

DESIGN & ACCESS STATEMENT

**Two storey side extension, single storey rear and front extension, revised roof structure and revised fenestration
to
23 North Shore Road, Hayling Island. PO11 0HL**

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies along the northern side of North Shore Road, with views to the rear across Langstone Harbour.



Fig 1 – Aerial view of property with site boundary highlighted in red.

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The property is currently a four bedroom detached two storey dwelling, built circa 1950's, sitting within a generous plot size with rear garden backing onto the shoreline of Langstone Harbour. North Shore Road contains a variety of dwelling types of a mixed and eclectic style, mostly of generous family sized proportions.

The property is built with textured facing brickwork and brown plain roof tiles with bonnet hips and white UPVC windows. There is a detached single storey garage structure alongside the main dwelling.



Fig 2 – View of the front of the property

2 THE PROPOSAL, DESIGN PRINCIPLES/PRECEDENTS.

The proposal is to extend and refurbish the property into a modest 5 bedroom family home allowing for modernisation of the facades and architectural style. The revised appearance reflects on a white rendered modern style with flat roof, such as the images below.



Fig 3 – Precedent image of proposed architectural style, albeit on a grander scale.



Fig 4 – Precedent image – a contemporary rendered facade placed between more traditionally styled brick faced buildings located along Emsworth foreshore.
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3 EXTENT, MASS, SCALE, POSITION & BOUNDARIES

The extent of the proposal provides additional accommodation within a two storey side extension, a single storey rear extension and a single storey front extension. The roof is revised to a flat roof structure incorporating second storey accommodation and the fenestration is revised to reflect on the coherent modern theme.

The main design principal is the introduction of a flat roof design whereby the existing pitched roofline is removed and replaced with a second storey element with useable accommodation. This second storey structure is set back from the eaves line along all facades to assimilate accommodation akin to a room in the roof should the proposal have retained and extended the existing pitched roof. The effect of the transformation of removing the pitched roof and introducing the two storey element reduces the overall roof height by approx. 450mm and reduces the overall bulk and mass of the roof form, which is clearly shown within drawing P_05. The two storey structure is also treated with a different façade material, with a contrasting colour to the white rendered main facades. This assists in visually lowering the height and reducing the mass and scale of the structure.

The two storey side extension is extended up to the southwestern boundary allowing for a clear 1.2m gap, which sits just inside from the existing southwestern wall of the single storey garage structure. The extent slightly increases the gap between the neighbouring dwelling to the south.

The rear extension extends 5m back into the garden, but due to the staggered footprint, orientation and plot width, does not cause any overshadowing to neighbouring properties, and still retains a generous rear garden size, which includes the addition of a swimming pool.

The front extension extends only 1m forwards from the southwestern corner up to the front entrance providing a screened covered porch entrance. This extension is carefully proportioned not to extend in-front of a perceived building line taken from the north eastern corner following the curved road boundary, being over 3m behind the front building line of the adjacent property to the south at No21 North Shore Road. The extension is designed with a contrasting textured and coloured material which provides a visual break to the otherwise plain rendered white façade, adding architectural interest. A similar treatment can be seen in one of a recent modernised property further along North Shore Road.



Fig 4 – Precedent image of recently refurbished property along North Shore Road with similar material attributes, and contrasting stone textured single storey element.

Any new windows along the side elevations are either obscure glazed or at a height of 1.7m above adjacent floor levels to prevent any overlooking to neighbouring properties.

4 MATERIALS/APPEARANCE

The palette of materials is kept simple and contemporary with white painted render to main facades with contrasting grey windows and capping trims. The second storey roof element is to be clad with zinc in a mid-grey colour with standing seams. The single storey front extension is to be a contrasting feature stone grey cladding.

5 CONSULTATIONS

The applicant recently approached the immediate neighbours to both sides and opposite to discuss the proposals and gain their views and comments before submitting the application. There were no concerns raised and they were in fact supportive to the proposals.

6 CONCLUSION

The unique character of the location allows for an opportunity for a contemporary designed modern style dwelling. The proposed contemporary palette will support and match existing examples within the area and enhance the character of the area.

It is considered that the proposals do not adversely affect the character, appearance or overall setting of the area and that the scheme has no adverse impact on neighbouring properties.

Immediate neighbours have been consulted and indicated support to the proposal.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.