Firstplan

22 CROWSPORT, HAMBLE – DEMOLITION AND ERECTION OF A REPLACEMENT DWELLINGHOUSE

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

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SECTION 1: INTRODUCTION

1.1 This statement accompanies and supports planning and conservation area consent applications for the demolition and erection of a replacement dwellinghouse at 22 Crowsport, Hamble. The application is for a very similar development to that permitted under reference F/07/61328 which was approved by the Council and recently constructed. The need for the new application arises because the newly constructed dwelling is structurally unsound and needs to be demolished. This conclusion has been reached following extensive structural surveys of the building detailed in reports by Vail Williams LLP and Howes Atkinson Crowder LLP. An extract from the report is attached as Appendix 1.

APPENDIX 1

1.2 The application scheme has the same footprint and massing as the existing house but with a number of minor amendments.

1.3 These alterations will enhance the property, providing a large open plan living space with the additional facilities of a basement gym and wet room. The properties will respect the character of the conservation area and will not have a greater impact on the residential amenity of the surrounding area.

1.4 This report explains the planning background to this application in section 2 and provides a description of the proposed development at section 3. Section 4 addresses relevant planning policy and section 5 identifies the relevant planning issues. Section 6 considers the impact on the heritage asset. Section 7 sets out the design and access statement. Section 8 draws conclusions, confirming that the proposed development is necessary because the property is structurally unsound and that permission should be granted for the proposals which will result in a development which is essentially the same as that recently permitted.

SECTION 2: PLANNING BACKGROUND

a) Site and Surrounding Area

2.1 The site is located on the eastern part of Crowsport in Hamble, which is situated on a peninsula at the mouth of the River Hamble.

2.2 No. 22 Crowsport lies adjacent to, and faces onto, Port Hamble Marina. The existing property is in keeping with the Bauhaus style architecture which is prominent in the area. Photographs of the area are provided as appendix 2.

APPENDIX 2

2.3 The property has good access and is served by two railway stations; Hamble and Netley, located within 1.5 miles. The property is within close proximity of the B3397 road, which leads to the M27.

b) Planning History

2.4 The original application for the existing dwelling was for the 'construction of a replacement dwelling' (ref: F/07/61328) and was permitted by Eastleigh Borough Council on 26 November 2007 subject to conditions. A copy of the decision notice is attached at Appendix 3.

APPENDIX 3

2.5 The conditions attached to the approval were not contentious and related mainly to material and construction issues. These were discharged and the development was constructed.

2.6 The applicant purchased the completed dwelling in late 2009, but on inspection found that there were serious structural defects with the development. The structural engineers. Vail Williams and Howes Atkinson Crowder LLP, have identified a large number of problems with the existing dwellinghouse. An extract from the structural report has been submitted in support of the application.

2.7 The structural engineer at Howes Atkinson Crowder LLP concluded that "...the most timely and practical measure of remedying the defects in totality will be to demolish the structure completely and rebuild it".

SECTION 3: THE APPLICATION PROPOSAL

3.1 Taking on board the conclusions of the structural reports, this application seeks permission for the demolition and erection of a replacement dwellinghouse at 22 Crowsport, Hamble.

3.2 The proposal will have the same footprint and massing as that of the existing property, the only differences will be:

- Alterations to the internal layout (which would not have required planning consent)
- Provision of a partial basement for non-habitable room uses- (would otherwise have been permitted development)

Front elevation

- Changes to the design of the front door but maintaining the Bauhaus style
- Removal of large window and garage to left of entrance and replacement with single porthole style window
- At first floor replace door and round window to front elevation (left side) and replace with double door

Side elevation with 23

- Remove 2 windows to first floor and inclusion of chimney
- Currently 3 windows to ground floor - to be replaced with 2 windows and a door with small cantilevered porch. (This door will provide access to a wet room for entry to the house when returning from sailing)
- Basement lightwell alongside the boundary retaining wall under an aluminium grating to provide some lighting to the proposed basement area but without impact on the appearance of the property

Rear elevation

- Change 2 windows at ground floor (left hand side) to a single window but maintaining the same overall proportion of glazing

Side elevation

- Replace window with double doors and access to a roof terrace over part of flat roof. Continuation of rear first floor wall to form screen enclosing terrace area and preventing overlooking to the rear.

