

29 North Shore, Hayling Island

DESIGN & ACCESS STATEMENT

Project Background

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 29 North Shore Road, Hayling Island, PO11 0HL, situated on the shore of Langstone harbour.

The proposed works include:

- Ground floor rear and side extensions
- First floor side extensions
- Extensions to the existing clay tile roof
- Internal refurbishment to the existing dwelling
- Proposed replacement glazing units
- External landscaping

The existing dwelling is a detached property with boundaries consisting of tall fences, trees and bushes. Surrounding dwellings vary in both scale and style. The site lies on the boundary of the Langstone Harbour Site of Special Scientific Interest.

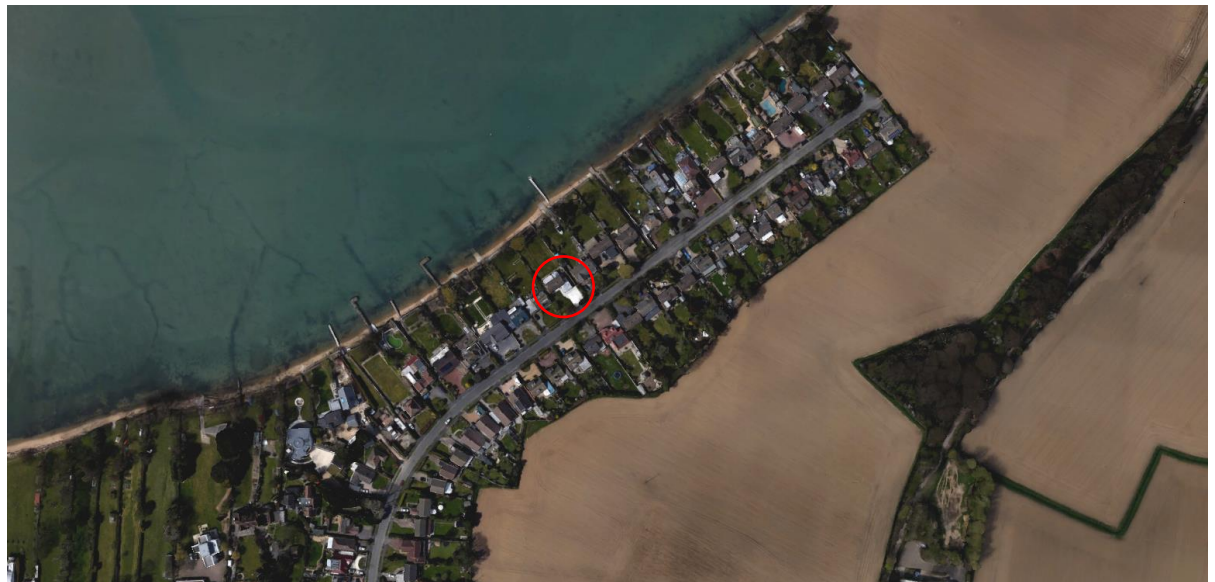
Making use of the natural light and merging the external and internal spaces will be a prominent feature in the design given the site orientation.

The client's aspirations are to extend and renovate the existing dwelling in order to create a comfortable family home with contemporary features whilst allowing the building to subtly fit in with the surrounding context. As privacy and security is important within a family home, the design will create a balanced relationship between large open living areas and private spaces.

Another client aspiration is to future proof the existing dwelling through a series of carefully considered extensions on both the ground and first floor levels. Retention of the property's unique 1930s modernist aesthetic is a key part of the project, so it is important that any additions and modifications are designed in a sympathetic nature.



View of existing dwelling from the rear garden.



Site surrounding



SITE CONSTRAINTS**TREES**

There is a TPO located to the north-west of the site. The protected tree is over 30 meters from the rear of the property so will not be impacted by the proposed works.

RELEVANT PLANNING HISTORY

The most recent planning application at the address is listed below:

APP/17/00425 – 29 North Shore Road, Hayling Island, Hampshire, PO110HL

Description – Erect a rear orangery

Decision - Permitted

Date – 16th June 2017

Relevant neighbouring local planning applications include:

00/50656/004 – 27 North Shore Road, Hayling Island, Hampshire, PO110HL

Description - Conservatory to rear

Decision - Permitted

Date - 18th January 2001

09/73862/001 – 31 North Shore Road, Hayling Island, Hampshire, PO110HL

Description – Ground floor infill extension and first floor extension to front, new balustrades to balconies, canopy to front and new wall and gates to front boundary.

