

DESIGN & ACCESS STATEMENT

relating to a

**PROPOSED REDEVELOPMENT OF 2 NO
FOUR BEDROOM DETACHED DWELLINGS
(WITH DEMOLITION OF EXISTING COTTAGE)**

at

**15 NEW CUT
HAYLING ISLAND
HAMPSHIRE PO11 9RG**

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Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is to accompany a full planning application with respect to a proposal to demolish the existing dilapidated single storey detached cottage known as 'Rosecot' at No. 15 New Cut and to replace this with two detached four bedroom two storey chalet style dwellings.
- 1.2 The existing cottage, is in a very dilapidated state and considered well beyond restoration or fitness for habitation.
- 1.3 The applicants of this planning application wish to seek permission to demolish the bungalow and to construct two modern dwellings for their individual occupation with on-site open parking, retaining the existing vehicular access for the eastern dwelling and forming a similar new access for the western dwelling.

2.0 Local Character and Site Description

- 2.1 The site has an approximate area of 970m² and is located within a residential estate at the northern end of Hayling Island to the east of the main road of Havant Road which connects the island to the mainland at Langstone.
- 2.2 The proposed site has transport connections via regular bus services in Havant Road connecting to Havant Bus Station and Havant railway station with links to coastal routes and to London. The shopping centre in Havant is within easy access by bus or car.
- 2.3 This part of the housing estate comprises of one and two storey detached private houses. Most of the dwellings appear to be of 1970/80s design, with two storey detached on the south side of New Cut with single storey bungalows and two storey chalet style bungalows on the north side of the road. The estate road is wide with grass verges on both sides and the houses on either side are around 30m from frontage to frontage.
- 2.4 The proposed site is rectangular in shape, measuring around 40m deep front to rear and just over 25m along the front road boundary. As seen

from the adjoining properties, it is essentially level with a slight fall from the road boundary and footpath down towards the estate road.

- 2.5 The site backs immediately onto the access track off Havant Road to the stable block to the east of the site beyond the garden to No. 17a New Cut. To the north of the track is open paddock land.
- 2.6 The residential garden area within the site has been left to untended for some years and is now quite overgrown with dense undergrowth in places. Some trees have been noted which could be retained and managed. None of these are large or fully matured or in locations which would conflict with any development proposals.
- 2.7 The site does not lie in an area of tidal flood risk.

3.0 Brief Description of Existing Dwelling

- 3.1 The existing dwelling consists of a single storey cottage with a pitched roof and a lean-to. It is not safely accessible at present due to the extent of dilapidation and is thought to have been vacant since 2006.
- 3.2 The gross internal area (GIA) of the dwelling is estimated at approximately 45m².

4.0 Proposals for New Dwellings

- 4.1 This application submission seeks to obtain full planning permission on the proposal to build two new two storey chalet style four bedroom detached houses constructed in modern low maintenance and sustainable materials.
- 4.2 The houses are each to be occupied by the two applicants and are designed to their differing personal requirements. However, the designs of the front elevations facing onto the highway would be kept similar.
- 4.3 House No. 1 (west) would have a total gross internal floor area of 198m² whereas House No. 2 would have a total gross internal floor area of 189m².

- 4.4 In order to blend in with the adjoining dwellings and the general street scene, the total height of both houses would be approximately 6.8m above existing mean ground level measured to the highest point of the roof, similar to that of Nos. 17a & 17b adjoining to the east. The eaves to the front elevations would also be at a similar height to these properties. This is illustrated on the street elevation included with this application.
- 4.5 First floor windows would be in the form of dormers to maintain the chalet style, again similar to that of Nos. 17a & 17b but with gables rather than hipped roofs.
- 4.6 The main materials proposed for the new dwelling would be synthetic self-coloured off-white render to the external walls with fibre-cement horizontal cladding to the dormer and porch gables, white PVCu to form fascias and soffits and anthracite coloured pre-finished PVCu to all windows and external doors. A Schedule of External Materials and Finishes is included with this application.

6.0 Hard & Soft Landscaping

- 6.1 The existing overgrown planting which originally formed the residential garden to the cottage would be cleared to make way for the new dwellings. However, some perimeter shrubs may be retained where these are considered of value and can be suitably cut back and managed along with three small trees in the locations marked on the submitted drawings.
- 6.2 The existing privet hedge to the road boundary has been left to overgrow and spread beyond the road boundary to encroach on the public footpath. If found manageable, this will be cut back hard and allowed to re-establish with part removed to allow a new access point for House 1.
- 6.3 Hard surfacing to the parking area and drive would be in permeable paving blocks and edgings as described in the included Schedule of External Materials and Finishes.
- 6.4 New paths and the pedestrian access ramp would be laid with paving flags as described in the Schedule of External Materials and Finishes.

7.0 Foul & Surface Water Drainage

- 7.1 There is an existing foul drainage connection to the existing cottage which connects to the public sewer in the verge in front of the site. Subject to condition and level, this connection would be adapted and extended to serve the new dwellings and be utilised for all foul drainage from the site.
- 7.2 Surface water would be discharged to suitably sized cellular soakaways located in the front and rear gardens of each dwelling.

8.0 Access, Parking and Waste Storage

- 8.1 The existing vehicular and pedestrian access from the estate road would remain to serve House 2 and a second similar width access formed to serve House 1 with a new dropped kerb to be arranged in consultation with the highway authority.
- 8.2 Parking provision would be three off-road spaces to each dwelling as required under County highway standards. Turning would be possible within the site in order to leave in forward gear.
- 8.5 A charging point for electric vehicles would be provided adjacent to the parking spaces to each dwelling.
- 8.6 Secure storage for at least two bicycles would be provided within the rear gardens to each dwelling as shown on the submitted drawings.
- 8.7 An area for wheeled bins would be available for household waste and recyclable items located adjacent to the access from the highway to allow each bin to be collected on designated collection days.
- 8.8 The ramped access from the driveway to the house would meet the requirements for wheelchair users as prescribed under Part M of the Building Regulations.

9.0 Sustainable Design

9.1 It is intended to make provision for the following installations in the dwelling (subject to further appraisal as design progresses):

- Centralised ventilation and heat recovery system (MVHR).
- Low energy lighting throughout.
- Water efficient sanitary fittings.
- Energy efficient built in appliances.
- Roof mounted Solar PV panels.

9.2 As far as possible, construction materials will be selected for their sustainability rating and built-in household appliances for their low energy rating.

10.0 Services

10.1 Existing mains electricity, gas, water and telephone services are available to the site.

11.0 Planning Obligations

11.1 It is understood that CIL payments would be levied on this development based upon the net gross internal floor areas of each dwelling. The relevant CIL forms are included with this application to allow the liability allocated to each owner to be calculated.

11.2 As both new dwellings are intended to become each of the applicants permanent place of residence, it is proposed that self-build exemptions will be sought.

12.0 Conclusion

12.3 This site is considered eminently suitable for redevelopment and is of sufficient area to contain the two dwellings as proposed.