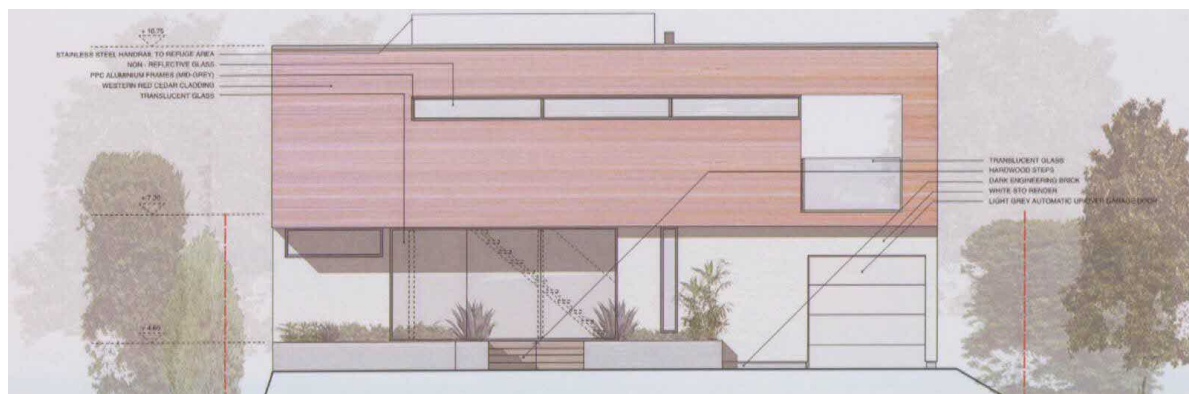


Fig. 04 – West Elevation

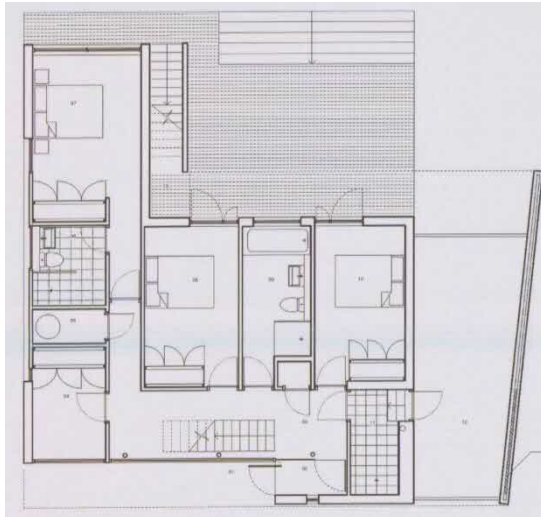


Fig. 05 –Ground Floor Plan

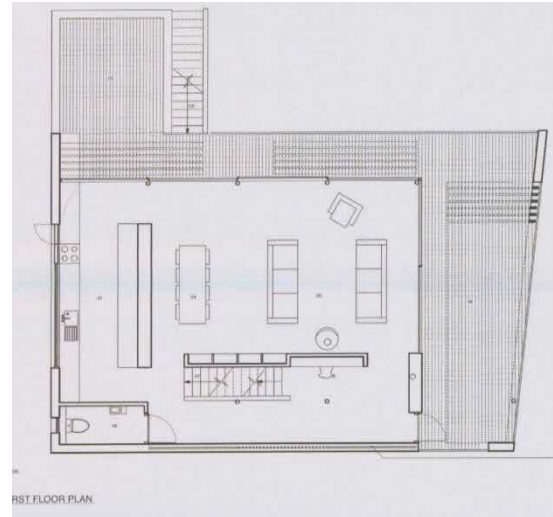


Fig. 06 –First Floor Plan

The previous proposal for the site received a refusal from Havant Borough Council for several reasons including its scale, design, and positioning. The proposed replacement has been seen to be harmful to the character of the area and might negatively impact visual amenities to AONB.

