

Planning, Design and Access Statement

Proposal: Proposed flat roof refurbishment to provide insulation and raising of parapets to flat roofs.

Site: Mark Anthony Court Estate, Hayling Island, Hampshire, PO11 0AE

Ref: 25396

Client: STELLARGRADE LIMITED

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1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for refurbishment works to the existing flat roofs at Mark Anthony Court, Hayling Island.

The proposed development comprises the replacement of existing roof coverings, installation of modern insulation, and a minor increase in parapet heights of approximately 200mm in order to facilitate a compliant warm-roof construction.

The existing roofs have reached the end of their serviceable life and require replacement to address ongoing maintenance issues and to improve the energy efficiency of the buildings.

Pre-application advice was sought from Havant Borough Council. The planning officer advised that the principal planning consideration would be whether the works would “materially alter” the appearance of the buildings.

While the proposed changes are modest in scale and largely technical in nature, the applicant has elected to submit a planning application in order to ensure the works are formally considered and confirmed as acceptable.

This statement explains:

- The site and its context
- Existing building conditions
- The proposed works
- Design principles
- Visual impact considerations
- Heritage impacts
- Planning policy compliance

2. Site Description

The application site comprises the residential estate known as Mark Anthony Court, located off Hollow Lane on Hayling Island.

The development consists of six three-storey apartment blocks arranged around shared circulation spaces and landscaped areas. Associated garage parking is provided within the site.

The buildings form a cohesive residential cluster and are characterised by:

- Flat roof construction with perimeter parapets
- External balconies and access walkways
- Brick elevations
- Communal landscaped areas
- The surrounding area is predominantly suburban residential in character, containing a mixture of:
- Detached dwellings
- Semi-detached houses
- Maisonettes
- Small apartment buildings

Building heights across the surrounding area are generally modest, typically ranging between two and three storeys.

The application site is not located within a conservation area, and the buildings themselves are not listed.

3. Planning Context

Pre-application advice was sought from Havant Borough Council to determine whether the proposed works would require planning permission.

The Council advised that the determining factor would be whether the proposed parapet increase would materially alter the external appearance of the buildings.

The planning officer indicated that modest parapet increases, provided that they:

- retain the existing parapet angles and detailing
- utilise matching materials
- maintain the existing roof form
- would be unlikely to materially alter the appearance of the buildings.

The applicant has nevertheless elected to proceed with a planning application in order to provide certainty and ensure the works are appropriately considered within the planning framework.

4. Existing Buildings

The apartment blocks at Mark Anthony Court are constructed with flat roofs enclosed by perimeter parapet walls.

The existing roofing systems consist of traditional felt coverings that have reached the end of their operational lifespan.

Issues identified include:

- Deterioration of waterproofing layers
- Water ingress in certain areas
- Lack of thermal insulation
- Poor energy performance relative to modern standards

The existing parapet walls are relatively shallow and provide insufficient height to accommodate the additional build-up required for a modern warm-roof construction.

Without a modest increase to the parapet height, it would not be possible to achieve the appropriate upstand heights required for effective waterproofing and drainage.

5. Proposed Development

The proposed development comprises the refurbishment of the roofs of all six apartment blocks within the site.

The works include:

- Removal of existing roof coverings
- Installation of a modern high-performance felt roofing system
- Installation of upgraded thermal insulation
- Raising of existing parapet walls by approximately 200mm

The parapet increase is required to accommodate the increased roof build-up associated with the new insulation layer and to ensure adequate weatherproofing and drainage detailing.

The proposal does not involve:

- new floorspace
- extensions to the buildings
- changes to the building footprint
- changes to the residential use of the site

The architectural form and layout of the development will therefore remain unchanged.

6. Design Principles

The design approach is based on a principle of minimal intervention.

The works are limited strictly to what is required to facilitate the replacement roof construction and improve the performance of the buildings.