Decision - Permitted

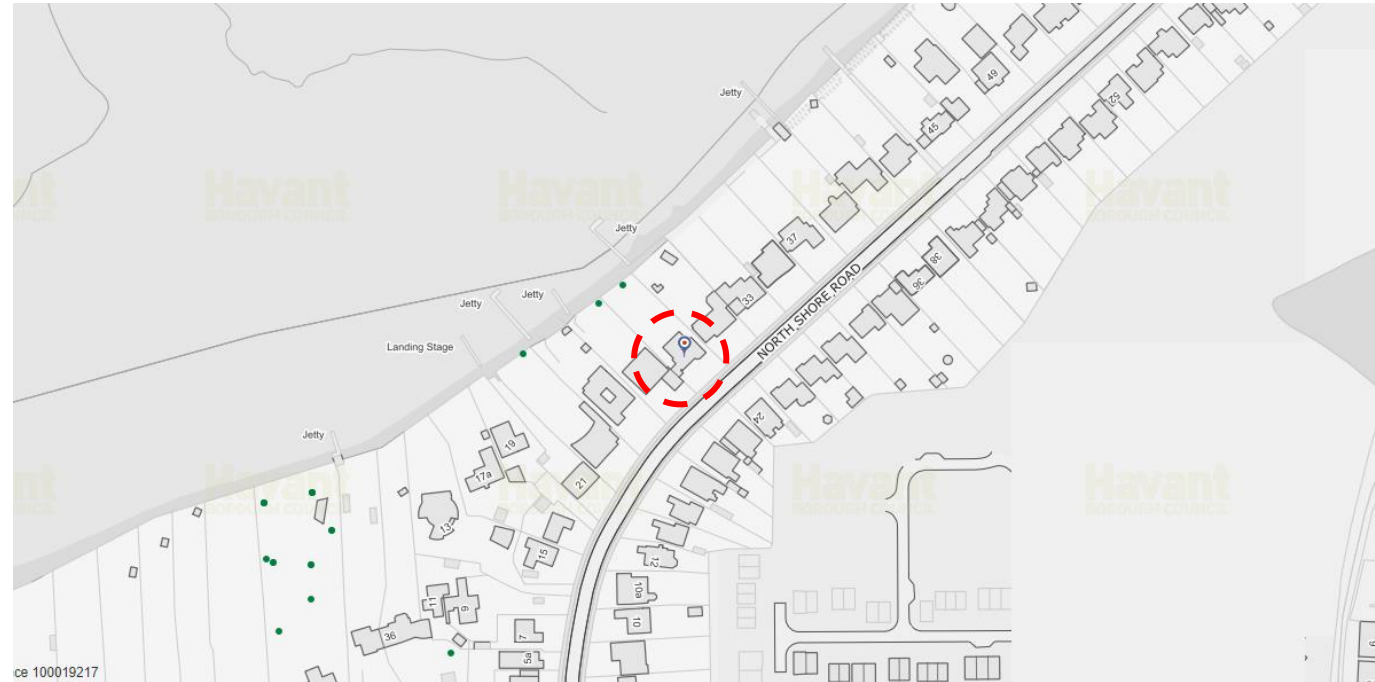
Date – 11th February 2010

07/72445/000 – 24 North Shore Road, Hayling Island, Hampshire, PO110HL

Description – Loft conversion with side dormer.

Decision - Refused

Date – 20th August 2007



Tree Preservation Orders – Individuals (TPOs marked with green dots)
(Source: maps.havant.gov.uk)

Flood Risk Assessment

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 (Medium Probability)

Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Zone 3a (High Probability)

Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain

This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Analysis and Mitigation of Flood Risk

