

41 NORTH SHORE ROAD, HAYLING ISLAND

DESIGN & ACCESS STATEMENT – REV B

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 41 North Shore Road, Hayling Island, PO11 0HN.

The proposed works include:

- Ground floor rear extension
- Ground & first floor front extension
- Internal refurbishment of existing property
- External refurbishment of existing property including replacement glazing, soffits, fascia and rainwater goods
- Detached store
- External landscaping

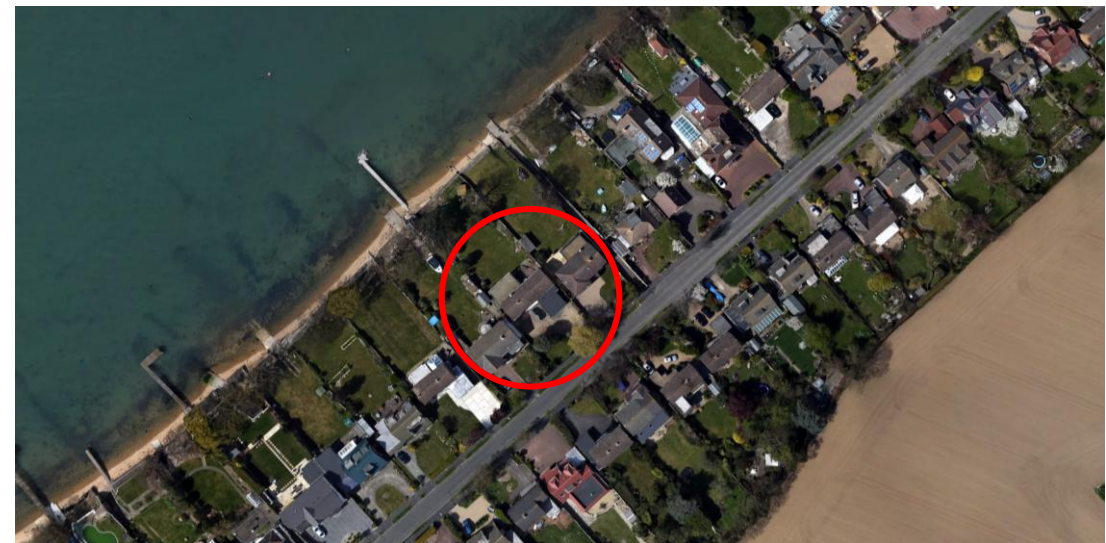
The existing dwelling is a detached property with boundaries consisting of tall fences, trees and bushes. Surrounding dwellings vary in both scale and style. The site lies on the boundary of the Langstone Harbour Site of Special Scientific Interest.

Making use of the natural light and merging the external and internal spaces will be a prominent feature in the design given the site orientation.

The client aspires to extend and renovate the existing dwelling to create a comfortable family home with contemporary features whilst allowing the building to subtly fit in with the surrounding context. As privacy and security is important within a family home, the design will create a balanced relationship between large open living areas and private spaces.



Site Proximity



Site Surrounding

2.2 TREES

There are no trees covered by a TPO on the site. A front tree sits on an area of lawn at the front of the property to the side of the driveway. The proposal seeks to retain the trees on site wherever possible.

2.3 RELEVANT PLANNING HISTORY

There is no planning history associated with the property.

Relevant neighbouring local planning applications include:

APP/24/00364 – 43 North Shore Road, Hayling Island, Hampshire, PO11 0HN

Description - Single storey extension to rear, alterations to main roof, glazed canopy to rear ground floor, alterations to windows and doors, addition of rooflights, extension to balcony to rear, gazebo to rear garden, alterations to porch roof.

Decision – Permitted

Date – 1st August 2024

APP/23/00887 – 29 North Shore Road, Hayling Island, Hampshire, PO11 0HL

Description - Ground floor rear and side extensions, First floor side extensions, extensions to the existing clay tile roof, internal refurbishment to the existing dwelling, proposed replacement glazing units & external landscaping.

Decision - Permitted

Date - 5th January 2024

09/73862/001 – 31 North Shore Road, Hayling Island, Hampshire, PO11 0HL

Description – Ground floor infill extension and first floor extension to front, new balustrades to balconies, canopy to front and new wall and gates to front boundary.