SECTION 4: RELEVANT PLANNING POLICY

4.1 The following section assesses the proposed development against relevant planning policy. The statutory development plan for the application site comprises the saved policies of the adopted Eastleigh Borough Council Local Plan 2006. The Local Development Framework is being prepared but until such time as these documents are available the saved policies of the Local Plan are being used for development control purposes.

a) PPS5 – Planning for the Historic Environment

4.2 This recent guidance sets out a policy approach to determining applications and to formulating policy affecting heritage assets including conservation areas. Decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset. Policy HE7.5 is relevant and states:

> "**Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use**."

4.3 Policy HE9.1 states that:

> **"There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Loss affecting any designated heritage asset should require clear and convincing justification"**

4.4 Policy HE10.1 goes on to state:

> **"When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval."**

4.5 An assessment of the designated heritage asset, the Hamble Conservation Area, is set out in the next section of this report together with an assessment of the positive contribution to the heritage asset that can be achieved by the proposed scheme.

b) Eastleigh Borough Council Local Plan 2006 (as saved 2009)

4.6 Policy 8.CO of the Local Plan deals with replacement dwellings in the countryside and is therefore not relevant to this proposal, which lies within a settlement.

4.7 Policy 59.BE promotes good design and states that developments will be permitted provided they meet a number of criteria relating to siting and design and impact on residential amenity. These considerations have already been assessed in permitting the scheme in 2007 and the siting and massing proposed is the same as previously considered. The revisions to the fenestration are in keeping with the style of the house and will not create any overlooking issues. The use of part of the flat roof as a roof terrace has been designed to ensure that this is well screened and there is no impact on neighbouring properties. The design of the property is considered further in Section 7 of this report and it is found that the new scheme is entirely in accordance with this policy.

4.8 The Council has designated Crowsport as a Special Policy Area on the basis of its unique urban design and layout. Planning Policy 184.LB states:

> **"In order to protect the special character of both Campbell Road, Eastleigh and Crowsport, Hamble-le-Rice (as shown on the Proposals Map) development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development".**

4.9 Clearly, as a replacement of the recently constructed house, there is no conflict with this policy. The amendments proposed are in keeping with the Bauhaus style and the materials proposed complement the style and detailing of the house which it is necessary to replace.

4.10 Policy 169.LB sets out that planning applications for new buildings and extensions to existing buildings within Conservation Areas will be permitted provided that a number of criteria are met including: preserving and enhancing the character and appearance of the conservation area and its setting; the mass, materials and form of the building are in scale and harmony with the area; the existing street building line and rhythm of

the street-scene are retained where appropriate. The design of the property will complement the conservation area and this is considered in Section 5 of this report.

4.11 Policy 170.LB confirms that the demolition of a building within the conservation area will not be permitted unless one of three criteria are met. This includes that it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use. In the case of 22 Crowsport, this criterion is met and extracts from the structural reports are provided to support its demolition.

c) Eastleigh Character Area Appraisals: Bursledon, Hamble-le-Rice and Hound Supplementary Planning Document (SPD)

4.12 The Character Area Appraisals: Bursledon, Hamble-le-Rice and Hound (SPD) (adopted January 2008) states that:

> **"Eastleigh Borough Council is keen to protect and preserve the distinctive character of the Crowsport estate from inappropriate development. The Council will not support the addition of any further storeys to dwellings or the construction of inappropriate boundary walls or fences…"**

4.13 The replacement will ensure the distinctive character is maintained. There is no additional space being provided at first floor level and the bulk and mass of the building will remain as permitted. The inclusion of a basement level will have no impact on the external appearance of the building and will not affect the character of the estate. The basement is a development which otherwise would have been permitted development if the house were to have been retained.

d) Hamble Conservation Area Guidance

4.14 As the application site falls within the Hamble Conservation Area, consideration has been given to the adopted Conservation Area Guidance. This guidance is considered in the next section of this report.

SECTION 5: IMPACT ON THE HERITAGE ASSET

5.1 The site lies within a designated heritage asset, the Hamble Conservation Area. PPS5 sets out the clear policy that there is a presumption in favour of the conservation of designated heritage assets. It is therefore important to understand the character of the conservation area and what role the existing building plays, in order to assess the impact of the proposals and their potential for enhancing the asset overall. The building itself was completed in 2009, it is not listed or otherwise identified as being of special merit.

5.2 The Hamble Conservation Area guidance provides information on the history of the area. This confirms that Crowsport was recently added to the Conservation Area as an extension in 2008. The appraisal confirms that in the 20th Century new housing was developed on the sites of former large houses to the south, west and north of the village. The Art Deco Crowsport Estate, originally for yachtsmen, was built to the north.

