

16138 – 61 North Shore Road, Hayling Island PO11 0HN

Design & Access Statement

June 2017



Fig 1, Rear Elevation of Existing Building

Introduction

Helyer Davies Architects have been appointed by a private client to renovate and extend the existing house to create a more practical living space. The project will include a ground floor rear extension and a front extension which will sit flush with the existing garage. The stairs will be re-centered to allow for a more fluid upstairs room arrangement to complement the extension above the garage.

Site Context Appraisal

The existing house is situated on a quiet road on the west coast of Hayling Island. The surrounding area is built up of mainly detached houses with large plots both at the front and the rear. Cladding finishes are common along the road with slate roofs.

The house itself backs onto the water and overlooks Portsmouth's east coast so we have taken this into consideration when designing the new layout of the house. Due to the site's location, it also endures a lot of hard weather so the right material selection is vital when re- designing the existing house.

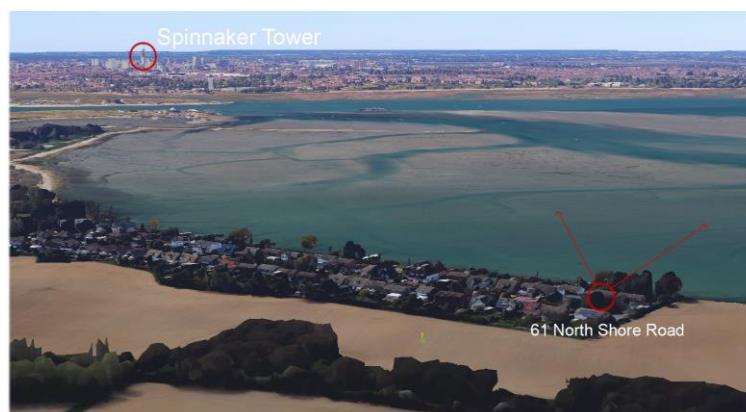


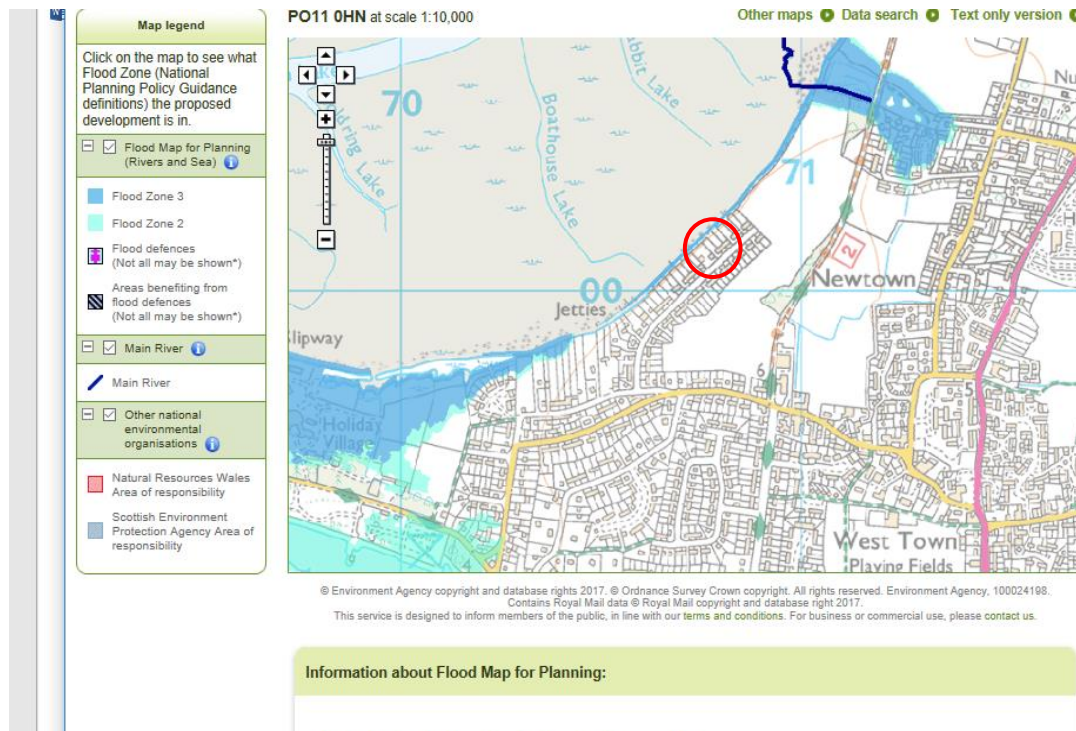


Fig 2: North Shore Road house with white render finish on the ground floor and a timber clad finish on the first floor.



Fig 3: Another dwelling showing two contrasting finishes on the ground and first floor.

Flood Risk Assessment Map



Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;

or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

The North West boundary is located within Flood Risk 3 boundary however the proposed scheme does **not** lie within a Flood Risk.

Use

Additional bedrooms, new living/kitchen arrangement and new first floor layout.
Will be used for residential purposes only.

Amount

Existing and proposed **habitable** space:

Existing Ground Floor = 78.7 sqm

Existing First Floor = 60 sqm

Total = 138.7 sqm

Proposed Ground Floor = 127.5 sqm

Proposed First Floor = 107.7 sqm

Total = 235.2sqm

An overall increase of **96.5 sqm** in total.

Layout

This project involves a two storey extension towards the front and left side of the house to make use of the wasted space above the garage and a ground floor rear extension. The new front extension has been designed so it will sit flush with the neighbouring properties and therefore will not look out of place.