Decision - Permitted

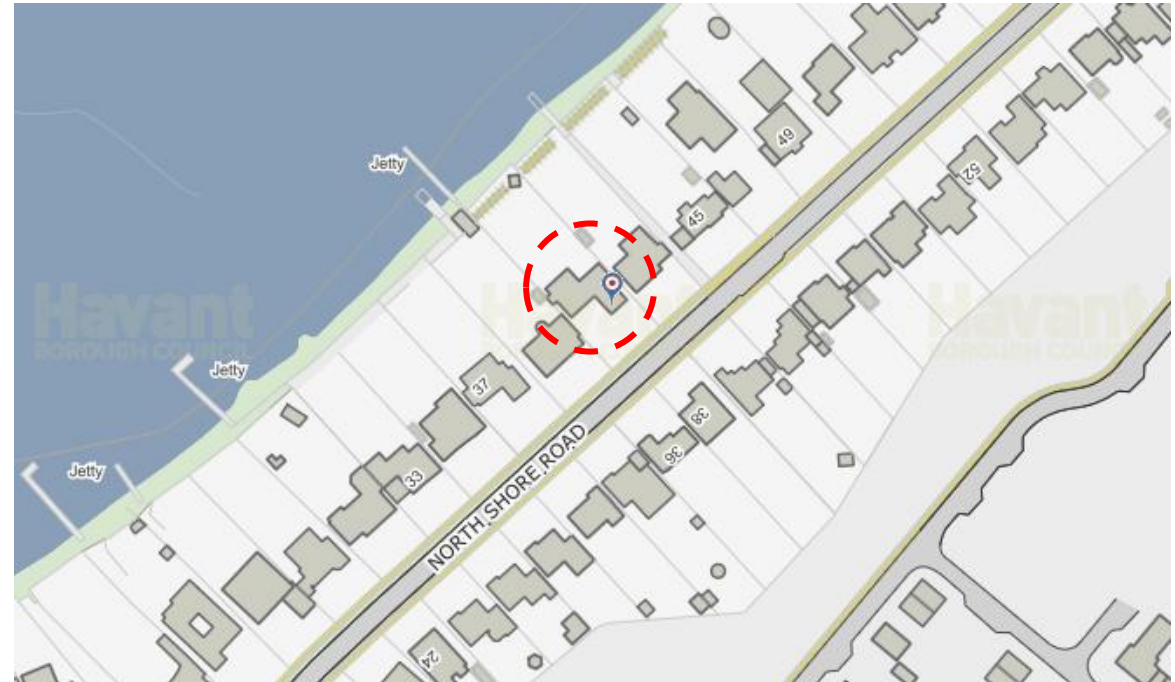
Date – 11th February 2010

07/72445/000 – 24 North Shore Road, Hayling Island, Hampshire, PO11 0HL

Description – Loft conversion with side dormer.

Decision - Refused

Date – 20th August 2007



Tree Preservation Orders – Individuals (TPOs marked with green dots)
(Source: maps.havant.gov.uk)

2.4 FLOOD RISK

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The maps shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 (Medium Probability)

Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Zone 3a (High Probability)

Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain

This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

2.5 FLOOD RISK ASSESSMENT

Whilst the dwelling itself is outside of any flood zones, parts of the garden lie within flood zone 3 putting them at high risk of flooding.

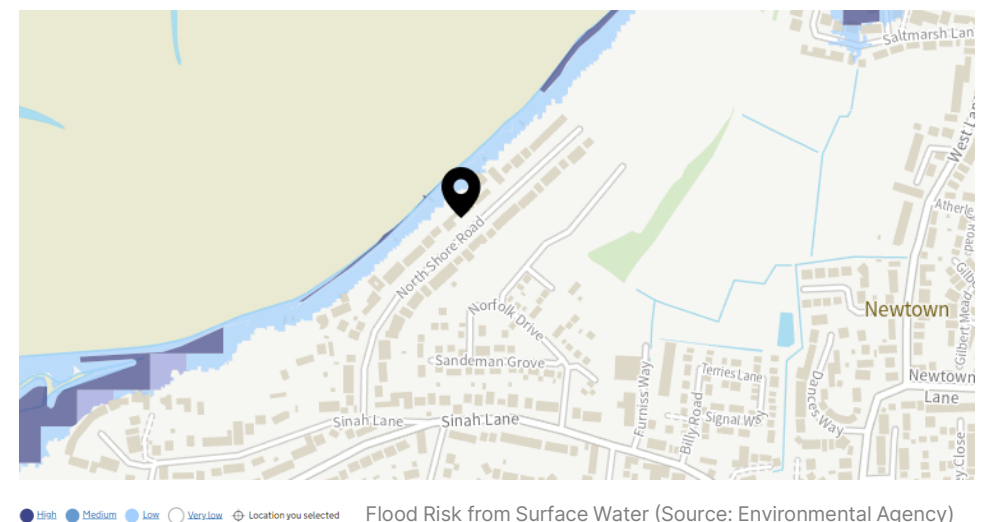
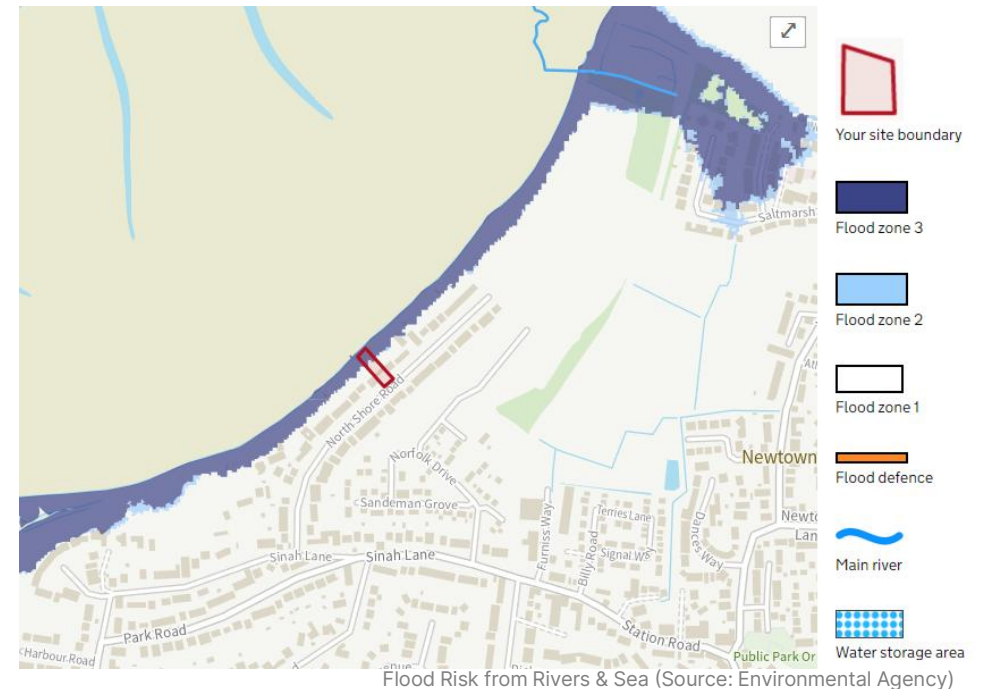
Design precautions have been taken to protect and mitigate any effects that flood water may have on the proposed structure and surrounding area.