The refusal notice state that: “ *The proposed replacement dwelling would by reason of its height, mass, bulk sitting, impact on boundary hedges and design be harmful to the character and visual amenities of the Chichester Harbour Area of Outstanding Natural Beauty and contrary to policies C3, D1, L6 and H2 of the Havant Borough District Wide Local Plan 1996-2011 together PPS1 and PPS7*

08/58382/002 Demolition of existing dwelling and erection of 1No. 4-bedroom dwelling with integral garage, new sea wall flood defence - ~~Refused~~ 15th July 2008

The refusal notice state that: “ *The proposed replacement dwelling would by reason of its height, mass, bulk sitting, impact on boundary hedges and design be harmful to the character and visual amenities of the Chichester Harbour Area of Outstanding Natural Beauty and contrary to policies C3, D1, L6 and H2 of the Havant Borough District Wide Local Plan 1996-2011 together PPS1 and PPS7*

08/58382/003 Demolition of existing 4 bed house. Replace with new 1No. 3 bed house.
Application to include new sea wall defence - Granted 18th December 2008

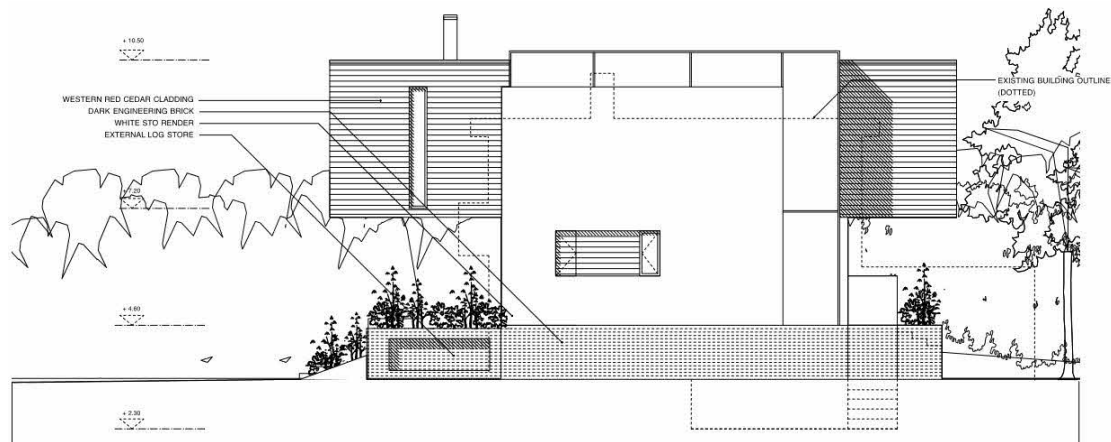


Fig. 07 – North Elevation

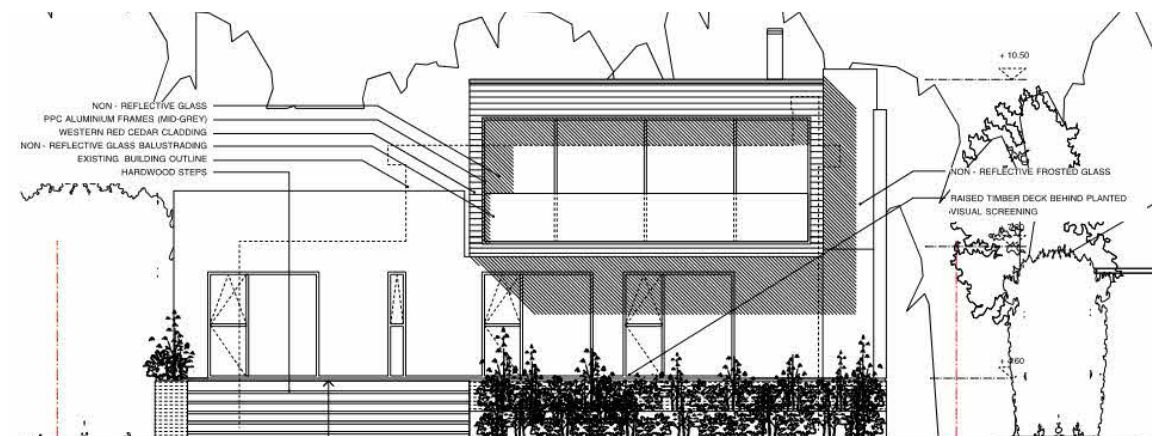


Fig. 08 – East Elevation

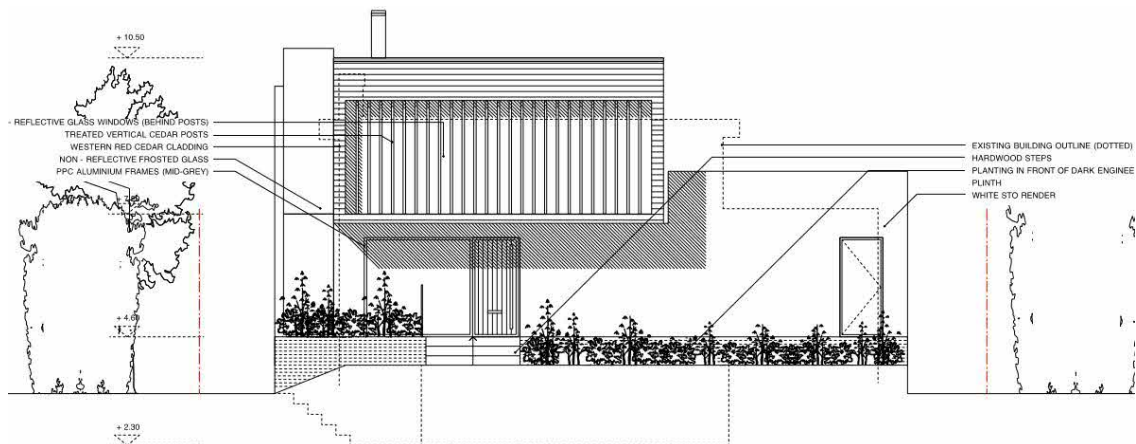


Fig. 09 – West Elevation



Fig.10 –Ground Floor Plan

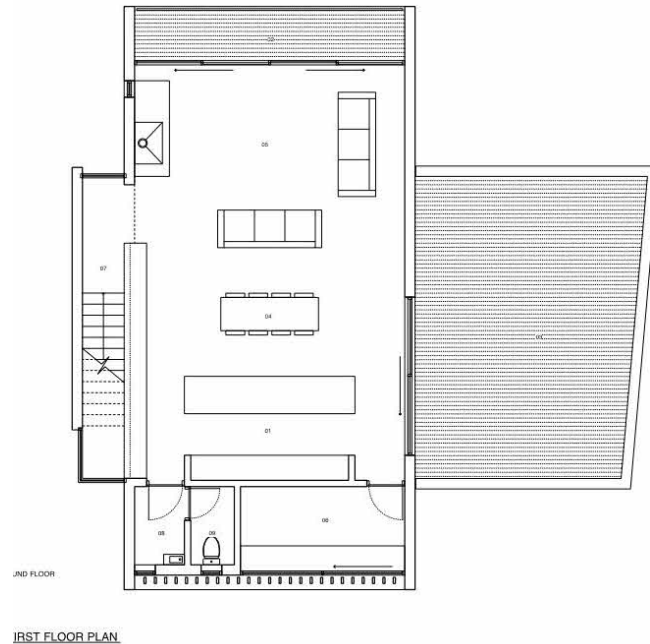


Fig.11 –Ground Floor Plan

Havant Borough Council granted a planning permission for the above proposal. The permission is subject to compliance with specific conditions.

5. Proposed Development

The application proposes the following:

- Ground floor plan to be reorganised to accommodate additional bedroom.
- Ground floor multiple extensions towards the east and west
- First-floor side extension
- First floor cantilever volume to be extended



Fig. 12 – Proposed additions and extensions, view from the west



Fig. 13 – Proposed additions and extensions, view from the east

6. Design Rationale – Design, appearance, layout and scale

Hebden Design Studio was commissioned to remodel and enlarge the existing property. The aim of the redevelopment is to increase the internal area to accommodate the occupants needs, while respecting the place's character and minimising the impact on the neighbouring properties (fig.13).



Fig. 14 – Proposed site plan

The size, mass, aesthetics, and positioning have been strictly informed by the neighbouring properties and the existing property. It was important to set strict boundaries at the beginning of the design process, to prevent a flawed design that fails to address the guidelines stated by local authority and the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

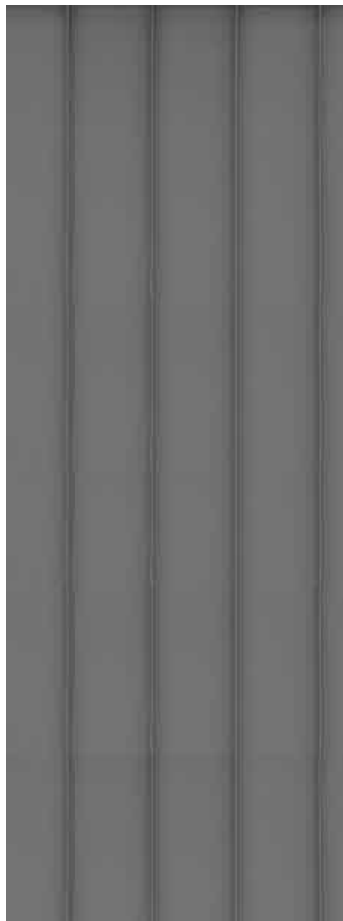
The east elevation of the property has been carefully designed to fit within the current street silhouette, in terms of its size, mass, height and design. The major difference between the existing and the proposed dwelling is the side extension (fig.13). Despite this, majority of the redevelopment has been executed in the way to be unseen, while delivering the points stated in the brief. Such an approach will have little to no impact when viewed from Chichester Harbour.