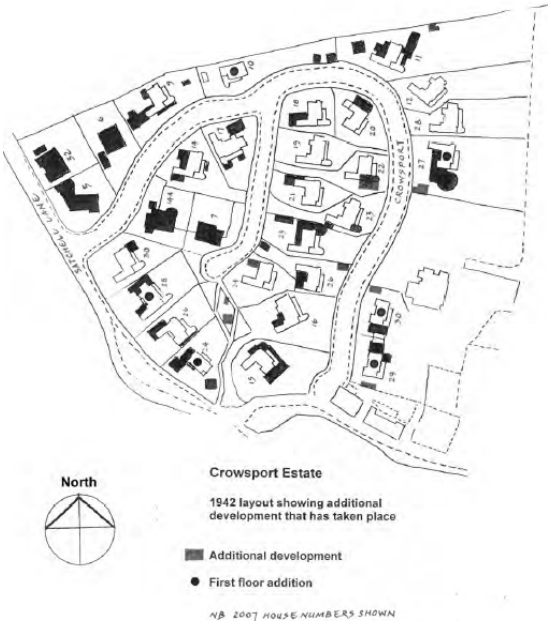
5.3 Appendix 1 of the guidance provides the following information:

> **"Plans for 29 bungalows for use by yachtsmen were prepared in 1935 for the new owner of Ravenswood House (demolished 1930's) by the London based architect Robert Cromie. His main work was designing theatres and cinemas in the Art Deco style. Four types of simple, relatively small bungalows for Crowsport were produced in this style. In 1936 plans for eight flats in the Art Deco style rising to four storeys on plots 5 – 7 in the north-west corner of the site were refused and a modified layout of 25 houses with a hard tennis court in the middle was implemented (see plan 1). In 1949 the owners, First Venture Limited, sold the leases so that over the last 50 years, almost with exception, the original designs have been modified through the addition of ground and first floor accommodation, conservatories and garages (see plan 2), which has meant that some of the purity and simplicity associated with the Art Deco style has been eroded and lost"**

Plan 1



Plan 2



5.4 The application proposal seeks to respect the character of the area. It will replace a structurally unsound new house with one of very similar appearance and will maintain the character of the area.

5.5 The minor changes in appearance from the existing house have been listed in Section 3. These include some changes to the fenestration and entrance door but

maintain a similar amount of glazing overall and keep to the same style, which has already been assessed as appropriate in permitting the existing house.

5.6 The inclusion of the small floating porch above the wet room entrance remains in keeping with the original style of architecture, and similar (larger) features have been permitted at number 5.This can be seen on the photographs attached as appendix 2.

5.7 The inclusion of a rendered chimney stack is also in keeping with the style of development in the conservation area, where rendered chimneys are a prominent feature as can be seen from the photographs at appendix 2. Whilst this chimney will be at first floor roof level it will remain lower than the chimney on the adjoining single storey dwelling at number 23 because of the change in levels.There is a similar chimney at number 10.

5.8 The internal layout changes and the basement have no impact on the appearance of the conservation area.

5.9 The extension of the rear façade to form a privacy screen to the small terrace in front of the office maintains the architectural style and is an appropriate form of development in the conservation area.

5.10 Overall the replacement of this dwelling as proposed will positively contribute to the character and appearance of the conservation area and so comply with the guidance in PPS5.

SECTION 6: RELEVANT PLANNING ISSUES

6.1 The proposal is for a replacement of the existing building and is necessitated because of the structural issues with the newly built house. In permitting the scheme in planning application F/07/61328, the Council fully considered all of the planning issues associated with this development and found the scheme to be acceptable. These same considerations still apply.

6.2 The key planning issues associated with this scheme are the acceptability of the design amendments in terms of the impact on the Conservation Area (considered at Section 5 of this report); and the impact on residential amenity considered below.

6.3 The proposed replacement house will have the same footprint as the existing property and will therefore have the same relationship with the surrounding properties. Alterations to the fenestration are proposed but this will not have any adverse impact on the potential for overlooking as the windows are generally proposed in the same locations and the windows at first floor level on the side elevation have been removed.

6.4 It is proposed to provide an additional small roof terrace area on part of the flat roof off the proposed office. Privacy issues were a primary consideration in the design of the existing house and there are conditions on the consent relating to this. The proposal we are putting forward will continue to respect the amenity of neighbouring occupiers. The terrace area is to be physically limited by a screen wall to be built in line with the rear wall. This will mean that views from the enclosed terrace are in a northerly direction only across the back of the application property and not towards number 19 to the rear. The terrace would therefore have the same orientation as the existing, much larger terrace off the living area. A number of photographs are attached at appendix 2 illustrating this point.