It is considered that the proposal does not increase the risk of flooding and there is no increased risk to the existing dwelling for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

The proposals have been designed to mitigate any existing flood risks by:

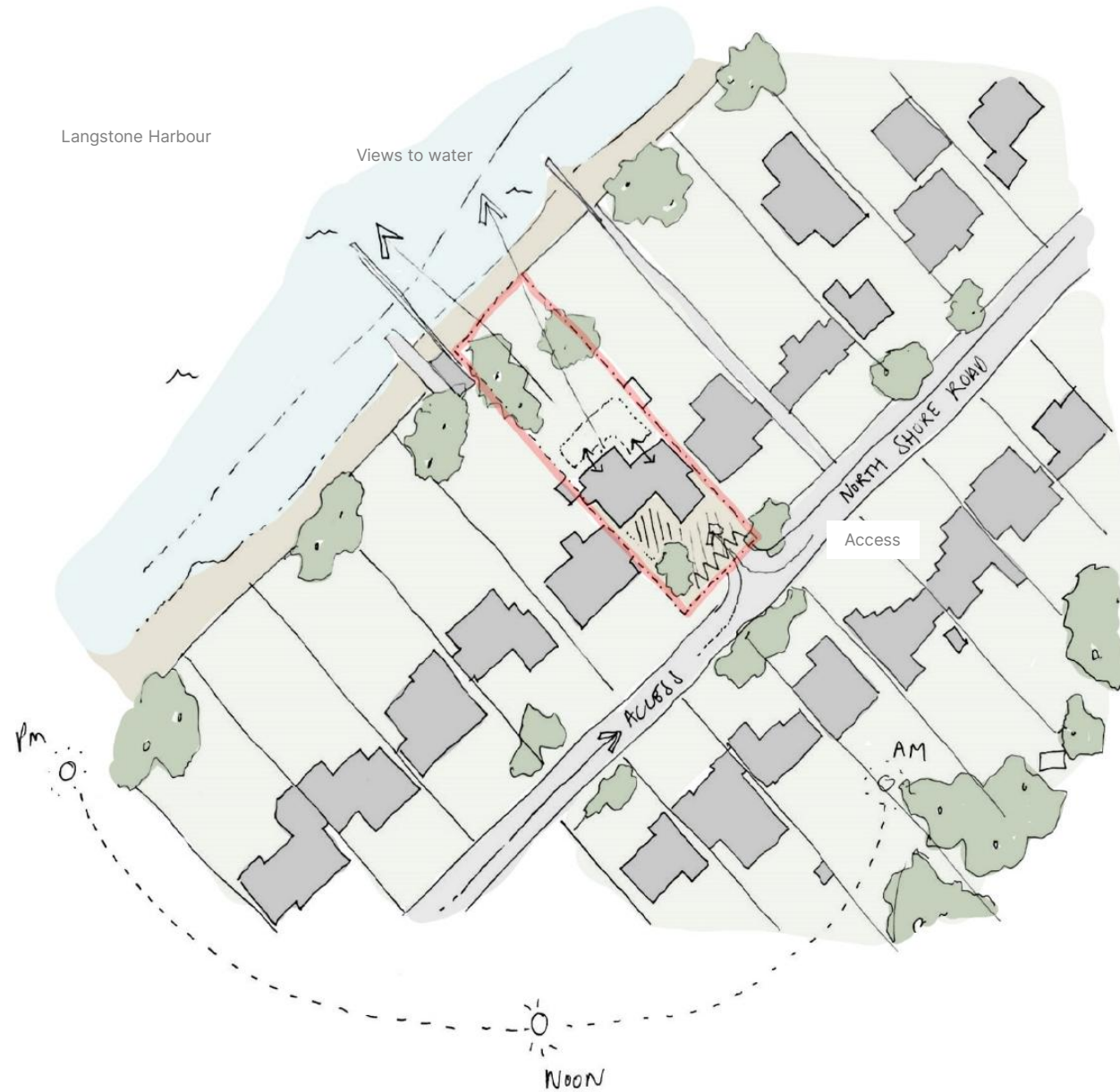
- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.