The materials have been selected to emphasise the contemporary design and ensure a contrast in texture and colour that complements the architecture of the proposed building. The existing palette of materials includes render and western cedar cladding. Proposed redevelopment will maintain the existing palette while only adding standing seam zinc to it. The choice for the material has been informed by Chichester Harbour AONB guidelines.

The proposed windows and doors to be mid grey brushed aluminium, to match the aesthetics of the existing property.



Fig.15–Proposed elevation overlaid with the existing.



Standing Seam Zinc Cladding



Horizontal Cedar Cladding



White STO Render

Fig. 16 –Material palette

The internal layout of the proposed dwellings has been designed to exceed the national minimum technical space standards; this is to provide spacious accommodation in line with modern lifestyles. The organisation of ground floor plan has been reorganised in the way to maximise the number of bedroom, bathroom, and storage/utility rooms. Second set of stairs have been incorporated into the design, to provide access and means of escape.



Fig. 17 – Existing Ground Floor Plan

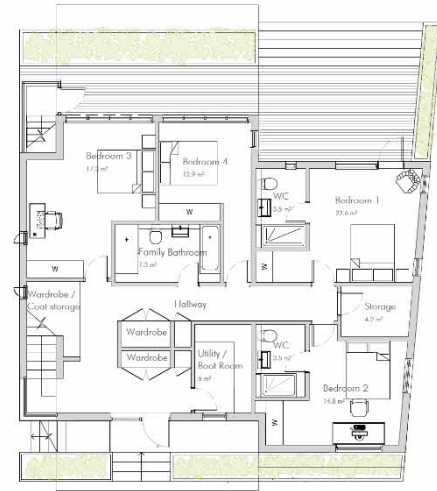


Fig. 18 – Proposed Ground Floor

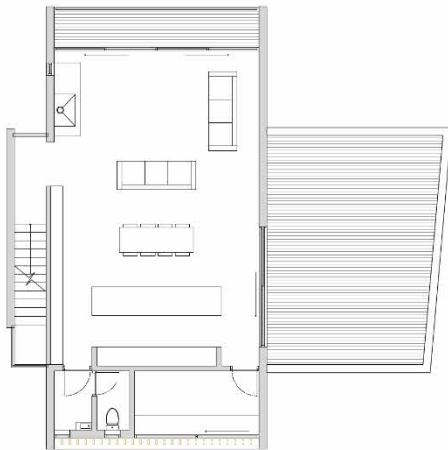


Fig. 19 – Existing First Floor Plan



Fig. 20 –Proposed First Floor Plan

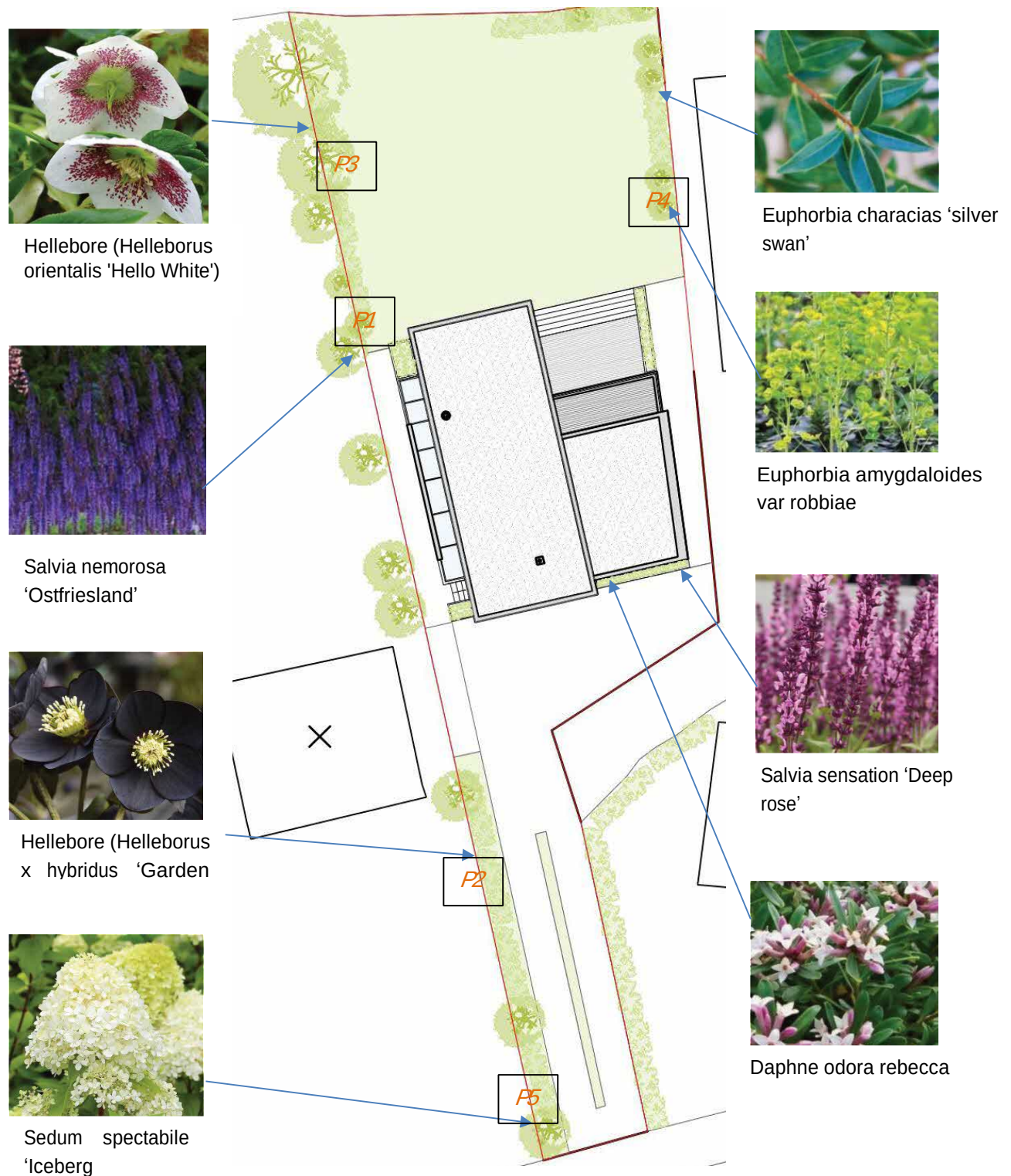
7. Access

The access and existing parking allocations at the property will be maintained as existing. This does not require further development due to the amount of space available to accommodate the number of user that the property is able to host.

8. Landscaping and Impact on Trees

Landscape to be maintained as existing where possible. No removal of landscape will be required at any parts of the site. An ecological enhancement will be made to increase biodiversity on the site. As part of the green mission, tenants will be encouraged to maintain and plant more greenery.

