

DESIGN & ACCESS STATEMENT

RELATING TO

Application for alterations to 47 North Shore Road Hayling Island



47 North Shore Road
Hayling Island
Havant
PO11 0HN

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1. EXISTING SITE

1.1 Introduction

This Design access Statement is in support of the extension and refurbishment of an existing property at 47 North Shore Road, Hayling Island, Havant, PO12 2BG. The property is located at the Western side of North Shore Road and backs onto Langstone Harbour.

1.2 Existing property

The existing property comprises of a two single storey house. The house is set back from the main building line in the street and has conservatories both front and rear. There is also a balcony to the rear of the property at first floor level accessible from the bedroom. The western side of the property has a single storey extension which extends to the boundary.

Images below of the existing frontage and the adjacent properties on North Shore Road.



View to the North West



View to the South East.



House Front Elevation



Rear Elevation

The existing building comprises facing brickwork elevations under a pitched and tiled roof with timber effect UPVC windows together with white fascia's and soffits. Dormer window sides, rear wall to balcony and walling over rear conservatory are clad in tile hanging. The rear balcony balustrade is a chrome rail with glass panel infill, panels to the flank sides are obscured to give privacy to neighbours.

2. PROPOSALS

2.1 Description

The proposed development consists of the following alterations:

1. Demolition of the existing front conservatory, new front extension consisting of new rooms at ground floor, bedroom extension and balcony at first floor.
2. Demolition of the rear conservatory, new single storey extension to rear of property, alteration to balcony as part of new extension.
3. Demolition of single storey side extension, new single storey extension on new footprint, new access to rear of house.
4. Extension of the existing dormer window to the North Eastern side of the property.
5. Extension of the first floor bedroom into the existing balcony area at the rear of the property.
6. Existing brickwork walling to be overlaid with new render finish.

In spite of the properties proximity to Langstone Harbour, it is not shown as being at flood risk on environment agency maps. The Harbour is designated as an SSSI / SAC / SPA, whilst the property is adjacent to this area the development is not expected to have an impact on wildlife within the area as the proposed development is largely within the footprint of the existing property demise.

Existing tree within the rear garden of the property is to be retained as existing without alteration.

2.2 Design appearance and materials

The appearance and materials of the proposed development are as follows:

1. Existing brickwork walling is to be overlaid with a new render coating, colour white.
2. Existing timber effect UPVC windows are to be changed for grey aluminium windows
3. New bi-folding doors to rear and side extensions, new aluminium colour grey
4. Existing white UPVC fascia's and soffits are to be changed for new grey UPVC fascia's and soffits
5. New Grey trims and flashings to head of flat roof extension areas
6. Existing main pitched roof is to be retained
7. Clad sides to existing and new roof dormer windows to be standing seam metal cladding colour grey.
8. Single membrane flat roofing colour grey.
9. Walling to existing garage to be receive new render coating colour white.
10. Existing timber effect UPVC doors to be replaced with new timber doors to front and side elevations.

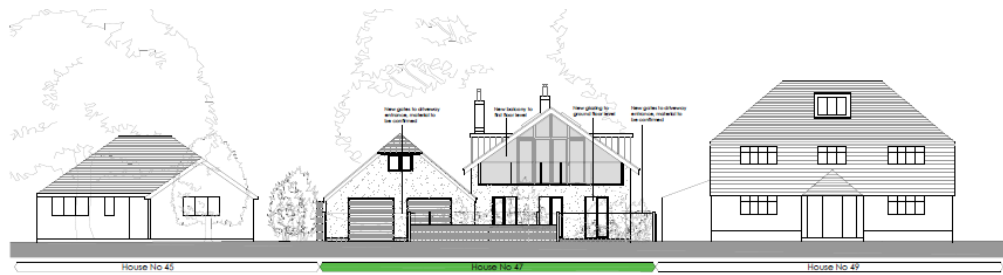


Fig 1 Proposed Street Scene

Front Elevation

The front elevation is set back from the road behind an existing garage and therefore difficult to view the full elevation from the road. The front elevation consists of extended rooms at ground floor level with narrow full height glazing. A new balcony is to be formed at first floor level with a glazed balustrade to the front. A full height glazed door and side panel window with high level triangular glazing will form the rear wall of the balcony.