3.0 SITE PLAN



3.1 SITE ANALYSIS



4.0 SITE PHOTOS



Front view of property from drive entrance



View towards waterfront



View of Langstone Harbour from end of garden



Rear view of property from end of garden



Closer rear view of property

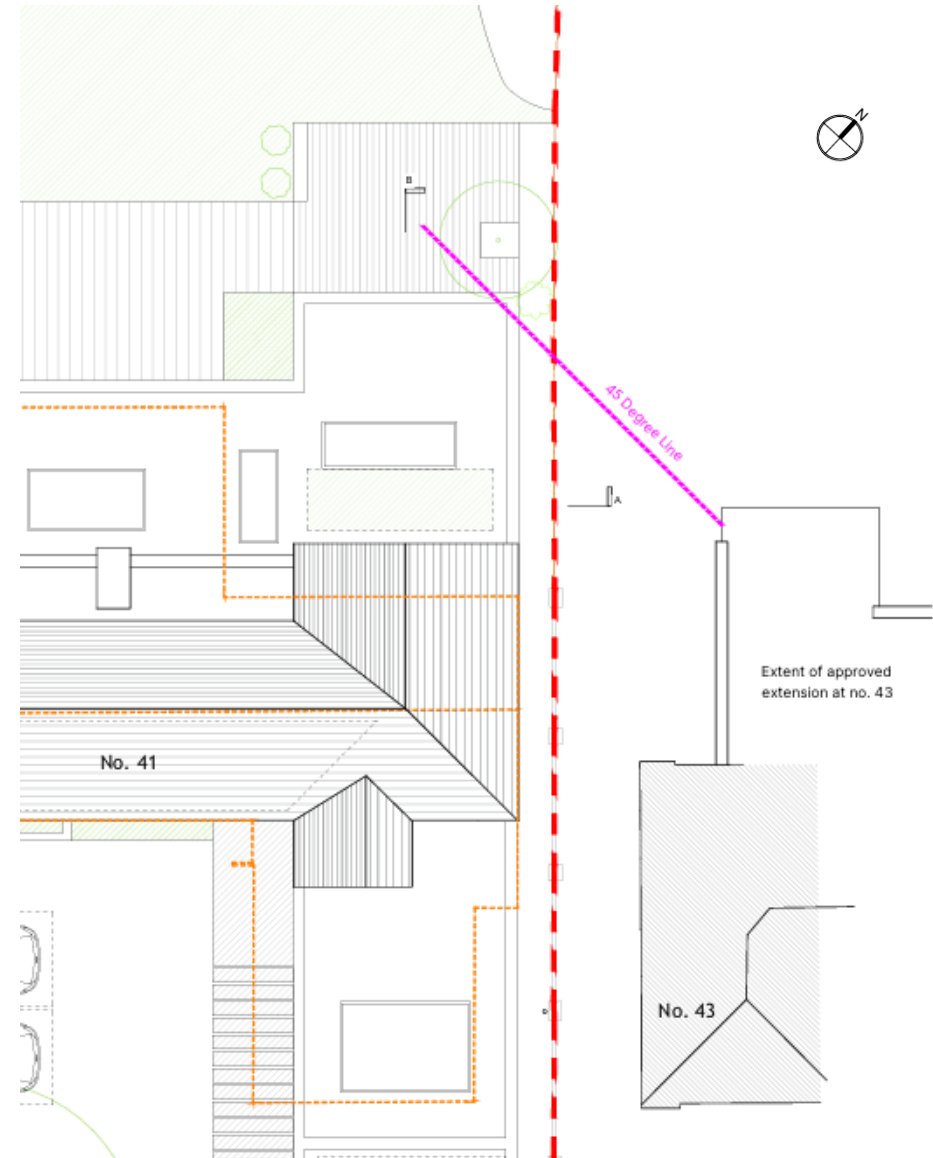
4.1 NEIGHBOURING APPLICATION (APP/24/00364)

A planning approval under the following description was permitted on 1st August 2024:

Single storey extension to rear, alterations to main roof, glazed canopy to rear ground floor, alterations to windows and doors, addition of rooflights, extension to balcony to rear, gazebo to rear garden, alterations to porch roof.

The approved scheme has been analysed and is not impacted by the proposals within this application. The proposed kitchen to number 43 has a large solid section of wall facing the boundary to number 41. A small corner window returns to the rear but is not impacted by the proposed rear first floor extension. The diagram to the right demonstrates that only the end corner of the proposed single storey extension clashes with the 45 degree line drawn from the neighbouring corner window, therefore confirming no impact on the neighbouring approved scheme.

Wider works within the neighbouring approved scheme includes a first floor balcony that incorporates a privacy screen to prevent overlooking towards number 41. Likewise, this proposed application includes extruded roof and walls around the first floor balcony to create a privacy screen that prevents overlooking towards neighbouring properties.



(Not to Scale)

5.0 THE NEED

The existing dwelling at no. 41 North Shore Road does not reflect the changing architectural character and quality of the area. North Shore Road is a prime location on Hayling Island and benefits from great panoramic views towards Langstone Harbour and beyond.

The style and material palette of the existing property have become dated and contrary to the Havant Borough Council Design Guide SPD, which expressly recommends the use high quality materials and sympathetically scaled extensions to respond effectively to a site's local context.

Previously approved planning applications for neighbouring properties along North Shore Road show a willingness to not only update tired and outdated housing of little architectural significance, but also a commitment to enhancing the local area by authorising the extension of properties that improve the architectural quality, mass and material palette of the existing dwellings.

This application's proposal builds on the above principle and seeks to create a high quality home that reflects the standards of modern living.

The current house sits under a shallow slate pitched roof and has ground floor additions constructed to the front and rear of the property, both of which have perishing felt flat roofs that have been poorly maintained. The existing front and rear elevations consist of low quality brickwork and plastic white weatherboarding which is weathering poorly in areas. Both of these materials are low value and contribute little in terms of character to North Shore Road.



Dated, low quality materials and generic massing have little architectural merit and do not contribute positively to the local character.