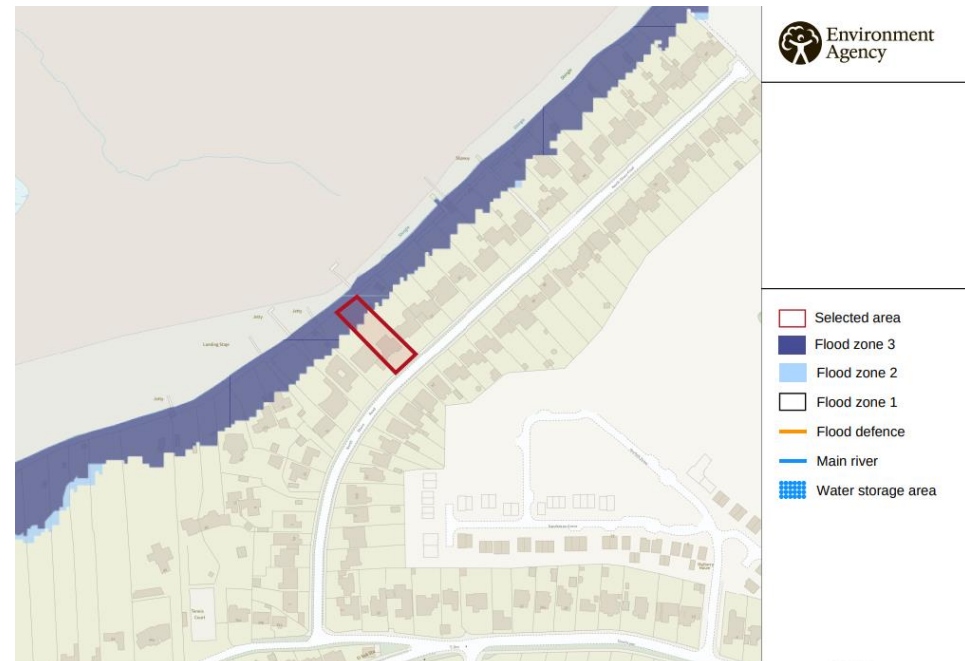
Portions of the site lie within the Environmental Agency's Flood Zone 3, which is defined as having a 'high probability of flooding'. The main dwelling lies primarily within flood zone 1 whilst the rear garden nearing Langstone harbour is in flood zone 1.

It is considered that the proposal does not increase the risk of flooding and there is no increased risk to the existing dwelling for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.



Flood Risk from Rivers & Sea (Source: Environmental Agency)



Flood Risk from Surface Water (Source: Environmental Agency)



Site Plan

Site Photos



Rear view of property from waterfront



View down slipway towards waterfront



View of rear garden and Langstone harbour



Front view of property from drive



Rear view of property from garden



Front view of property from drive

Design and Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. These address Use, Amount, Layout, Scale, Appearance and Access.

Use and Layout

The site will remain a single unit of residential accommodation (C3). The proposal seeks to strengthen the connection between internal and external spaces through the introduction of an L-shaped extension.

The proposed extension mirrors the angled site boundary, creating a wedge-shaped residential annex accommodating a guest bedroom, ensuite, and larger dining room. The extension is zoned in order to maximise functionality and create more efficient circulation routes. Unique features, such as corner windows, enhance the space and further improve connections to the rear garden.

