

DESIGN STATEMENT

Proposed extensions and alterations to
2 and 2A Eastoke Avenue, Hayling Island, PO11 9QW

The project comprises the enlargement of two dwellings; 2 Eastoke Avenue (which fronts Southwood Road), and 2A Eastoke Avenue. No 2 is presently two storeys whilst no 2A is single storey. Both have pitched roofs.

The area around the junction of Eastoke Avenue and Southwood Road is characterised by a mix of new and old buildings, almost all residential, of one, two, three and four storeys. The marked up location plan attached shows the distribution of existing storey heights. It can be seen that the only properties that remains single storey are: one to the immediate north and three to the north west of the site. All other bungalows have developed their roof spaces by adding flat roofed dormers at front and back, as has, for example, the property to the east. The view from the front of 2 Eastoke Avenue is dominated by the rear of a very large, very new, three-storey building with a very large roof that is covered in solar panels to the southern pitch. (refer photo 01) To the south east there is again a very large three-storey building comprising flats fronting the beach (refer photo 02) whilst to the west there are more flats, this time of four storeys (refer photo 03).

A design was submitted to Havant Borough Council for pre-application advice, and the Applicant and Agent attended a meeting with Mr D Gender-Sherry on 29 May. The design was for three storeys to be created for both 2 and 2A Eastoke Avenue.

The pre application advice from Havant Borough Council states that '(whilst) 3 storey forms of development are present in the wider area, they are not a feature of the immediate locality where Eastoke Avenue intersects with Southwood Road'. I would, however, contend that they ARE present, and are highly visible. Contrary to their advice, I would state that the sea front is dominated by buildings of three storeys and higher.

Nevertheless, the LPA accept that the area is characterized by a variety of TWO-STOREY dwellings. Photos 04 – 09 show that the wider area is dominated by two and three-storey buildings, and, whilst some are converted roof spaces, the buildings clearly show the characteristics of an upper floor. The final photograph number 10 shows the view to the east on the beach in front of the site, which is overwhelmingly of FOUR storey buildings into the distance. It is nonsense to state that a three-storey building would be 'out of scale', and be an 'incongruous addition to the street scene'. It would be more accurate to state that a single storey building is incongruous in the local context.

The pre application advice warns against dominating the two storey chalet building to the east of the site, but the building to the east of the neighbour is of a full two storeys with a steeply pitched roof that is much higher than the existing at 2 Eastoke Avenue. In consequence, and in response to the pre-application advice received from Havant Borough Council (attached as part of this report), the design has been further developed as follows:

An additional floor has been added to number 2A, although the appearance of the northern part has been minimised by placing a curved roof that will rise from just above the existing eaves to the north and reach an additional storey height in the centre of the building to the south. A similar roof profile is used for the central volume of 2A, rising from the east to a high point in the

west. In both cases the intention is to minimise the apparent height of the additional floors when viewed from adjoining properties. The roof to number 2 has been re-modelled to suit the character of the altered building, and a slight increase in height of 50cm is proposed to maintain the progression in height from north to south. This is best understood when looking at the elevation on Eastoke Avenue.

The arrangement on plan is intended to remove overlooking from the properties onto adjoining gardens, however, the frontages onto Southwood Road are already visible from the public domain, and the raised terrace over the garage of no 2 does not impinge further on this, less private, aspect of the neighbour's front garden. In particular, a waist high parapet with obscure glass screen to reach above eye line is proposed to maintain privacy but not affect the quality of light and space enjoyed at present by the adjoining owner.

Shadow diagrams that have been taken from programmes that use mathematically correct 3D computer models are attached to this application. They show that the affect of shadows thrown by the new building are quite minor compared to the existing. We consider that the building easily satisfies the requirements of BRE Publication no 209 'Site Layout Planning for Daylight and Sunlight'.

In general terms the external appearance of the buildings is unashamedly contemporary. They have been altered primarily to permit an increase in the thermal efficiency and resistance to weathering in this very exposed location. As such, the proposals comply with national policy that seeks to improve the sustainability of our housing stock. The addition of insulated render and insulated boarding onto common brickwork or in place of un-insulated tiled surfaces will upgrade these substandard dwellings. New roofs will further improve their longevity.

The owners will also seek to incorporate ecological methods of heating the building in the form of solar panels, photo voltaic cells and heat exchangers. The intention is to reduce to a minimum carbon based energy consumption of the dwellings.

Some disturbance is inevitable during the course of the works, but by retaining much of the existing buildings rather than building anew, the owners believe that this will be minimised, to their own benefit and to that of their neighbours. For all of the above reasons, we suggest that Planning Permission should be granted.

Roger Minost RIBA

22 August 2014