6.0 THE PROPOSAL

Design Principles

The proposed reconfiguration of the property is driven by a concept that creates a coherent mix of open and private spaces that contribute towards a modern family home. The main circulation routes are maintained and enhanced to provide through views when entering the property. Functional and more intimate spaces are positioned at the front of the property, including the snug, cloakroom and utility room. An open plan kitchen, dining and living arrangement have then been positioned to the rear of the property to maximise the views towards Langstone Harbour. Various forms of glazing have been proposed, from bi-folding window seats to projecting frames, all of which add character and depth to the proposed façade.

Bedrooms have been reconfigured and resized at first floor level to create more generously sized spaces. Two of the existing bedrooms are small and undersized. It is proposed for two larger rooms, complete with ensembles, to be positioned facing Langstone Harbour with a smaller bedroom positioned within the first floor front extension. The main two storey bulk of 41 North Shore road is set back more than 7.5m from the front building lines of no's 39 and 43 on either side. In accordance with Havant Borough Council's Borough Design Guide SPD, front extensions are 'most appropriate where the building is set well back from the street'. The first floor extension is narrower in width than the ground floor below, so that the proposed massing is staggered and sympathetic to the surrounding buildings.

Renewable Energy & Environmental Improvements

It is a principal objective of the applicant that the environmental impact of the existing dwelling is improved through the proposed works.

High efficiency photovoltaic panels will be positioned on south facing roof planes and linked to a home battery electricity system. Whilst areas on new construction will be built to modern standards to achieve the latest required u-values, the existing building fabric will be retained and enhanced wherever possible to make substantial energy savings by retaining the CO2 already embodied within the building.

Locally sourced materials will be used wherever possible to reduce the embodied energy in the transport of materials. The development will take a Sustainable Urban Drainage System (SUDS) approach to dealing with surface water drainage. New and existing foul drainage routes will be connected to the mains sewerage system.



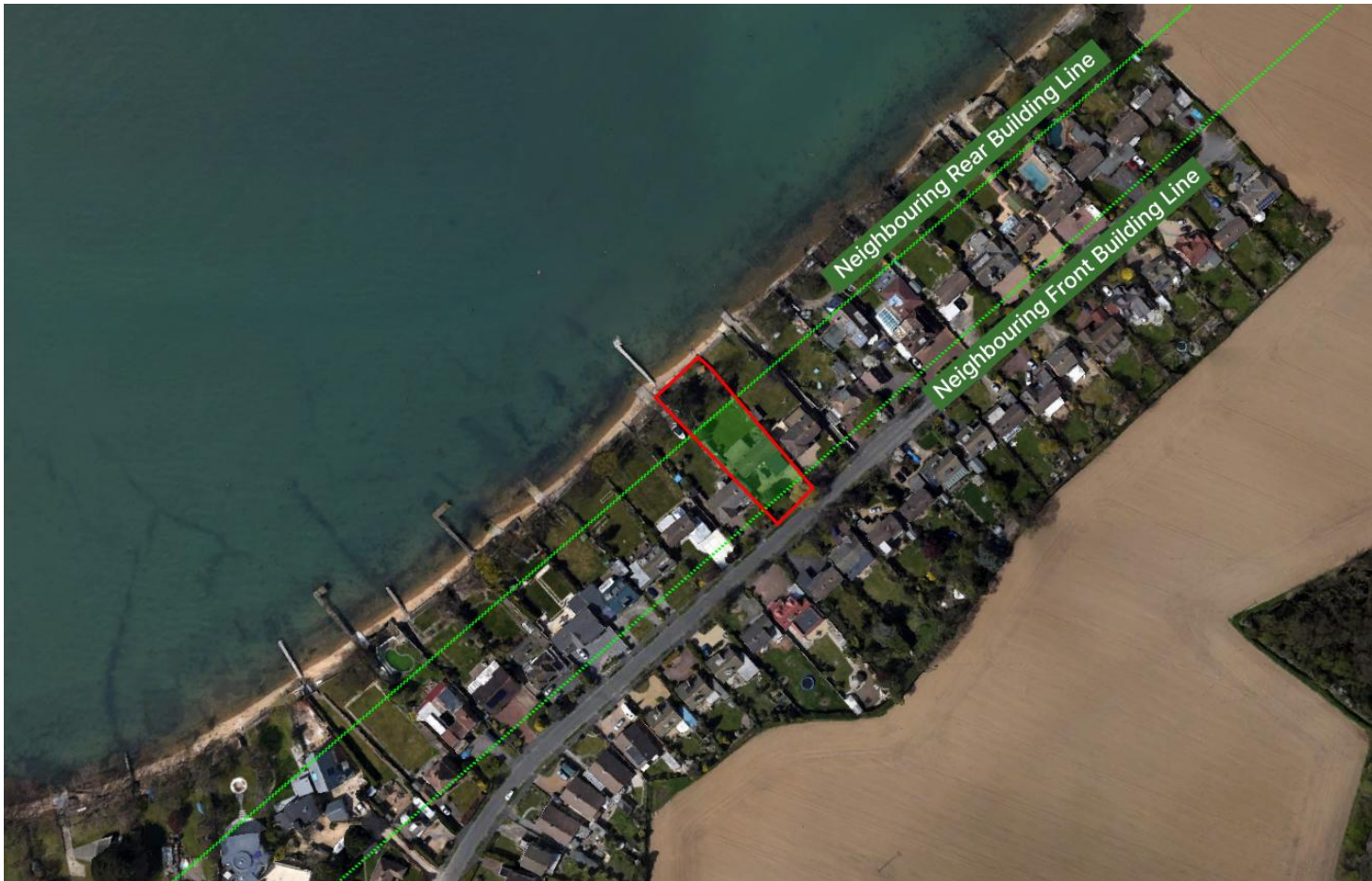
The front (south) elevation is to be updated with high quality materials and double height glazing to a reconfigured entrance space

7.0 DESIGN & ACCESS

Use & Siting on the Plot

The site will remain a single unit of residential accommodation (C3). The proposal seeks to strengthen the connection between internal and external spaces through the introduction of front and rear extensions.

