DESIGN AND ACCESS STATEMENT

1 NORTHNEY ROAD

Proposed Extension and Renovation of Existing Building



Fig 1. Proposed South Elevation

Planning History

Your Ref: GEN/10/00903

Planning Officer: Mrs. H Lealan

In November 2010 Helyer Design submitted the scheme for a pre application advice. On the 14 December 2010 we received a very positive response from Havant Borough Council, which is attached to the appendix.

They agreed that the current 3 story building was very 'bland', was of 'no architectural merit' and was in need of updating. It was also confirmed that the building could be rendered under permitted development rights.

The reply had some initial concerns over the proposed pitched roof above the existing garage as the planning officer could not consult the neighbors due to the nature of the application. The client Mr. Martin contacted his neighbors at No.2 Northney Road and has shown them the design. From the meeting with the neighbors the roof has been revised so that the neighbors view towards the North West is minimised.

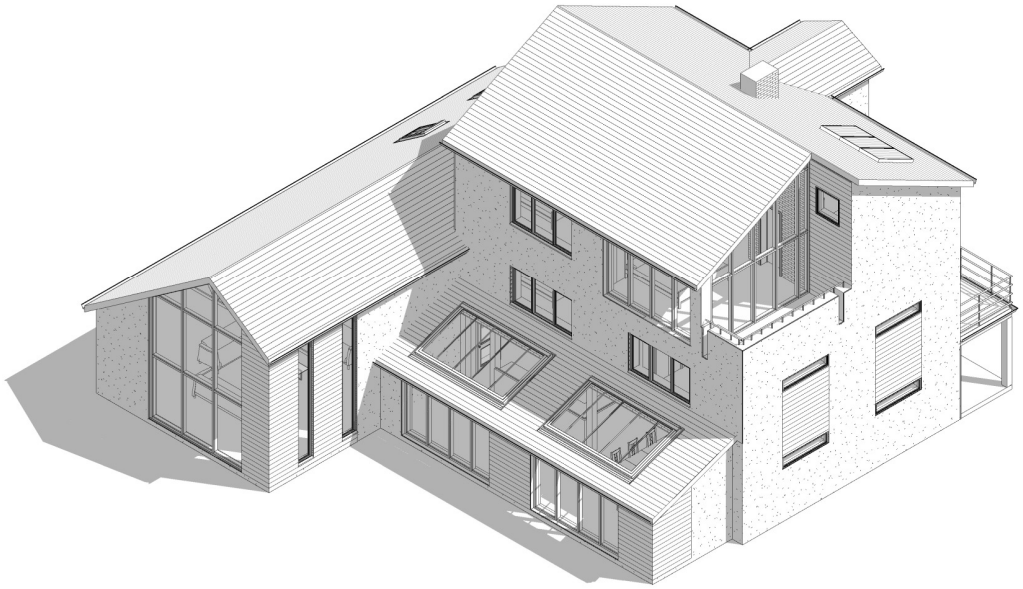


Fig 2. Roof above garage submitted as Pre – Application Advice.

The neighbors continued view has been achieved by splitting the garage roof and lowering the northern section by 1.7m. Mr. Martin discussed the revised design to his neighbors and as a result the roof was reduced by a further 200mm, a total of 1.9m.

A 3d drawing was drafted by Helyer Design showing the view north west form the neighbors first floor kitchen. This was shown to the neighbors indicating the mild impact of the proposed pitched roof above the existing garage.



Fig 3. View from No.2 Northney balcony towards site



Fig 4. View from No.2 Northney kitchen window towards site

Site and House as Existing

The rectangle shaped site is located north of Northney Road, accessed of a private drive that also serves the neighboring properties. Behind the established hedgerow is Lanstone Harbor.



Fig 5. Site in context

Public view of the site is limited. There are glimpses of the building as you enter Hayling Island of the bridge. There are also views of the building form the rural south of the site. During the summer months the dwelling is screened from both long range views from Hayling Island Bridge.

The existing dwelling has little, if any, architectural merit and does not sit well within its context. The house on the site is 3 story and of modest construction. The main material used is brick. The house looks tired and is in need of modernisation.

Design

Amount

The proposals are to modernise and dated building using contemporary materials and extension and alterations to be better used as a modern family home.

Modernise existing dwelling: The existing dwelling internally and externally is very tired and in need of modernisation. We propose to give the building a modern approach through materials and design. This has been achieved by simply rendering the existing building and replacing the existing timber windows with aluminum. The proposed entrance is to be used as a base for a proposed atrium that will run the height of the south elevation brining light into the building. This also provides the building with a clear front entrance that the previous scheme was lacking.

Single Story Rear Extension: The rear extension will have a floor area of 32 m2. This extension has been designed to prove the ground floor with more living space and to make the ground floor the heart of the house. The extension will have large rooflight that will provide light deep into the existing plan.

Pitched Roof Over Garage: The existing large garage is unused and of cavity construction. It is the clients intention to provide a large downstairs family living area and a first floor bedroom with will be above the existing retained car port.

Layout

The layout of the proposed additions has been carefully located so that they respond to beauty of the surrounding area.

- The single story rear extension has large concertina door that look out into the garden, and when open will bring the outside in.

- The entrance atrium has open glazing so the south west so that the view from the landing appears uninterrupted but solid to the East to protect the privacy of no 2 Northney Road.

- The conversion of the garage again makes the most of the natural light and the view across the garden.

- The master bedrooms fenestration has been revised so that it reposed to the surrounding views to the north and west.

The existing floor plans of the three story house have mainly remained unchanged.

Scale

The scale of the existing 3 story building and existing roof will remain as existing. The pitched roofs above the existing garage have been carefully designed to minimise the impact on neighbors, with the split roof responding to the neighbors view and the internal first floor accommodation.

The single story extension to the north of the site has been designed so that it cannot be viewed unless on the property.



Fig 6. Proposed East Elevation with Split Roof

Landscaping

The landscaping will remain as existing. The proposed scheme will still retain 1.no car parking space. There will also be a new patio area to the north of the site, outside the proposed single story extension.

Appearance

The materials chosen have been kept to a minimum so as to not overcomplicate the elevations and to blend them into the dwelling's setting. The current material on site is brick. The proposal is to modernise the building and this to be reflected in the choice of materials. The material chosen also respond to the guidance given in 'Northany and Tye – Village Design and Access statement'. Another factor the client had to consider when choosing appropriate materials was the corrosion and maintenance that may be required due to the exposed location of the site and the sea spray that may be present.

The proposed materials are:

- White render to replace existing brick elevations. The render will be set back in places to give the impression of depth.
- The proposed roof to the existing garage will be slate. This will be dark and will work well in contrast with the render.
- The boarding is Marley Externit Textura: This is a composite that give the impression of painted timber but is much more durable in the exposed conditions.
- The existing windows are all to be replaced with aluminum. Aluminum has been chosen as it is durable and provides slim profiles that will respond to the modern renovation.

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.