

PETER HEWLINS DESIGNS
128 Duke Road
London W4 2DF



Design and Access Statement in respect of the proposed redevelopment of land

Adjacent to The Retreat, Croft Lane, Hayling Island, PO11 0LT

Date: May 2016

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1. **Purpose**

This statement has been prepared in support of the outline planning application for the development of Plot 1 adjacent to The Retreat, Croft Lane, Hayling Island, Hampshire, PO11 0LT and forms part of the full planning application for the development of Plot 1.

2. **Location**

The site lies at the northern end of Croft Lane which is accessed off Havant Road and located within the area of Stoke, in the north-western quarter of the island.

Regular bus services connect to and from Havant, the nearest major commercial and shopping centre, with onward connections available by rail and bus to Portsmouth and Chichester.

This location which is in close proximity to the seafront offers excellent leisure and amenity characteristics and is sought after area to live.

3. **The Site**

The land on which Plot 1 is to be constructed is located just north of the existing retreat residential building. The building area is 31.5x 22 (693sqm) and the garden area is 75x22 (1650sqm) and is currently a disused stable building and pig sty.

The retreat itself is located on Croft Lane. To the North of the site there is an existing paddock and to the east fields. The western boundary of the site borders the long rear gardens of residential properties lining Havant Road.

4. **Trees and Landscaping**

All existing trees on the north boundary will be retained. Fruit trees will be planted in the main garden area. Beehives will also be included in the main garden

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The north end of the garden will be a vegetable plot with raised beds.

The site is not currently in a flood plain but the bottom end of the garden does get very wet and muddy and it is proposed that a drainage ditch will be built between plots 1 and 2. The drainage ditch along the west boundary will be reinstated as it is partly overgrown.

5. Access

Access to the site is by way of a new access off Croft Lane. A new driveway will be built which is wide enough for vehicles to turnaround. The house will be built with a 3 metre gap at the side so there is room for vehicle access to the garden for future maintenance of the trees and the garden.

The swimming pool is 200mm down from the finished floor level which is 400mm up from the existing ground level.

The whole of the ground floor is designed to be wheelchair accessible on one level with one bedroom and attached en suite bathroom. All doors to be 900mm wide to allow easy access for wheelchairs. All doors are to be 2.4m high as the average height is increasing.

All sockets will be at 400 mm from ground level making them wheelchair accessible.

During the course of the works materials will be stored in the garage area on the hard core base. Access for lorries can continue up Croft Lane and reverse into the site this enables them to drive out front ways on to the main road.

If it's not practical to back into the site they can turn within the site on the slip road beside the house.

6. Design Statement

The brief for the design was to be a modern ecofriendly house built to passive house standards with large rooms and lots of natural light, high insulation

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specification and timber framing, glue lam beams, sedum roofs, solar panels, water storage, soak away for drainage, ground source heating, air heat exchange unit.

All windows will be triple glazed.

The house will have a modern finish with the size and height kept low so as not to be too dominant towards the existing Retreat building. It is noted that Plot 1 is closer to houses on Havant Road which are two storey buildings.

There is also a lane swimming pool which is an integral part of the house so it can be used all year which will be heated by the ground source heating.

A sprinkler systems can be installed if the fire brigade deem it necessary as the fire hydrant is on the corner of the shared driveway on Croft Lane.

The dwelling is situated so as to enable the occupants to enjoy the views over the adjacent garden.