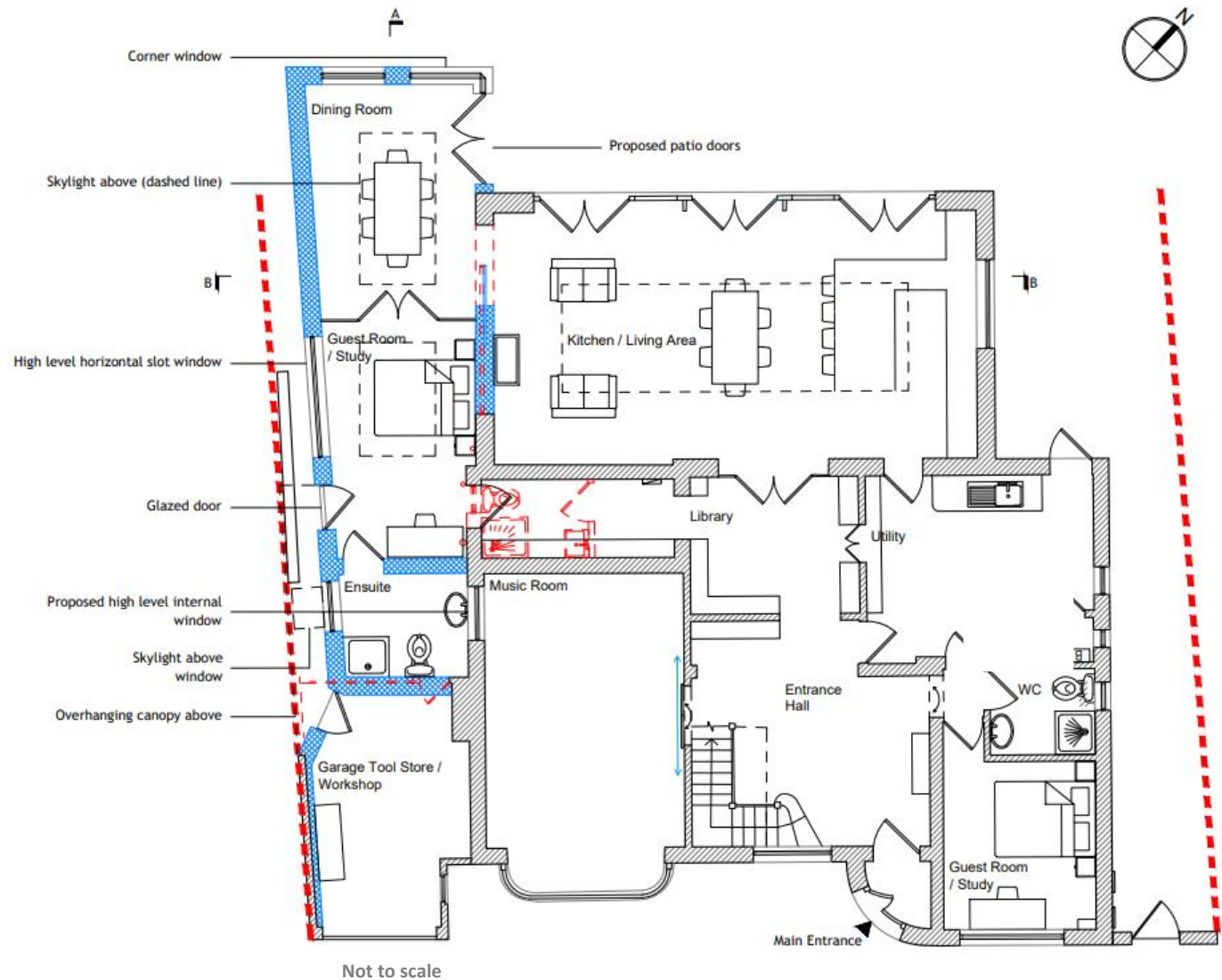
An outdoor courtyard serves both kitchen and living spaces through a set of expansive corner sliding doors.

The existing garage is to be reconfigured to provide space for a tool store / workshop.

Scale and Amount

The existing dwelling has a GIA of 229.23m², the proposals add a further 70.16m² to the dwelling bringing the total GIA up to 299.39m² – an increase of 30.6%

The increase in floor area is mainly derived from the ground floor side extension to the property. The first-floor side extensions continue the existing clay tile roofline ensuring visual subservience to the existing dwelling whilst reducing the impact of the altered silhouette on the surrounding properties.



Appearance

The existing dwelling is to be refurbished externally as well as internally.

Windows

Proposed new grey aluminium framed windows

Roof

Existing clay tile roof covering to be retained over the first-floor side extensions.
Aluminium-capped single ply membrane flat roof.

Walls

White render cladding to proposed wall surfaces

The proposed scheme is to feature materials and design features sympathetic to the local area. The materiality of the scheme continues the unique 1930s modernist character of the dwelling in a contemporary form.

The building's proposed massing is derived from the siting and orientation of the existing dwelling's massing.

Fenestration has been designed to create a harmonious balance between windows, doors and walls, effectively breaking up the dwelling's mass where appropriate.

Access and Parking

The main access point to the site will be retained and unchanged.

The existing garage is to be converted into a tool store / workshop. The existing garage measures m by 2.5m internally, therefore does not meet the necessary parking requirements (3m by 6m internally). Parking facilities on the front drive will be retained.

Ecology

The site lies on the boundary of the Langstone Harbour Site of Special Scientific Interest. Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process. The proposal will follow the guidance set out in the accompanying ecology reports provided by Arbtech.

Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

The proposals incorporate areas of double glazing to take advantage of views and natural daylight, reducing the need for artificial lighting. This also aims to provide a lighter, healthier environment within the house.

**NORTH ELEVATION**

1:100

**SOUTH ELEVATION**

1:100

Not to scale