6.5 With regard to noise disruption to occupiers of nearby dwellings during the construction period, the previous application was subject to Condition 5 which stated:

> **"No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays".**

6.6 A similar condition can be attached to the proposed development in order to minimise disruption to nearby residents.

SECTION 7: DESIGN AND ACCESS STATEMENT

7.1 This section of the statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, Section 62 of the Town and Country Planning Act 1990 (as amended) and Section 3 of DCLG Circular 01/2006. The new dwelling replaces one of substantially the same design and of the same dimensions and with the same siting. The design and access issues have therefore already been considered by the Council.

a) Use

7.2 The site will remain for Class C3 (dwellinghouse) use and will replace the existing newly constructed dwelling.

b) Amount and Layout

7.3 This application proposes the same footprint as the previous application, with the addition of a basement to provide a gym and associated facilities together with storage. The permission for the existing dwellinghouse had no condition attached withdrawing permitted development rights and therefore this work could be carried out without consent if the house could have been retained. There is no significant adverse impact because these works fall within the scope of permitted development and would otherwise have taken place anyway.

7.4 The layout of the new house will provide three bedrooms at ground floor level with the main living area at first floor and a gym at basement level. The layout is similar to the existing house although the basement has been added, a wet room is provided instead of a garage and the first floor is now proposed to be open-plan. These internal layout changes have no adverse impact on the appearance of the property or its relationship with neighbouring properties.

c) Appearance and Scale

7.5 The proposed replacement dwellinghouse will be to the same scale as the existing property. The property will remain in the Bauhaus style that is prominent in the area.

7.6 It is proposed to provide a chimney on the northern side of the property, this will be painted with render to match the elevations. Chimneys are a common feature of properties on Crowsport as shown in the photographs at appendix 2. For example,

an additional chimney at No.19 was granted planning permission in 1991 (Z/16474/001/00). The overall height of the chimney will remain below that of the chimney on the adjoining single storey property at number 23 because of the difference in ground levels.

7.7 A new door will be provided at the side of building to provide direct access into the wet room, this will have a floating porch above it which is appropriate to the style of the house and is a feature found elsewhere in Crowsport, for example at number 5.

7.8 The proposed lightwell will be concealed under an aluminium grate and the basement will not cause harm to the external appearance of the dwellinghouse.

d) Landscaping

7.9 The front and rear of the properties will be landscaped to provide front and rear gardens with a front parking area and vehicular access at the rear, similar to the existing situation.

d) Access

7.10 As with the existing dwellinghouse, access will remain at the front of the building. An additional door is proposed to the south side of the property to provide direct access to the wet room.

SECTION 8: CONCLUSIONS

8.1 This application seeks permission for the demolition and erection of a replacement dwellinghouse at 22 Crowsport, Hamble. The purpose of the proposal is to replace the existing building, which has been subject to structural problems during construction and is structurally unsound.

8.2 The replacement house will have the same footprint and massing as the existing house but with a number of amendments including changes to the fenestration and doors, the addition of a chimney and provision of a basement with side lightwell.

8.3 The replacement house has been designed in the Bauhaus style and will complement the conservation area. The amendments will not have a greater impact on the residential amenity of surrounding occupiers and the proposal meets the policy within the Eastleigh Borough Council Local Plan. We therefore respectfully request that planning permission and conservation area consent are granted.

APPENDIX 1

6. CONCLUSION

The quality of the construction work on this property is extremely poor.

The impression gained is that little of the work has been carried out by skilled and experienced trades-people. Moreover the work seems to have been carried out by unskilled labour with little or no experience of the forms of construction required and appropriate use of materials.

To this end a lack of fundamental design information has contributed to some poor details being constructed.

It is difficult to understand how such poor workmanship was not picked up and dealt with by those who had a role in supervising and overseeing the work on site.

The limited foundation design and lack of any site investigation on which to base a design is unacceptable. The responsibility for deciding appropriate foundation widths and depths seems to have fallen on the approved inspector. No mention of a lack of design information is recorded in his notes.

The original Engineer provides some sizes to internal pad foundations in the calculations and notes as assumed safe bearing pressure of 100 kN/m^2 as he does in the calculations provided for the retaining wall structure. A full foundation design is not provided and no reference to a site investigation is given.