The proposal will not have any impact on the trees.



Location	Plant	Description	Size and Density
Boundary hedging	Blackthorn (prunus spinosa) Bird cherry (prunus padus) Alder (alus glutinosa) Dog rose (rosa canina) Hazel (Corylus avellana) Hawthorne (Crataegus monogyna)	Mixed native hedging to provide visual interest and improve biodiversity.	0.3-0.5m tall pot grown 5-7 per metre
P1	Daphne odora rebecca	Robust with variegated evergreen leaves & fragrant winter flowers. Grows up to 1m.	1.5-2 Litre pot 1.2m apart
P1	<i>Hydrangea paniculate 'limelight'</i>	White panicle hydrangea thrives under a wide range of growing conditions.	2l pot 1.8m apart
P2	Sweet box (Sarcococca confusa)	Compact evergreen shrub with fragrant white winter flowers which turn into black berries	2l pot 1m apart
P2	Hellebore (Helleborus x hybridus 'Garden Black')	Evergreen perennial with dark purple winter flowers	2l pot 0.3m apart
P4	<i>Hydrangea paniculate 'limelight'</i>	White panicle hydrangea thrives under a wide range of growing conditions.	2l pot 1.8m apart
P4	Salvia nemorosa 'Ostfriesland'	Hardy perennial with deep purple flowers popular with pollinators.	2l pot 0.3m apart
P5	Euphorbia amygdaloides var robbiae	Easy to grow, native evergreen with unusual bracts.	2l pot 1m apart
P5	Euphorbia characias 'silver swan'	Variegated evergreen leaves with cream flowers.	2l pot 0.5m apart
P5	Hellebore (Helleborus orientalis 'Hello White')	Hardy perennial with beautiful white and purple flecked spring flowers.	14cm pot 0.5m apart
P5	Sedum spectabile 'Iceberg' (Hylotelephium)	Easy to grow, drought tolerant succulent with white flowers.	2l pot 0.3m apart
P5	Salvia nemorosa 'Ostfriesland'	Hardy perennial with deep purple flowers popular with pollinators.	2l pot 0.3m apart
P5	Salvia sensation 'Deep rose'	Hardy, easy to grow perennial with grey-green foliage and deep pink flowers.	2l pot 0.5m apart