The new balcony at first floor level does not have a side view of neighbouring properties, the sides to the balcony are formed by the roof which restricts any sideways view.

The front elevation of the new single storey extension at the side will be fronted by a new large timber entrance door and side panel glazing. The entrance door is to be covered by a flat canopy roof.

West Side Elevation

The West side elevation changes are in the main part due to the removal of the existing single storey ground floor extension and replacement with a new single storey extension to house a new kitchen / dining area within a new footprint.

The extension will be set back from the boundary wall to allow the driveway and boat access to reach the rear of the property. A new side door and kitchen window are to be added to the side elevation of the new extension at ground floor level.

Windows at first floor level are to remain as existing but changed for new grey aluminium windows like for like.

Rear Elevation

The rear of the property is to extend rearwards on the footprint of the existing conservatory with a single storey flat roof 'extension'. The new extension is to have bi-folding doors on rear and side elevations which meet in a corner column. The head of the parapet walls to the new extension are to be finished in a grey head flashing/ trim. The balcony at first floor level is to be 'reinstalled' on the new roof with a new balustrade to match the existing. The rear wall of the balcony (which is the entrance from the bedroom to the balcony) is to be moved forward which will reduce the depth of the balcony.

East Elevation

The Eastern Elevation will largely remain as existing but for the changes to new render coat finish, new grey aluminium windows and an extension to the dormer roof window. The existing dormer is to be extended both rearwards and forwards to give sufficient space to install new en-suite bathroom

windows within the bedrooms. The glazing to the new bathroom windows is intended to be obscure glazing.

Materials:

Walling – existing facing brickwork to be overlaid in new render coating colour white

Pitched roofing - Existing concrete tiles, supplemented with matching where required