Given the reasonably low safe bearing pressure of 50 kN/m^2 recommended in the Listers site investigation to minimise settlements and the variable nature of the founding strata it is considered that had a site investigation been undertaken it is most likely a piled foundation scheme would have been proposed.

It is my opinion that a significant risk of localised excessive foundation settlement exists that could lead to future structural movement and cracking and as such the foundations should be replaced adopting a piled solution.

Although it may be possible to undertake repairs to the defects within the superstructure on an individual basis the need to replace the foundations makes such an approach impracticable.

I am therefore of the opinion that the most timely and practical measure of remedying the defects in totality will be to demolish the structure completely and rebuild it.

APPENDIX 2

APPENDIX 2
PHOTOGRAPHS OF THE SITE AND SURROUNDING AREA

Photograph 1: No access proposed to rear flat roof area. Terrace to be confined behind new screen wall with orientation to north only.



Photograph 2: Rear of application site



Photograph 3: Rear of application site



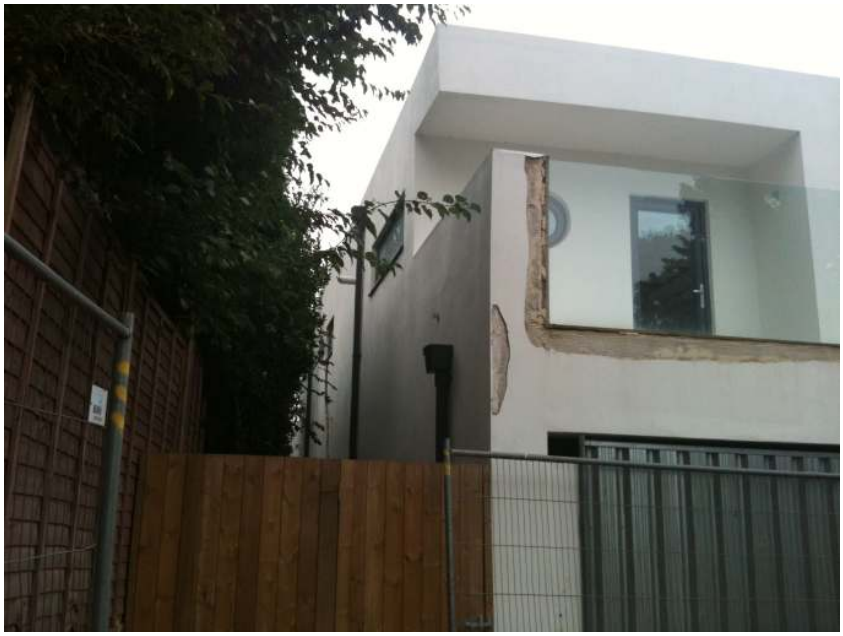
Photograph 4: Front elevation



Photograph 5: Front elevation



Photograph 6: Side elevation



Photograph 7: Main terrace area



Photograph 8: Chimney to number 21



Photograph 9: Chimney at number 23



Photograph 10: Chimney at number 19



Photograph 11: Chimney at number 26



Photograph 12: Chimney at number 24



Photograph 13: Chimney at number 30



Photograph 14: Chimney at number 10



Photograph 15: Porch overhang at number 5



APPENDIX 3

II

EASTLEIGH BOROUGH COUNCIL

Colin Peters
Head of Development Control

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Office Hours - Monday to Thursday
8.30am – 5pm - Friday 8.30am – 4.30pm

Mr Andy Ramus
3 North View
Winchester
SO22 5EH

Application No	F/07/61328
Your ref	
Date	26 November 2007
Please ask for	Andy Grandfield
Direct dial	023 8068 8267
Hours of work	Mon-Thurs 9-5 Fri 9-4.30
e-mail	andy.grandfield@eastleigh.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/07/61328

In pursuance of their powers under the above Act and in accordance with your application received on 03/10/2007, made valid on 3 October 2007, with subsequent amendments dated

29/10/2007, 01/11/2007

the Council, as Local Planning Authority hereby PERMIT the following:

Description: Construction of replacement dwelling
Site: 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Subject to due compliance with the following conditions:

(1) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(3) No additional or altered window shall be constructed at first floor in any elevation of the building hereby permitted without the prior written permission of the Local Planning

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Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(4) Any windows at first floor level at first floor on the side elevation facing no.23 or the rear elevation must be glazed with obscure glass and hinged such that when open views into neighbouring properties cannot be achieved. The windows must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(5) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(6) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 [59.BE,184.LB]

C D Peters
Head of Development Control

N.B. See Enclosed Notes (PER)

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