9. Flood Risk Assessment



Flood map for planning

Your reference
4 Wittering Road

Location (easting/northing)
474825/98755

Created
10 Aug 2022 14:44

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

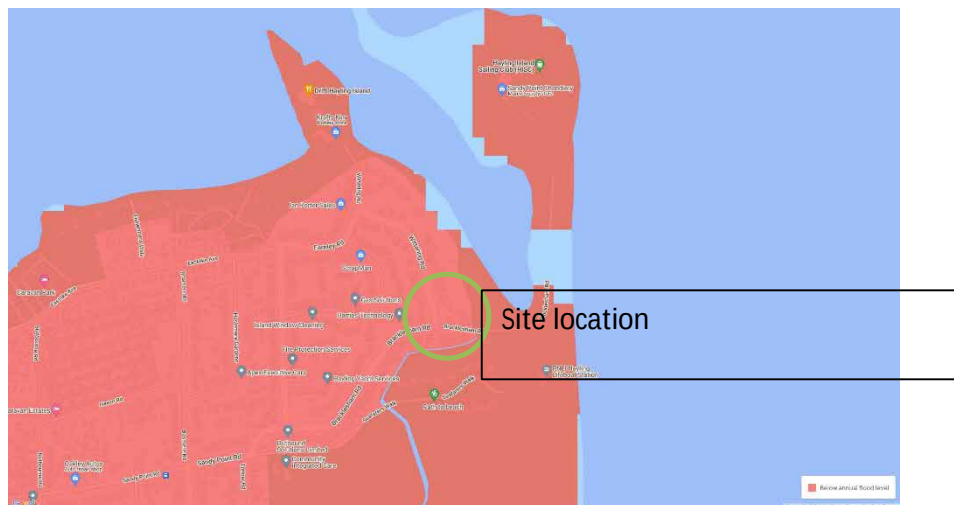
Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

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The selected location is in flood zone 1, but this does not take climate change into account. Climate change allowance suggests that the site is likely to be flooded in 2050 and it is in Flood Zone 2-3.



While the proposed additions and extensions will match the existing floor levels, the following measures will be also incorporated:

- Materials selected for their durability in times of flooding e.g. water resistant render
- Closed-cell type insulation in cavity walls
- Non-return valves in sewer pipes
- Permeable surfacing within the garden
- Raised electrical sockets
- Sump pump in the basement

In addition, appropriate flood warning and evacuation plans including signing up to the EA flood warning services will be in place to protect residents in the event of flood due.

10. Water Drainage Statement

This statement has been prepared to support the planning application. This statement is to establish the principles of a future drainage scheme in line with the drainage hierarchy.

Summary

The risk from river or the sea: The is located within Flood Zone 1 as shown in the map. The site also has a very low potential for any flooding from rivers and sea as well as surface water, this has been indicated in the maps obtained from the Environment Agency.

The site is believed to have good infiltration rates and has certainly not flooded in recent history or living memory. On this basis soak away crate is a realistic option for the disposal of surface water.

It is considered that the site can demonstrate that it can suitably dispose of surface water via the drainage hierarchy and as such the detailed drainage matters can be considered later, such as via condition.