The plot of 41 North Shore Road is sizeable with the existing set back further from the public road than the neighbouring properties. Neighbouring dwellings have developed closer towards the shoreline than is being proposed in this application as demonstrated on the existing building line analysis below.



Application site outlined in red, existing development lines highlighted in green

Layout

The proposed ground floor layout looks to build on the current arrangement and retains the current main entrance location. The existing entrance sequence is dysfunctional with a hall that leads into a room that serves little purpose in the center of the dwelling. Proposed works look to create an entrance hall that benefits from an immediate through view to Langstone Harbour and acts as the core of the house. Utility, study and living spaces then branch off the entrance hall and are positioned with light and views in mind, as well taking the locations of existing service runs and drainage into account.

Looking at the front elevation, the existing form has been slightly extended and modernised to house a dedicated home gym. A detached low profile store then sits further south in the site but references the form and materiality of the main dwelling. Many of the existing internal spaces retain their proportion but are repurposed to suit the needs of a modern family home. The oversized study, for example, is to become a snug and the existing kitchen and dining room are converted into larger and utility spaces.

To the rear of the property, the existing lounge has been widened to create a modern open plan arrangement that contains a kitchen, living and dining space. These uses have been carefully arranged in response to the layout of the site and its surroundings. Sliding doors have been introduced to the lounge to create a stronger connection to the rear garden, whilst a bifold window seat adds character to the proposed dining area.

At first floor level, the proposed front extension has been stepped in from the northern boundary to minimise any impact on no. 43. The first floor works to the rear of the property consist of creating an external frame that conceals the balcony of the new master bedroom. This frame creates a tunnel view towards the water and prevents overlooking towards neighbouring properties. A small flat roof dormer increase the size of the other bedrooms in a sensitive manner. All changes here are material in order to uplift the appearance of the dated existing building.

Access & Parking

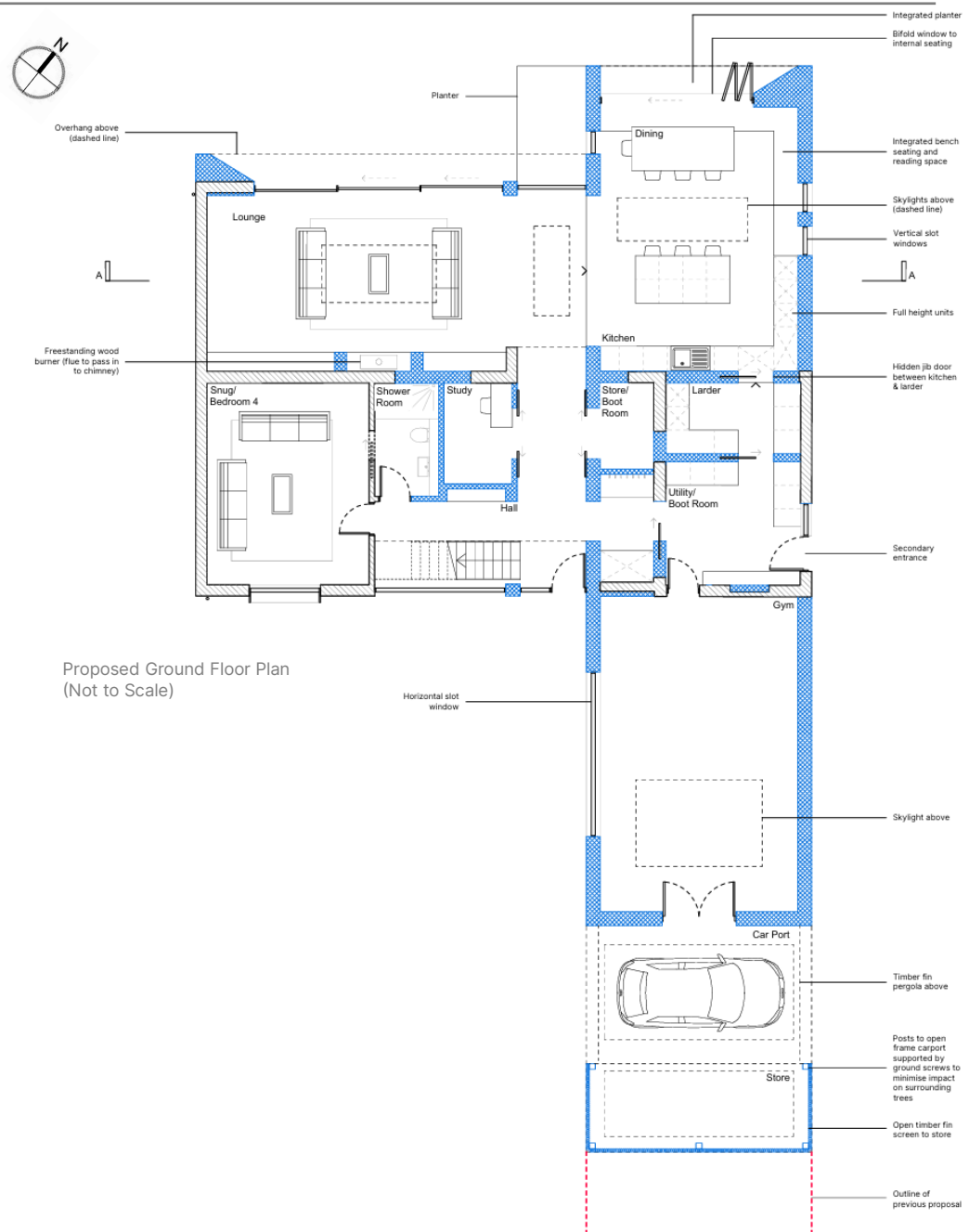
The main access point to the site is to be moved further south slightly. This will create more distance to the vehicular entrance point to no.43 and in turn improve wider visibility. The entrance will be increased from 4.3m to 4.5m wide to improve accessibility.

