

DESIGN AND ACCESS STATEMENT

Construction of Two Detached Three-Bedroom Bungalows

Land adjacent to St Patrick's RC Church
Manor Road, Hayling Island, Hampshire, PO11 0QU

1. Introduction

This Design and Access Statement is in support of a full planning application for the construction of two detached, single-storey, three-bedroom bungalows and new vehicular access on land immediately to the north-east/east of St Patrick's RC Church, Manor Road, Hayling Island.

The submission follows pre-application advice received from Havant Borough Council, reference GEN/25/00561. The proposal is materially different from the original scheme and is now seeks permission to two smaller bungalows as opposed to a single large dwelling and double garage.

The revised scheme represents a change in form and scale of development. The design principle is to provide a low-lying, low impact form of development. The absence of any first-floor accommodation substantially reduces the visual mass, overlooking potential, overshadowing and perceived impact of the proposal.

This statement explains the design rationale for the revised development and responds directly to the matters identified by Havant during the pre-application process.

2. Site and Surroundings

The site as a parcel of open grassed land immediately north-east of St Patrick's RC Church and its associated cemetery. The site is relatively level and largely enclosed by mature hedging and/or timber fencing.

A Preliminary Ecological Appraisal, completed by Dr. Jonty Denton, identifies the site as predominantly species-poor grassland, with peripheral hedgerows.

To the north-east lies the detached dwelling known as Churchfields (formerly also part of Church land). The shared boundary includes a brick wall, close-

boarded fencing and hedging, with two oak trees protected by Tree Preservation Orders toward the front of the site. A holiday campsite lies beyond close-boarded fencing to the rear of the site.

The street frontage with Manor Road (A3023, 40mph speed limit) is approximately 15m, widening to 30m at the rear boundary. The site is approximately 50m deep.

The Pre-app response recognizes the pattern of development in the locality as varied in terms of plot sizes, building forms, use and architectural character.

The plot is associated with historic planning permissions relating to cemetery use, however the Church has confirmed that the land has never been consecrated and used for burial.

3. Principle of Development

The application site lies within the defined urban area and residential development is acceptable in principle. The site also does not reside within a Conservation Area, AONB, SSSI or other designated land.

The Pre-app response acknowledged the contribution that additional housing on this land would make to housing supply and the more effective use of land within the main urban area of Hayling Island.

The current scheme increases that contribution from the single dwelling to two dwellings. The proposal remains modest in density. The buildings occupy only part of the overall site, are surrounded by private gardens and landscaped areas and remain set back from Manor Road.

The additional unit does not result in an inherently urban or cramped form of development.

The two modest single-storey dwellings allow the site to make a greater contribution to housing supply while maintaining a low overall impact.

It is therefore considered that the principle of two residential dwellings remains acceptable, subject to the detailed matters addressed in this statement and the accompanying specialist reports.

4. Amount of Development

The proposed development comprises of:

- Bungalow 1 – three bedrooms, 128m² GIA;
- Bungalow 2 – three bedrooms, 118m² GIA;
- shared vehicular access;
- parking and turning areas;
- private gardens and patios;
- cycle and garden storage;
- refuse and recycling storage;
- landscaping and additional planting; and
- associated drainage infrastructure.

5. Character and Appearance

5.1 Visual impact

The bungalows are set back from Manor Road. This ensures that the existing and proposed vegetation at the frontage remains an important component of views into the site and avoids creating a visually urbanised building frontage.

The frontage is characterized as principally by the new access, landscaping and hedging and the protected neighboring oak trees.

The Pre-app response suggested that a two-storey building would be acceptable provided its eaves and ridge respected Churchfields. The current proposal takes a more conservative approach with both buildings now low lying bungalows, with the following benefits:

- The new dwellings appear modest from Manor Road;
- Protected oak trees, new and retained vegetation remain dominant elements in the street scene;
- The new dwellings do not compete visually with St Patrick's Church;
- The development has substantially less mass than the previous two-storey proposal;
- Visual impact on neighbours is reduced.

5.2 Appearance

The overall aesthetic of the bungalows is a simple contemporary style with clean lines and minimal detailing.

White render walls with elements of black vertical Cedral cladding under a black slate roof finish.

Doors and windows will be black, mechanically jointed UPVC. A quality product jointed like timber windows but with the advantage of low maintenance that comes with UPVC.

The large patio sliding doors will be black powder coated aluminum to cope with the size/span of the openings.

The restrained materials and simple pitched-roof forms avoid unnecessary visual complexity and inform a quality, minimal, contemporary appearance.

The dwellings are subtle and modest in scale. They do not compete with St Patrick's Church or Churchfields.

For these reasons, the development is considered consistent with the design principles of Policy CS16.

6. Layout, Density, Residential Amenity

The site is relatively large for the provision of two modestly sized bungalows, and the proposal remains a comparatively low-density form of development.