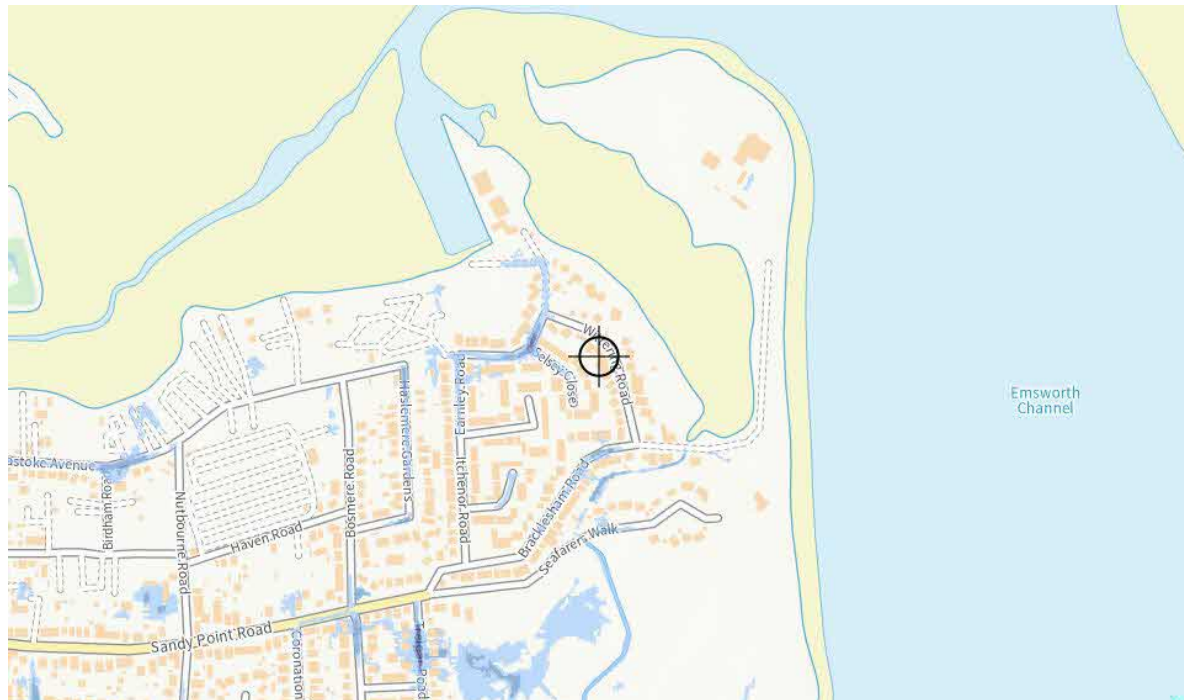
Conclusion

Surface water will be discharged in accordance with the drainage hierarchy in order of preference i.e. infiltration/soak away, to a watercourse, to a surface water sewer, to a combined sewer and evidence will be provided to demonstrate why an option is not feasible before progressing to the next option in the design process. This will be in agreement with Portsmouth Water guidance.

In the unlikely event that there are inadequate infiltration rates or that soak-away crates are not deemed to be suitable due to ground stability/solubility issues, this would be confirmed by a geotechnical consultant.



Flooding from Sea and Rivers –Flood zones map (Retrieved 10.08.2022)



Flooding from Surface Water –Flood zones map (Retrieved 10.08.2022)

11. Ecology

The application is supported by a Preliminary Bat Roost Assessment that was undertaken in March 2022 (Appendix I). The assessment confirms that the building is of negligible value to roosting bats and that no further surveys are required. To enhance biodiversity on the site the assessment recommends that two Schwegler 2FE bat boxes suitable for external walls are incorporated into the design of the new units.

12. Sustainability

Hebden Design Studio believes that a sustainable approach to building is a key part of the design intent of this project. Sustainable design will be achieved through a comprehensive "whole building design approach" that considers environmental performance, accessibility, cost-effectiveness, function, preservation, security and aesthetics.

There are some decisions that have been made that reduce the energy demands of the building. All homes we design must comply with and exceed standards set out for thermal elements in Part L1B of the approved document building regulations. We also recommend cost-effective improvements, including:

The walls, floors and roof are extremely well insulated, allowing us to reduce our heating demands significantly

High levels of air tightness to reduce heat loss

We can provide a specification for glazing that will improve daylight levels and reduce solar gain

Sustainable sourcing of materials.

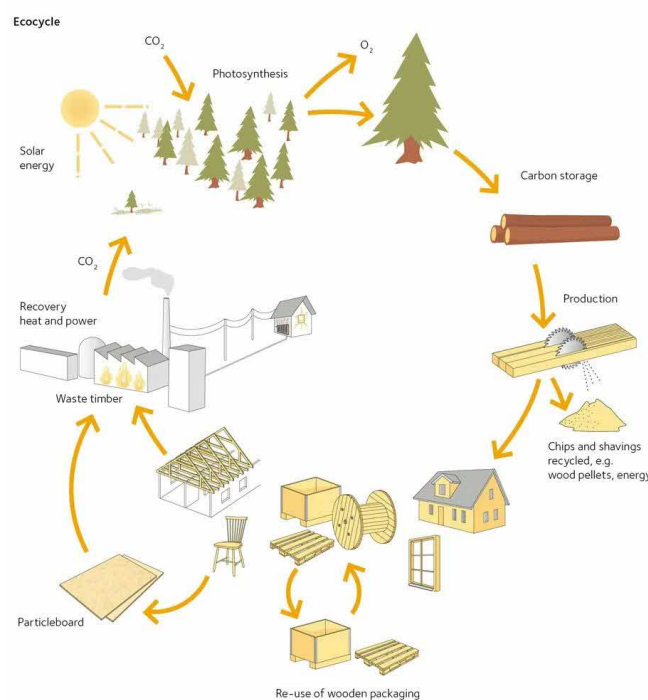


Fig. 22 –Renewable construction material.