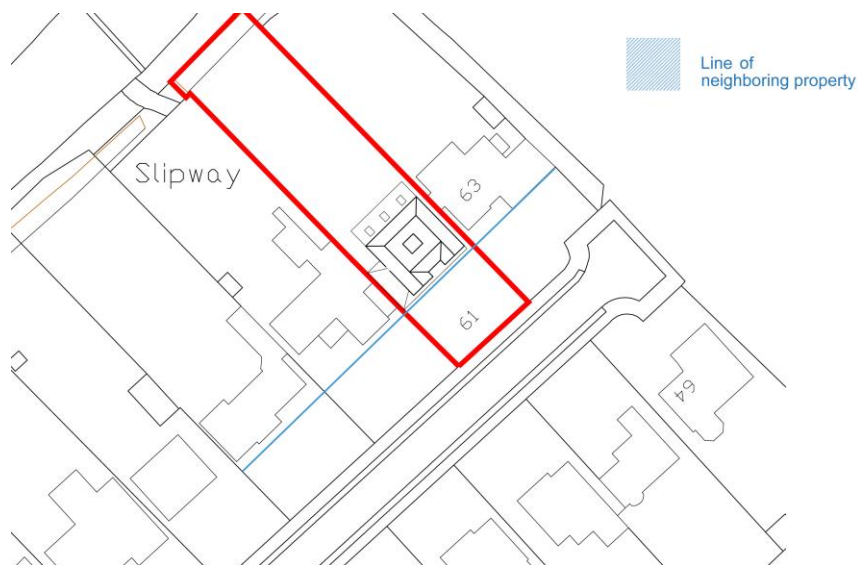


Fig 4. Front elevation

The ground floor of the property has a shower room, cloakroom, separate living area and a study room in the front of the property. The rear of the property includes the main kitchen/utility room, dining and living area. Multiple windows have been added to the rear extension to maximise views and to also allow more natural light in to the property. This includes the three Velux roof lights and the large sliding doors that open to the garden.

The first floor layout has been simplified by centralising the main staircase, allowing ease of access to all four rooms. Two bedrooms are extended above the garage and the front room; the other two master suites have been allocated towards the rear of the house, where the windows have been made larger to maximise light and views which look upon the water. The en-suites have also been placed next to one another to maximise space within the two rooms.

Roof Design

The new roof design has multiple advantages compared to the existing roof. The new layout allows it to look more aesthetically pleasing due its symmetrical layout and the flat top makes sure the ridge does not exceed the existing height. A large roof light has been placed in the centre of the roof looking down onto the top floor allowing light to reach the ground floor due to the opening in the landing.

The roof on top of the main garage has been re-designed with a pitch to match the rest of the house. In the new design, it wraps around to the front of the house to create a sheltered porch area at the entrance of the dwelling.

Scale

The habitable floor area is being increased by 96.5 sqm and would be considered a small scale development. The proposed work includes a front and ground floor rear extension. The front extends over half of the garage and sits flush on both sides with the front of the existing garage line. And the rear ground floor extension extends 3m from the existing house.

When re-designing the roof, the existing height and pitch were taken into consideration, from this we made sure that the proposed roof does not pass the existing ridge height of the existing dwelling and the pitch is above 15 degrees. The proposed roof pitch equals 28 degrees and the proposed ridge height sits 103mm below the existing ridge height.

Pre-application Response

Pre-application Reference: GEN/17/00447

Planning Officer: Emma Chisnall

A pre-application for this project was submitted to Havant Borough Council in March 2017 and we received the feedback on 31st May 2017. The content of the response was mostly positive despite a few issues that were raised by Emma Chisnell, who was the planning officer that dealt with our submission. The main concerns were:

- The ridge height would differ from the existing
- The width of the proposed design: There should be a minimum meter gap between the development and shared boundary curtilage
- A garden depth of 10m is maintained

Further to this, we contacted Emma Chisnell on 5th June 2017 to discuss these issues. We made her aware of these points and upon reviewing the documents she agreed that these problems were dealt with in the initial pre- application drawings.

It is important to note that:

- The ridge height is 103mm lower than the existing ridge height
- The width of the dwelling has not changed from the existing so the 1m gap between number 63 has been maintained.
- The depth of the garden for the proposed design is 34m which exceeds the 10m limit

Please refer to the proposed drawings (16138 – 02) for further information.

Appearance

Existing



Fig 5. Front elevation



Fig 6. Rear elevation

Proposed

White cladding will wrap around the first floor and the ground floor will be made up of a white render finish. The existing windows will be replaced by white UPVC windows and large sliding doors on the ground floor.

These materials were implemented with careful consideration towards the surrounding context and existing style of the property. By looking at the neighbouring properties, it is clear to see some similarities which will allow it to blend into its surroundings. (Fig 2 and 3).

Landscape

No landscape changes for this current application.

Access and Sustainability

The existing access to the property will not be removed nor changed.

Access within the Dwelling and to Site

The internal floor finishes and access shall be further designed in accordance with all applicable accessibility standards and regulations. The existing access to the site will be unchanged and new access will be pushed forward 1m from the existing entrance due to the new front extension.

Access for the Disabled

The design will comply with the requirements of Part M of the Building Regulations.

Conclusion

The proposed work aims to improve the existing layout/function of the home. The centralised staircase allows for a more practical living space by allocating the main living areas to the rear of the property and the private rooms, such as the separate living area and downstairs bathroom, to the front of the property.

The material finishes aim to complement the surrounding context while sections of the new extensions will also allow a sympathetic contrast between old and new. While being durable and adaptable for the future, it will prove a positive contribution to the character of both the existing dwelling and neighbourhood. We ask that Havant Borough Council look upon this application favourably.