

37 North Shore Road
Hayling Island
HANTS.
PO11 0HN

23rd August 2016

Attention: Mrs B Crawford

Dear Mrs Crawford,

Amended Planning Application APP/16/00670 – 35 North Shore Road, Hayling Island

In my earlier representation, I drew your attention to the manifestly inaccurate and misleading “Street Scene” prepared by the applicants’ bespoke property designer and Grand Design Awards Finalist (a popular television programme). A neighbour has today kindly provided a photo taken in the winter when the foreground tree was not in leaf so that the correct ridge heights can be even better contrasted with the inaccurate and misleading Street Scene submitted by the applicants’ bespoke designer:-



My confidence in all of the other far more detailed drawings is thus significantly diminished by these fundamental errors. Whereas before I had accepted and assumed their accuracy on

trust may I now request that all of the submitted drawings are checked by a properly qualified architect before proceeding any further with this application?

The amended plans and elevations, if accurate, are still in my opinion unacceptable and should not be subject to any horse-trading by expecting us to “meet them half way”.

Own Petard?

Mr Holt would do well to take on board his own advice and recommendations in a very similar situation detailed on his own website and reproduced below for your information. Please note that I have added highlighting to, and encircled, the relevant texts.

In his example, Mr Holt explains his brief that “The property fills the width of its plot and sits close to the neighbouring plots on both sides that also have a comparable mass, bulk and height. We were engaged to find an appropriate design solution to meet the challenging brief.”

Mr Holt chose a mansard roof and explains that “This roof form also **kept the overall height of the finished design to a minimum in order to obtain planning permission.**”

Finally, the still-massive gable in the amended proposal at 35 North Shore Road is again inconsistent with Mr Holt’s own guidance in his similar website example that “The 2nd storey gable to the new mansard roof **has been set back to break up the mass.....**”.

Recommendations

1. The existing and amended submissions should be checked for accuracy. An amended, and accurate, new “Street Scene” should be requested.
2. The height of the roof ridge and gable should be reduced to match the existing ridge height and that of the four adjacent houses on either side i.e. two houses on each side.
3. The fore and aft extensions at first-floor level at the north-east end of the property should be checked to ensure that these do not intrude within the 45 degree sight-line of my bedroom windows at neighbouring house 37 as set down in local planning regulations.

In conclusion, I firmly believe that the above reasonable design constraints should not impair the applicants’ ability to remodel their existing building to provide a most pleasing quality and exceptionally spacious home. The end result will be an enhancement to the local built community which, I am sure, they will enjoy for many years to come.

Thank you for your kind co-operation with this matter.

Yours sincerely,



Martin W Ward

Extract from the TonyHolt-design.co.uk website



DAYLESFORD REMODEL

Project Cost £400k-£500k

Existing / Proposed Footprint: 248m² (2,669ft²) / 367m² (3,950ft²)



The owners of this existing 4 bedroom house on a small city centre plot needed to increase and enhance accommodation whilst updating its external appearance. The existing property was built in 1950s and finished in red brick and render external walls with a tiled pitched roof. The property fills the width of its plot and sits close to the neighbouring properties on both sides that also have a comparable mass, bulk and height. We were engaged to find an appropriate design solution to meet the challenging brief.

The chosen design solution utilised a mansard roof shape in order to create as much additional floor space as possible to a new second storey. This roof form also kept the overall height of the finished design to a minimum in order to obtain planning permission. The additional storey creates a large flexible open plan leisure space and a large bedroom

overlooking the rear garden. The relocation of a bedroom on the first floor allows for the 3 remaining bedrooms to be increased in size all with ensuite bathrooms and dressing areas. Further internal remodelling allows natural light to penetrate through the property into the centre of the footprint by forming voids in floor to circulations spaces.

Externally to the rear contemporary appearance has been created using a mixture red brick to match the existing house, white render and large expanses of glass. The 2nd storey gable to the new mansard roof has been set back to break up the mass and the roof verge has been finished with galvanised steel edging to create a crisp outline.

The end result pulls the existing aging building into the 21st century and now provides luxury accommodation and an individually designed dwelling for the owners to be proud of.