Once the building fabric has been specified, we will assess the most suitable technologies to service the property, this will aim to reduce the energy demand from the grid. This may be achieved through the use of:

- Mechanical Ventilation & Heat Recovery (MVHR)
- Ground Source Heat Pump (GSHP) / Air Source Heat Pump (ASHP)
- Underfloor Heating (UFH)
- Grey water and rainwater harvesting / Reduced water consumption
- Electricity to be sourced from a 'green' supplier
- Solar photovoltaics / Solar thermal water heating
- Electric vehicle charging
- Low-energy lighting

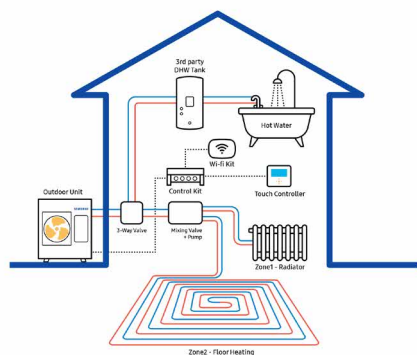


Fig. 23–Air Source Heat Pump (ASHP)

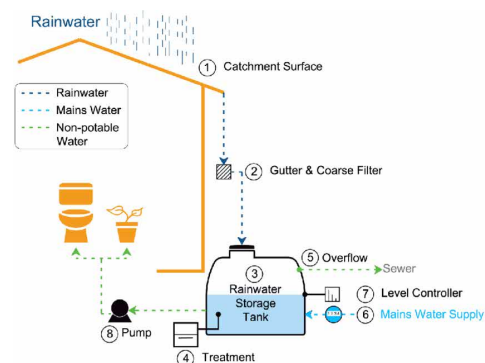


Fig. 24–Air Source Heat Pump (ASHP)

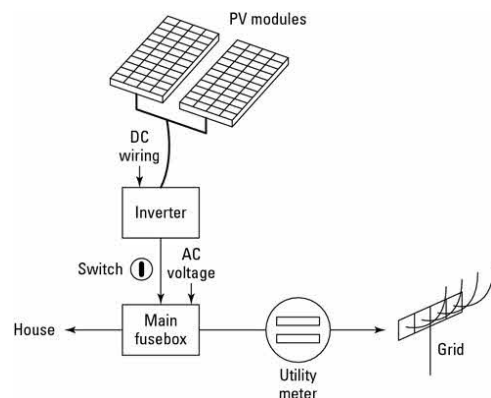


Fig. 25–PV slate / panels



Delivery of sustainable goals is most successful when a method is described and agreed at an early stage, with appropriate resources and design guidelines adopted via the evolution of the design. In some cases, this can also consist of the appointment of an independent, expert consultant.

Building Envelope

We take a holistic strategy to design and prioritise material selection selections that limit the power needs of the building. All residences that we design must comply with modern-day requirements of Building Regulations, although cost-effective methods and sustainability strategies are always taken into consideration for improving the performance of the buildings.

This may include:

- High levels of thermal insulation in the walls, floors and roof to reduce heating demand
- High levels of air tightness to reduce heat loss
- Specification of glazing to improve daylight levels / reduce solar gain
- Green roofs/walls to encourage biodiversity
- Sustainability, modularity, and prefabrication.
- Recycled materials



Fig. 26 - Green roofs



Fig. 27 –Modularity

13. Impact on Neighbouring Properties

The proposed scheme will not have any negative impact on the neighbouring properties.

14. Community Infrastructure Levy

The application is supported by the CIL additional information form.

15. Conclusion

The proposed alterations are of a high quality, contemporary design that will improve the overall appearance of the dwelling and be in keeping with the character of Wittering Road. The proposed development complies with the adopted Havant Borough Council Local Plan, Chichester Harbour AONB and a wide National Planning Policy Guidance.

The separation distance between the proposed development and the neighbouring property to the north and south is generous and will not result in any adverse impact on the amenities of the neighbouring property.