The proposed size of buildings and plots are consistent with the housing along Manor Road.

The buildings are located in the central portion of the site, set back from Manor Road providing visual attenuation, openness, space and protection for the TPO oak trees at the front of the site.

The properties will benefit from substantial rear garden areas in excess of national space standards.

The development can be characterized as small-scale development of two detached bungalows contained within generous plots.

The building plans provide generous open-plan principal living areas and utility space, and spacious three bedroom accommodation with en-suites and bathrooms.

The properties reflect a high level of design and will provide a good quality residential environment.

7. Access and Parking

The proposal includes creating a new access onto Manor Road (A3023). Consultation with Hampshire County Council Highways Department as part of the application will be necessary.

The proposal demonstrates the following criteria, with reference to drawings 608 PL02 revP1 (Site Plan) and 608 PL08 revP1 (Visibility Splay):

- 90m/40mph visibility splays are achieved at the new access.
- A new tarmac bellmouth is proposed from Manor Road. A five-bar gate will be set back 6m from the road edge.
- All frontage planting within the relevant visibility area is to be maintained below approximately 600mm.
- Driveway layout provides sufficient space for vehicles to maneuver on site.
- Each three-bedroom dwelling is provided with 2 parking spaces, in line with Havant parking standards.
- Secure cycle storage is provided in the proposed garden sheds.
- Refuse vehicles will not enter the site and collections will be made from the main road as currently is the case with neighboring properties. Storage for refuse and recycling bins has been provided.

8. Trees and Landscape

The two oak trees close to the north-east/frontage boundary are protected by Tree Preservation Orders, the appended Arboricultural Method Statement prepared by arboricultural consultant, Bernie Harverson, outlines the measures for the protection of the trees during the works and method of construction of the development.

In particular it is proposed some minor tree pruning (Crown Lifting) of the oak nearest the bungalows be undertaken. This will actually balance up the crown in view of the works previously carried out to the north side of the tree.

The proposed driveway and paths will use a no-dig construction where required within the root protection area.

Where the building impinges on the root protection zone piles foundation have been suggested. It is proposed to construct the bungalow with pile foundations and Voided Slab suspended floors. This will ensure the least amount of concrete is used and reduces the pressure on the ground over traditional piling.

Existing boundary hedging is retained wherever practicable and supplemented with new planting.

New small trees are also proposed towards the rear of the site.

9. Flood Risk and Drainage Strategy

9.1 Flood Risk

Although the site falls within current and future Flood Zone 1 for fluvial and tidal flooding, the pre-application identified a portion of the site at potential risk from surface-water flooding in the future.

Site-specific Flood Risk Assessment and Drainage Strategy reports have been undertaken by consulting civil and structural engineers, Hamill Davies Limited.

The FRA confirms that the site is within Flood Zone 1 in respect of fluvial and tidal risk.

The report records an average existing site level of approximately 5.50m AOD and identifies a slight depression within the site which corresponds with the area identified as potentially susceptible to future surface-water flooding.

The report proposes the new buildings will have finished ground-floor levels set a minimum of approximately 150mm above proposed surrounding ground levels, with external ground levels configured so that exceedance flows are directed away from the dwellings.

Where the existing depression beneath the proposed built development is displaced, equivalent surface-water storage is proposed within garden areas.

This will ensure the development safely accommodates the identified future surface-water risk without transferring that risk elsewhere.

9.2 Drainage Strategy

Extensive site investigation and infiltration testing by Soils Ltd establish that conventional soakaways are not feasible.

The development has therefore been designed having regard to the drainage hierarchy and site-specific ground conditions.

Soft landscaped areas will continue to accept direct rainfall where practicable.

It is proposed surface water from roofs and hardstanding surfaces will be managed through attenuation storage and controlled discharge into the mains via a Hydro-Break system.

The system will provide attenuation for the 1 in 100-year storm event plus a 45% climate-change allowance.

The restricted discharge will discharge at the lowest effective rate subject to agreement with Southern Water.

10. Ecology and Biodiversity Net Gain

10.1 Ecology

A Preliminary Ecological Appraisal was undertaken by leading Ecologist, Dr.Jonty Denton.

The assessment considered habitats and the potential presence of birds, bats, reptiles, amphibians and badgers.

The appraisal identifies no priority habitats within the site and considers that no adverse effects upon the internationally important statutory sites surrounding Hayling Island are envisaged from the development itself.

All recommendations in the report will be adopted.

10.2 Biodiversity Net Gain

The Preliminary Ecological Appraisal confirms that the site contains modified grassland which will be partially lost to development.

The report provides the Baseline Habitat Plan on Page 3, Figure 7.

A Small Sites Metric and Post Development Plan has been completed by Dr. Jonty Denton to calculate the biodiversity position and appended to this application.