The existing garage is to be converted into a gym. The existing garage has a depth of 5.3m so does not meet Havant Borough Council's required measurements to qualify as a useable parking space (3 × 6m). Parking facilities on the front drive will be retained to accommodate 3 spaces, which meets the required number for a 4 bedroom dwelling in accordance with Havant Borough Council's Parking SPD.

Landscape & Ecology

The design of soft and hard landscaping will seek to enhance the site's biodiversity. Existing vegetation and trees will be retained wherever possible and new planting will include native species of flower, grass and shrub. The planting and landscape design will seek to bed the proposed works in to the topography and character of the site, allowing the building to settle into its landscape whilst providing habitats and food sources for local wildlife and insects.

Proposals will follow the guidance set out in the accompanying Provisional Roost Assessment.



Scale & Amount

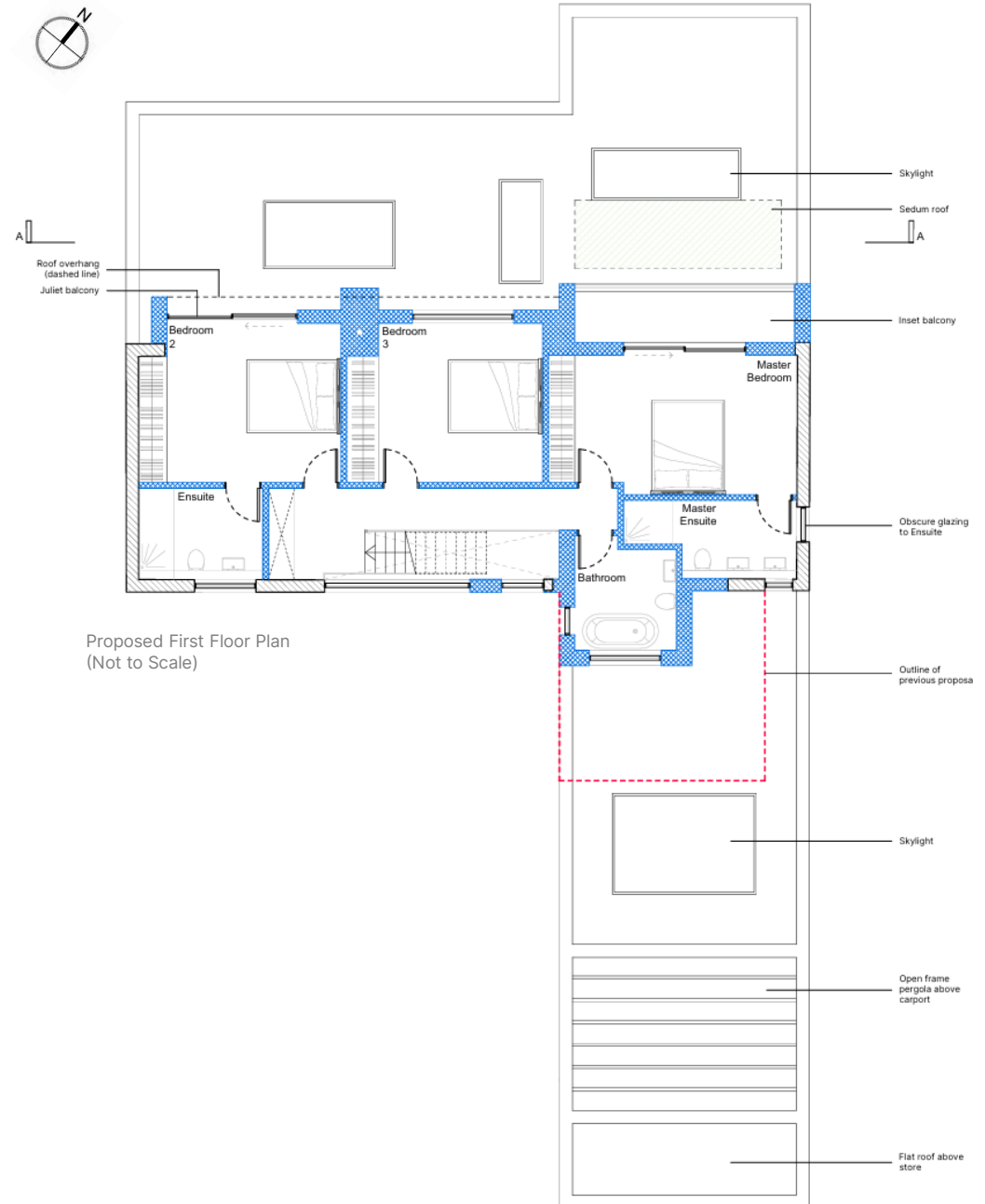
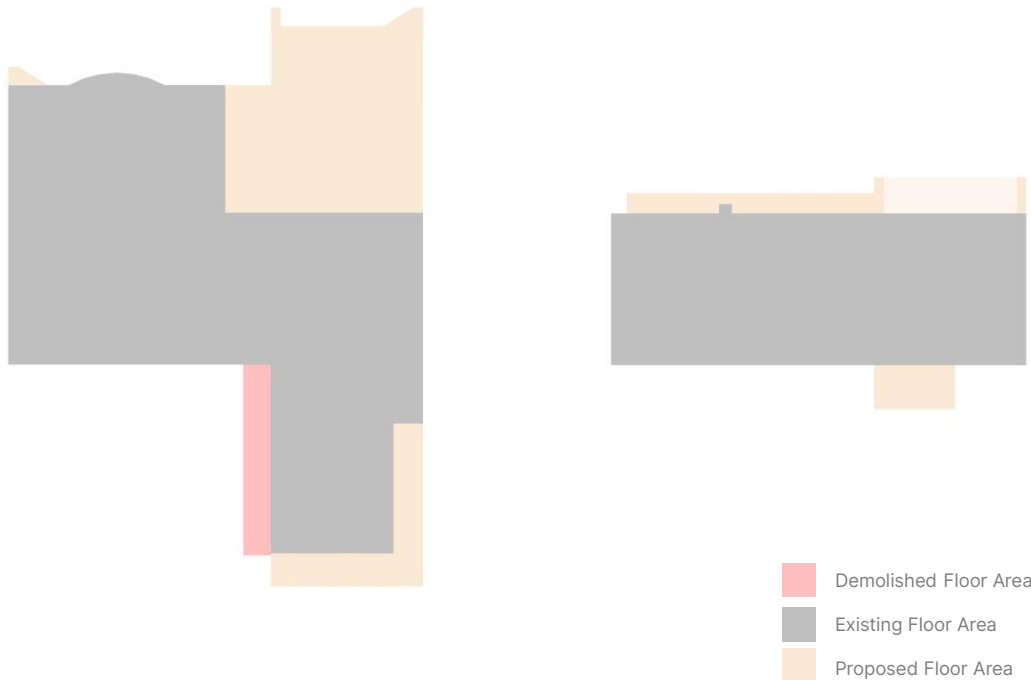
Existing GF: 154.1m²
 Existing FF: 77m²
 Existing Total: 231.1m²

