

DESIGN & ACCESS STATEMENT

Proposed Alterations and Extensions to
2 Northney Road, Northney Hayling Island Hampshire PO11 0ND
For Mr & Mrs Dobbin



Nov 2014

Job No. 3373

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Introduction

This statement outlines the important issues relating to the application for planning consent for the Alterations & Extensions to 2 Northney Road, Northney, Hayling Island, PO11 0ND. The statement should be read in conjunction with MTA Architects drawings number 3373/LP01, Survey drawings 3373/S02 & S03 and Proposed drawings 3373/16 & 17.

The Existing Site

The existing property sits on the North side of Northney Road and is set back from the road with a parking forecourt between it and the road. The property consists of a 3 Storey building and has four bedrooms. The property is entered from the South with its main aspect and living space facing North over the rear garden and the adjacent Bird Sanctuary . The photograph below shows the property as viewed from Northney Road.



Photograph 1 taken from front Garden Looking North.



Photograph 2 taken from the Rear Garden looking South.

To the left of Number 2 when viewed from the south is a recently refurbished 3 storey house which was constructed at or around the same time as Number 1 back in the 1960's.



Photograph 3. 1 Northney Road



Photograph 4. Victorian semi's to the right.

To the right are a number of smaller 2 storey semi detached houses dating from the Victorian era. These are screened by a mature hedge.

Planning History

As far as we are aware there have been no previous Planning application that have been approved for the alteration or extension of the property. The house is thought to be very much as originally constructed.

Pre-Application Consultations

MTA architects and the applicant have attended 2 meetings with a Planning Officer at the civic offices in the way of Pre-Application Enquiry. Our original proposals have been refined and modified following these meetings to a point that we have now reached with the proposal.

It was accepted that the current proposal was in line with current Planning Policy in this location.

Statement of Community Involvement

At the time of submission we understand that the applicant has consulted with both adjoining neighbours at 1 and 3 Northney Road and they have no objections to the proposal.

Proposals

The application consists of a remodelling of the existing property including the reconfiguring of the internal layout to provide the main living areas at ground floor level. The extensions consist of a new side extension to provide a Lounge, the replacement/extension to the rear of the existing Garages to provide a new Kitchen and Dining area, and the replacement of the garage as a further side extension. The 2 upper floors revert to the bedroom accommodation for the property.

It is also proposed to re-clad the external walls and roof with insulated cladding and roofing to bring the property up to current thermal standards. The replacement of all windows and external doors with the latest levels of performance is also part of the remodelling.

It is our intention to transform the rather drab 3 storey dwelling into an up to date modern residence fit for the 21st century.

For a number of reasons it is proposed to utilize a flat roof for the single storey extensions, firstly because this minimizes the height and mass of the building and reduces the impact on immediate neighbours and the street scape. Secondly, previous discussions between the LPA and applicants have asserted that flat roofs are a distinctive coastal typology & local building form.

It is intended that the property shall have a low environmental impact therefore sustainability in the area of direct environmental impact and running costs have been considered, reference has been made to the BRE 'Green Guide to Housing' to inform the selection of building methods and products, specifically high insulation, exceptional airtightness in construction and provision of heating and power from sustainable sources.



Image 1. View from the the south looking toward the proposed remodelled property.



Image 2. View from the North looking toward the proposed remodelled property.

Access

Pedestrian and vehicular access will be directly from Northney Road. There are gentle shallow steps located to the front of the property and will be designed to allow for access for the ambulant disabled in line with Building Regulation Requirements.

We have provided off street parking for a number of cars within the front forecourt area as well as a turning area to allow vehicles to enter and exit the property in a forward gear via the existing private share driveway.

Conclusion

In conclusion we have prepared a scheme for the remodeling of this existing dwelling making the best use of the existing site. The proposal is in keeping with the local vernacular and we feel is of an appropriate size and scale for the site. By selecting high quality materials for the external elevations we are proposing a design which we feel will enhance the area. We do not feel that this proposal represents an over bearing or un-neighborly addition but will provide an attractive contribution to this mixed vernacular area. It is for these reasons that the proposal should be supported.

Sustainable Development

The proposals represent a sustainable use of the land, notably by remodelling the existing property to provide a new low energy dwelling for the 21st century.