Key principles include:

- Minimal Height Increase

The parapet increase is limited to approximately 200mm, representing the minimum height required to accommodate the insulation build-up and associated detailing.

This increase represents only a very small proportion of the overall building height.

- Retention of Existing Form

The existing architectural characteristics of the buildings will be retained, including:

- flat roof configuration

- parapet profile
- gablet detailing
- building proportions
- Matching Materials

Raised parapet sections will be constructed using materials that match the colour, texture and appearance of the existing parapets, ensuring the works integrate seamlessly with the existing buildings.

7. Impact on Visual Appearance

The proposed alterations are extremely limited in scale when considered in the context of the overall buildings.

The apartment blocks are approximately three storeys in height, and the proposed parapet increase of approximately 200mm represents only a marginal change to the roofline.

Consequently:

- the overall scale and massing of the buildings will remain unchanged
- the existing architectural character will be preserved
- the changes will be barely perceptible from ground level

The proposal will therefore not materially alter the appearance of the buildings.

8. Heritage Impact Assessment

A designated heritage asset is located to the north-east of the site at 15 Hollow Lane Listed Building.

In accordance with the National Planning Policy Framework, the potential impact of development on the setting of heritage assets must be carefully considered.

Paragraphs 199–202 of the NPPF require local planning authorities to give great weight to the conservation of heritage assets and ensure that development proposals preserve their significance and setting.

The significance of the listed building at 15 Hollow Lane derives primarily from its historic architectural character and its relationship with the surrounding historic environment along Hollow Lane.

The proposed development is limited to minor alterations to existing parapet walls on buildings that are already established within the local townscape.

The development does not involve:

- new buildings
- substantial increases in building height
- alterations to the architectural character of the existing buildings
- changes to the spatial relationship between buildings

The parapet increase of approximately 200mm represents a very minor change which will not materially affect the perceived scale or appearance of the buildings when viewed within the wider area.

Given the modest scale of the works and the separation between the site and the listed building, the proposal will not result in any perceptible impact on the setting of the heritage asset.

The development will therefore preserve the significance and setting of the listed building, consistent with the objectives of the National Planning Policy Framework.

9. Planning Policy Context

The proposal aligns with the objectives of the National Planning Policy Framework, which supports the sustainable maintenance and improvement of existing buildings.

The development also accords with the principles of the Havant Borough Local Plan (Core Strategy), which seeks to ensure that development:

- respects the character and appearance of the built environment
- supports sustainable improvements to existing buildings

- protects heritage assets and their settings

The proposal represents a modest improvement to existing residential buildings which maintains their architectural character while improving their environmental performance.

10. Access

The proposal relates solely to roof refurbishment works and does not alter the layout of the development or access arrangements within the site.

Existing access routes will remain unchanged, including:

- pedestrian access to residential entrances
- vehicle access to garages and parking areas
- service and emergency access routes

Inclusive access arrangements are therefore unaffected.

11. Sustainability

The proposed warm-roof construction will significantly improve the thermal performance of the buildings.

This will:

- reduce heat loss through the roof
- improve the energy efficiency of the dwellings
- reduce long-term energy consumption
- extend the lifespan of the buildings

The proposal therefore represents a sustainable upgrade to existing housing stock, consistent with national objectives for improving building performance.

12. Biodiversity

The development does not affect more than 25sq.m. of on-site habitat therefore this scheme is exempt from any BNG conditions.

13. Conclusion

This application seeks planning permission for roof refurbishment works at Mark Anthony Court, Hayling Island.

The works include the replacement of existing roof coverings, installation of modern insulation, and a modest parapet increase of approximately 200mm.

The proposed alterations are minimal and will not materially alter the appearance of the buildings or the character of the surrounding area.

Furthermore, the proposal will preserve the setting of the nearby listed building at 15 Hollow Lane, in accordance with national planning policy.

The development represents a necessary and proportionate upgrade to the buildings, improving their performance and longevity while maintaining their established architectural character.

Planning permission is therefore respectfully requested.