Proposed GF: 201.1m²
 Proposed FF: 87.2m²
 Proposed Total: 288.3m²

57.2m² / 24.8% increase.

The increase in floor area is mainly derived from the ground floor infill extension to the north of the property. The existing garage footprint is increased slightly to create a cleaner building form and a more efficient position on site (the existing garage currently masks 50% of the width of the front elevation). The first floor front extension is modest in scale and subservient to the existing dwelling.

It is proposed for the existing ridge height to increase from 11.798m above ordinance datum to 12.217m above ordinance datum, an increase of 41.9cm. This matches the ridge height of no. 43 and sits 0.4cm lower than the ridge height of no. 39.



Appearance

The existing dwelling is to be refurbished externally as well as internally. A carefully curated material palette has been developed to reduce the impact of the building in the landscape whilst creating a robust piece of architecture that will stand the test of time. The building will also subtly reference the eclectic materiality of surrounding properties, using both dark and light tones to break up the proposed massing effectively.

1. Slate tiles

Dark tiles blend in to the sky and reference the roof profiles and character of surrounding properties.

2. Timber Cladding

The proposed timber cladding will be robust in order to maintain its appearance over time. A hit and miss profile is proposed with projecting timber fins to provide the façade with visual depth and high quality detailing.

3. Metal Sheet Cladding

Light coloured metal cladding creates a visual break between the dark timber cladding at first floor level and the lighter brickwork on the ground floor. The use of metal sheeting allows the introduction of angled panels that break up the linear nature of the proposed extension.

4. Facing Brickwork

The brick base creates a solid footing to the property, responding to the sometimes harsh nature of lying within a coastal setting. Light toned brickwork is proposed, complete with a matching mortar to create a high quality finish.

5. Glazing

The proposed glazing has been carefully proportioned to maximise views and the provision of natural light within the property. Openings are carefully scaled to reflect the overall appearance of the property, and high quality aluminium framed units will be used to meet current thermal requirements.

Summary

The proposals included within this application are considered to be of high quality, well considered design, carefully put together to ensure that the character of the local area is preserved and enhanced.

Surrounding buildings and their context have been carefully analysed to inform the scale, form and massing of the proposals. The design has been consciously designed to avoid any proposal becoming unduly prominent or overbearing within its setting, and we consider that the design proposed within this application represents a considerable improvement to the existing dwelling.

The opportunity to carry out these proposals not only gives the applicant a chance to reconfigure the functionality and environmental impacts of their property, but also create a home that justifies its truly unique and fantastic setting along North Shore Road.



Rear (North) Elevation