

DESIGN & ACCESS STATEMENT

for

WORKS

to

1 Northney Road
Northney
Hayling Island
Hampshire
PO11 0WD



Figure 1: View of property

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1.0 INTRODUCTION

Our client, Mr P Martin, seeks to extend the existing property – 1 Northney Road, Northney, Hayling Island, PO11 0WD. The existing property is a detached house previously extended and renovated in 2012. This application amends an existing application for the property (Application No. APP/11/00912- dated 22nd September 2011) to include:

- A revised internal layout on the ground and first floor.
 - *Ground floor – Existing garage footprint retained. Sitting room to the rear, with a new large study and boot room at the front of the property.*
 - *First floor - Reduced floor space. Fifth bedroom with ensuite accessed from the main staircase.*
- A new garage to the west of the property to house 3 cars.

The above would seem to positively improve the property whilst maintaining the existing scale and architecture style to ensure that the proposed is both in keeping with the previously approved application and neighbouring property.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 15029-01 (Existing plans, elevations, block plan and site location plan)
15029-02 (Proposed plans)
15029-03 (Proposed elevations)

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

1.2 Planning History

This application amends an old planning application for 1 Northney Road.

Pre planning application advice:

Ref: GEN/10/00903

Existing approved planning application:

Ref: APP/11/00912

Approval date: 22nd September 2011

Pre planning application advice was obtained in 2010 prior to submitting a planning application which has since been approved and constructed in 2012. This is a new application that retains the architectural features of the previously approved application but includes the addition of a new garage to the west of the property and revised internal layout.

2.0 LOCATION

The site is located north of Northney Road, accessed off a private drive that also serves No.2 Northney Rd. To the north of the site there are views over Langstone Harbour.



Figure 2: Site in context

Public view of the site is limited with glimpses of the property from Hayling Island bridge, the marina to the north and rural landscape to the south. Seasons vary the view of the existing property, with trees and other hedgerows screening the site, particularly in the summer.

2.1 Location area

Careful consideration has been given towards the design and view of the proposed extension (to the east of the property) from No.2 Northney Rd to ensure that any extension has minimal impact on views across Langstone harbour and does not overpower the boundary.

The following photographs show the existing view of the site from No.2 Northney Rd.



Figure 3: View from No.2 Northney Rd balcony towards the site.



Figure 4: View from No.2 Northney Rd kitchen window towards the site.

2.0 FLOOD RISK AND ASSESSMENT

The site is situated close to Langstone Harbour with the environmental agency suggesting that the site is potentially prone to flooding with a 0.5 per cent chance each year (figure 5).



Figure 5: Flood risk map – Environment Agency.

- 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.
- Area hatched: Areas benefiting from flood defences (not all areas may be shown).

All extensions to the property will ensure to adopt the raised ground floor level which is used throughout the building. All materials will generally be water resistant and service entries sealed and protected in the case of any flooding to the site.

4.0 DESIGN

4.1 The Proposed

This planning application is for extensions to the east and west of the existing property to add further living space and a large garage to the property.

4.2 Use

Our client lives in the existing property and shall continue to on the completion of the proposed extensions.

4.3 Layout

The internal layout has been redesigned as a result of modifying the previously approved planning application. A new garage; providing space for three cars, will be situated to the west of the property.

The extension to the east will provide further living spaces. On the ground floor there is a large living room, W/C, boot room & study. On the first floor a fifth bedroom with ensuite will have views looking north over Langstone Harbour and south over the rural landscape. Unlike the existing application, no new staircase is proposed in the new extension, with access to the new fifth bedroom via the existing stairs.

The proposed layout is shown on the proposed plans – Drawing No.15029-02

4.4 Amount

Existing

Ground floor – 173.45m²

First floor – 67.13m²

Second floor – 77.44m²

Total – 318.02m²

Proposed

Ground floor – 212.16 m²

First floor – 97.21m²

Second floor – 77.44m²

Total – 386.81m²

This is an overall increase of 68.79m² of internal habitable floor space (house)

Proposed new garage – 56.40 m²

Total including garage – 443.21 m²

4.5 Scale

The proposed new garage extension mimics the pitch of the existing house roof which is 27° and height of eaves (of existing lean-to.) This provides a well-proportioned scale to the proposed west elevation.

The proposed new extension to the east has been amended from the previously approved planning application. Drawing No.15029-03 shows the line of the existing previously approved roof. The southern end of the roof has been raised by 750mm, but is now set back from the line of the existing house. This rise in ridge height provides further space in width which allows for the roof to be set back from the line of the house. The proposed pitched roof is to remain at 35°.

4.6 Landscaping

No major landscaping is proposed. The existing front drive will be retained and the hedging/shrubbery on boundaries are to remain.

4.7 Appearance

Careful consideration has been given to the style of the proposed extension which is sympathetic to the existing building through the use of materials.

The proposed materials to be used in the extensions to 1 Northney Road are as follows:

Roof: Slate to match existing.

- *The pitched roof of the proposed new garage mimics the existing house which is 27°.*

- *The pitched roof of the proposed east extension has been slightly raised and set back from the rear line of the existing house, but retains the previously proposed pitch of 35°.*

Walls: The proposed garage extension finish will be render painted white.

The proposed east extension will be as below:

- North elevation – Render painted white.
- East elevation – Render painted white.
- South elevation – (Ground floor) Render painted white.

(First floor) Vertical timber clad.

All proposed wall finishes matching existing wall finishes.

Joinery: All new doors and windows to be black aluminium framed double glazing (to match the existing).

The accompanying drawings illustrate the proposed extensions and materials used throughout.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The proposed floor and walls will be insulated to levels way in excess of that required by current building regulations.

5.0 ACCESS

5.1 Access to the Site

Access will remain the same as the existing and will not be altered as part of the proposed works. Access to the site is off Northney Road – a public highway.

5.2 Parking Plan

The front drive will be retained and will not be altered as part of the proposal. The addition of a new garage will provide three covered parking spaces.

6.0 CONCLUSION

The proposed extensions to 1 Northney Road will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extension is not excessive in scale with the ridge of the proposed new extension roof carefully designed to not block views or overpower the neighbouring property.

The proposed work looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

We ask that Havant Borough Council look favourably on this application which amends the previously approved application (APP/11/00912) and does not excessively differ.