MTA Architects are committed to sustainable development. The proposals for this site, in particular, have been carefully considered in line with the office sustainable building policy including the following:

- Achieving high standards of insulation in the building fabric to conserve energy created from fossil fuels.
- Minimizing rainwater runoff by minimising the extent of hard external landscape. It is anticipated that a rainwater harvesting system could be incorporated within this development to provide water for none drinking usages including flushing of toilets, watering of gardens and washing of cars etc.
- Creating an external environment, which is both a visual amenity and also offers environmental benefits such as summer shading and solar gains in winter months, etc.
- Adopting off-site construction techniques where possible e.g. consideration of timber frame and prefabrication techniques and construction.
- Using materials of low embodied energy and making use of recycled materials and renewable materials where possible.
- Adopting a design that makes the best possible use of the available land.
- Increasing levels of insulation over and above those currently demanded by Building Regulations to reduce CO2 emissions and overall Carbon Footprint.

The arrangement of the building on the site have been influenced by a number of physical factors but has also been driven by the intention to create a development within the neighbourhood that will foster social vitality and improved quality of life. Also provide a positive contribution to the locality.

Bio Diversity & Ecological Study

A study of the location has shown that there are no known wildlife habitats for creatures such as Foxes, Badgers, Newts, etc living within the area affected by the proposed extensions shown on the proposed drawing.

During construction process every care should be taken not to harm any habitats for protected species that become apparent that are not currently visible or known about.

Waste Management Statement

Waste from Demolitions, Excavations and other Site Preparation Operations;

Any demolition material from the existing property and hard standings etc, should be carefully removed and sorted and where ever possible materials are to be sent for crushing and recycling. During construction separate recycling skips are to be used for different materials and all shall be sent for recycling or disposal by registered waste management contractors to properly managed depots or disposal sites.

Waste from Construction Operations;

The construction phase of the operations will be carefully managed to minimise waste. Procurement of materials will be closely controlled to avoid over-ordering and off-site pre-fabrication methods adopted, where possible, to minimise off-cuts and product surplus.

All new timber used in the development will be sourced from sustainable supplies and wherever reasonably available, other secondary or re-cycled materials will be sourced and used in the construction.

A system for appropriate management and disposal of waste generated during the construction phase will be adopted. This will include the waste being sorted and disposed of in separate bins and including a designated recycling point on site. Mandatory site staff inductions will include an explanation of a recycling policy highlighting the need to minimise waste, were possible, and dispose of waste in the correct manner.

Suitable storage facilities on site will be available to protect construction materials and minimise waste.

Any waste that is generated during the construction phase will managed by a suitable registered trade waste carrier who will be appointed by the contractor and transported to the nearest appropriate site.

Post construction;

Once construction is complete, the new property will be provided with an area for both domestic waste and recycling bins. These bins will need to be placed at the roadside for collection by local authority contractors on a bi-weekly basis.

Noise Impact Assessment

Design Assessment

As the proposal is for a remodelling of a residential property in an established residential area it is not envisaged that the development will cause any noise nuisance or impact on the existing area once construction is complete. The properties will be used for normal dwelling purposes.

Construction Assessment

During building construction it is inevitable that construction noise will be apparent from the development site, however, it should be managed so that it does not cause problems with adjoining and surrounding neighbours. Construction should be limited to normal working hours from 8:00am to 6:00pm Monday to Friday and 8:00am to 2:00pm on a Saturday. Working outside these times should be limited to quiet activities if necessary.

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PRACTICE PROFILE

MTA Architects are a well established and award winning architectural practice with offices in Brixham in Devon and Gosport in Hampshire. A fresh approach to design supported by experience and a rigorous attention to detail is the essence of MTA Architect's design philosophy.

MTA undertake a wide range of architectural work from small residential extensions to large multi-million pound commercial projects. Our experience includes houses for individual clients, other residential projects, sports and leisure facilities, schools and colleges, industrial units, hotels and healthcare projects.

For more information about the practice and to view some examples of our work on our website www.mtaarchitects.co.uk

The practice was established in 1967 and has built an excellent reputation for designing successful buildings. A lot of our work is repeat business for long standing clients who value good design and the service we can provide.

We are an RIBA (Royal Institute of British Architects) Chartered Practice with professionally qualified staff and we offer the full range of architectural services. We have also won a number of awards, including the prestigious Civic Trust Award for our work at Buckfast Abbey in Devon.