The landscape proposals include retention and enhancement of hedges and additional tree planting, which will contribute towards the overall biodiversity strategy. However a 10% BNG has not been achieved on site.

The purchase of Off-site Biodiversity Credits is proposed to cover the shortfall.

At detailed quote provided by Environment Bank Ltd is appended to the application. The applicant will commit to purchase these credits to secure planning permission.

11. Solent Waders and Brent Goose Strategy and Solent Recreation Mitigation

The land opposite the application site is identified as Secondary Support Area H49H within the Solent Waders and Brent Goose Strategy.

The development also falls within the catchment of the Solent Recreation Mitigation Strategy.

The Preliminary Ecological Appraisal considers the wider internationally designated sites and concludes that no direct adverse impact is envisaged from the proposed development.

However in order to reduce and mitigate any unnecessary disturbance to the birds during construction please refer to the appended Construction Environmental Management Plan (CEMP).

The application will also comply with the Solent Recreation Mitigation requirements and the applicant agrees to make the appropriate financial contribution to the Solent Recreation Mitigation fund.

12. Nutrient Neutrality

The application site lies within the Solent catchment area, where new residential development has the potential to increase nutrient loading and adversely affect designated European sites, particularly in relation to nitrogen.

A nitrogen budget has been completed for the development that quantifies the annual load of nitrogen to be off-site the local authority offsetting scheme.

The applicant agrees to make the appropriate financial contribution to be confirmed by the Council during the course of the application.

13. Contamination

The proximity of the cemetery was raised in the pre-application response and Environmental Health's informal advice concluded that there could in principle be some contamination risk associated with burials where groundwater levels are high.

The Church has confirmed that ground water is encountered at the bottom of the gravel excavations in the winter but not to any great extent. The council's level of concern over contamination of the application is low and the adoption of the robust construction measures in the following areas seeks to mitigate any contamination risk to the development and its occupants:

- Appropriate damp-proof construction;
- Effective ventilation beneath floors;
- Careful sealing of through-floor service penetrations;
- High-quality construction practices.

14. Inclusive Access

The proposed bungalow format has particular advantages in terms of accessibility and adaptability.

All principal accommodation is provided on one level.

The dwellings are therefore suitable for a broad range of occupants, including older people and those with reduced mobility, and are readily capable of adapting to changing household needs.

Approaches, thresholds and internal details will be developed in accordance with the applicable Building Regulations.

15. Refuse and Cycle Storage

The proposal identifies space for refuse and recycling bins within each plot together with individual garden sheds providing secure cycle and general storage.

16. Community Infrastructure Levy

The development is qualifying residential development that will be liable for Community Infrastructure Levy and that the appropriate CIL forms appended to the application.

The applicant agrees the necessary CIL procedures will be followed and payment made at the appropriate juncture.

17. Planning Balance

The proposal will provide two additional homes within the defined urban area of Hayling Island.

The Council's pre-application response has confirmed:

- Residential development of this site is acceptable in principle;
- The location is reasonably sustainable;
- Residential development represents more effective use of the land;
- Additional housing attracts positive weight in the planning balance.

These factors apply equally, and arguably more strongly, to a proposal delivering two dwellings rather than one, provided the additional dwelling does not cause unacceptable impact. For the reasons set out in this statement, we are of the opinion no such impact arises.

Two bungalows enables additional housing to be delivered without the height and visual prominence that would normally accompany a larger dwelling, representing an effective and sensitive use of the site.

18. Conclusion

The proposal provides two high-quality detached three-bedroom bungalows on land adjacent to St Patrick's RC Church.

The pre-application response accepted the principle of residential development and considered that a dwelling could be accommodated on the site, subject to detailed consideration of flood risk, character, neighbouring amenity, highways, trees, ecology and other technical matters.

This statement has set out the justification for two bungalows and the matters above.

The bungalows will sit low within the site.

Their modest eaves and ridge levels, substantial setback, garden areas and surrounding vegetation mean that they will have very little visual impact on their wider surroundings.

Being single-storey will also substantially reduce the potential impact on neighbours. There will be no first-floor overlooking and the modest building heights will mitigate shadowing, outlook or an overbearing relationship with Churchfields.

The development retains and reinforces the site's landscape structure, protects the important mature oak trees, provides additional planting and incorporates appropriate parking, turning, refuse and cycle storage.

Detailed technical assessments have also been undertaken in response to the pre-application response, including consideration of:

- Flood risk;
- Surface-water drainage;
- Climate-change resilience;
- Ecology and protected species;
- Biodiversity Net Gain;
- Tree protection.

The proposal represents a well designed, modest, low-density and low-profile residential development which makes effective use of land within the urban area while responding sensitively to the site's relationship with St Patrick's Church, Churchfields and the surrounding landscape.