Windows and doors - Grey UPVC

Bi-Folding doors – Dark grey aluminium

Front and side doors – New timber doors

Flat roof – Grey mineralised felt or Grey colour single ply membrane

Fascia's and soffits – grey UPVC

2.2.1 Elevations

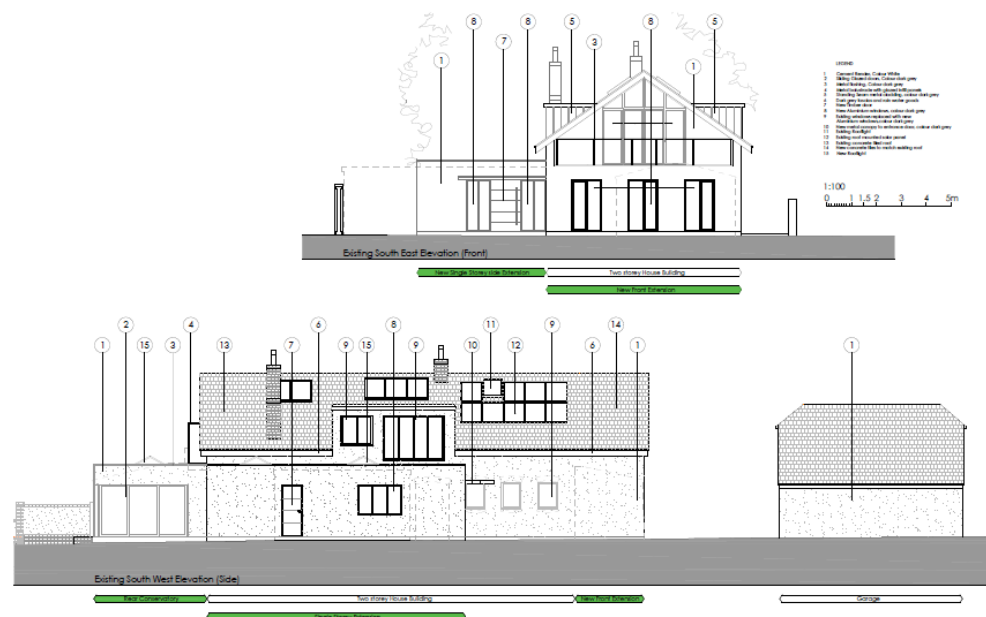


Fig 2 Proposed Front and South side elevation

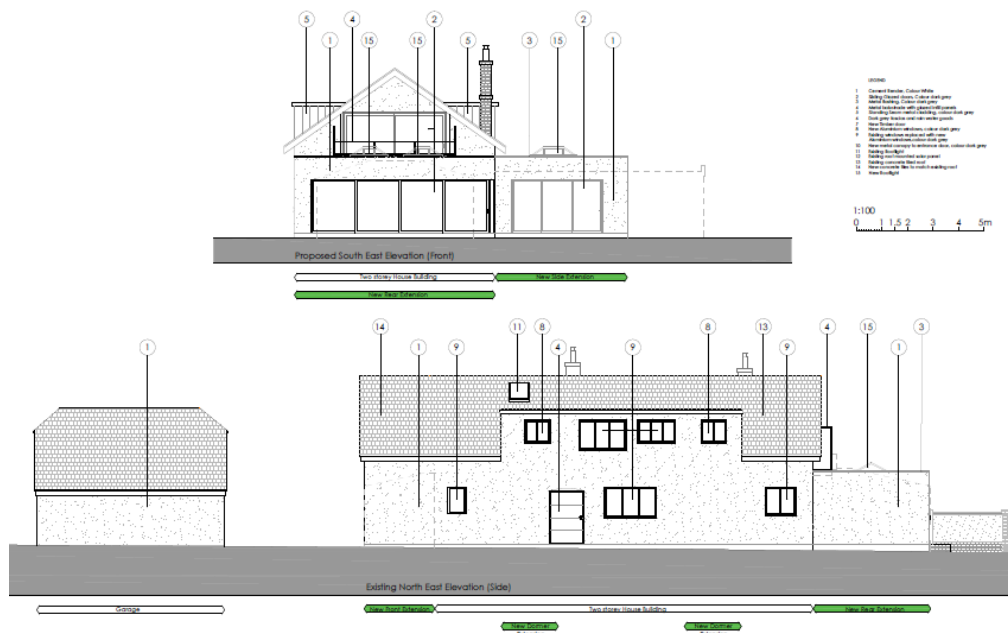


Fig 3 Proposed Rear and North side elevation

2.3 Proposed Front Garden, Parking area amendments

Within the front garden, the existing walling and gates between the parking area and the house are to be removed. These are to be replaced by two new electric sliding gates at the driveway entrance from the road. Details of height and material to the gates will need to be confirmed as part of the planning conditions. Vehicle and pedestrian access from the road remains unchanged apart from the new gates.

Existing parking provision is to remain as existing without change.

3.0 PRE-PLANNING ADVICE

No Pre Planning advice has been sought with regard to the application.

4.0 PROTECTION OF NEIGHBOURING PROPERTIES

New glazing to bathrooms are to have obscure glazing where sited on side elevations with potential overlooking issues. Obscure glazing to the rear balcony is proposed to match the existing with obscure/ frosted glazing to flank glazing panels.

We do not therefore envisage this development as having a significant impact on neighbouring properties.

5.0 CONCLUSION

The existing property is in need of modernisation to suit the owner's changing needs. The new proposals have been drawn up with regard to both the owner's requirements and to incorporate adjacent neighbour's previous

comments as far as possible. The form of the existing 1.5 storey house is adhered to in the extension to the front. The extension to the rear is single storey only. The new extensions to front and rear sit on the footprint of the existing conservatories.

The proposals update the existing design with a palate of materials which is not out of keeping with the surrounding area.

6.0 PROPOSED DRAWINGS

The proposed layouts are shown below

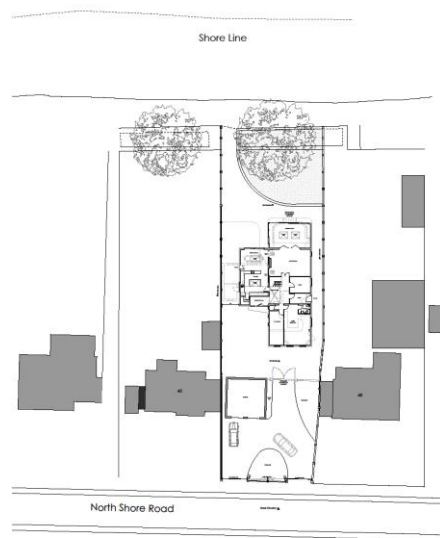


Fig 4 Proposed Block Plan



Fig 5 Proposed Ground and first floor plans



Fig 6 Proposed Roof plan