

DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed Front and Rear Dormer Extensions 348 Sea Front, Hayling Island, PO11 0BA

Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a front dormer extension incorporating a balcony and a rear dormer extension at 348 Sea Front, Hayling Island.

The property forms part of Seaview Terrace within the Coastguards Conservation Area and is a three-storey terraced dwelling characterised by a uniform rendered façade and a varied collection of dormer alterations that have evolved over time.

The proposal seeks to improve the accommodation within the upper floor whilst preserving the character of the host building and respecting the significance of the Conservation Area.

Response to Pre-Application Advice

The scheme has been revised following the Council's pre-application advice (Reference GEN/26/00212).

The principal concern raised by officers and the Conservation Officer related to the scale and dominance of the proposed dormers and the resulting loss of the original roof form.

The revised design seeks to retain a greater proportion of the existing roof form and reduce the overall visual impact of the proposed extensions. The front dormer has been reduced in width by approximately 400mm on both sides, resulting in an overall reduction of approximately 800mm. This amendment allows a greater extent of the original roof slopes to remain visible, ensuring that the historic roof form continues to be clearly expressed within the streetscene and reducing the perceived scale of the dormer when viewed from Sea Front.

The rear dormer has also been amended in response to officer comments. The western side of the dormer has been reduced by approximately 400mm and the overall height of the dormer roofs have been lowered by approximately 200mm. These revisions significantly reduce the apparent bulk and dominance of the dormer within the rear roof slope and ensure that it remains more subordinate to the host building.

As a result of these amendments, the revised proposal retains substantially more of the existing roof profile than the scheme presented at pre-application stage and responds directly to the Conservation Officer's recommendation that the dormers should be reduced in scale and designed to retain visible evidence of the existing historic roof slopes.

The proposed material palette has also been carefully considered. Whilst zinc cladding is retained to elements of the front dormer, it has been selected as a high-quality architectural material appropriate for a coastal environment due to its durability, longevity and muted appearance. The use of zinc allows the extension to be read as a contemporary intervention whilst remaining respectful of the character of the Conservation Area. Furthermore, contemporary roof alterations and zinc-clad elements are evident elsewhere along Sea Front, demonstrating that such materials can be successfully integrated within the local context.

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The revised scheme therefore represents a considered response to the Council's pre-application comments and seeks to achieve an appropriate balance between providing improved accommodation and preserving the character and appearance of the Coastguards Conservation Area.

Design Principles

The design approach has been guided by the following principles:

- To provide additional accommodation within the roof space.
- To retain the visual dominance of the original building.
- To preserve and reveal elements of the existing roof form.
- To create a high-quality architectural addition that complements the character of the Conservation Area.
- To utilise durable materials suitable for a coastal environment.

The proposed dormers are deliberately set within the roof rather than projecting beyond the existing building envelope. The revised proportions ensure that the additions remain subordinate to the host dwelling and continue to read as roof extensions rather than an additional storey.

Heritage and Conservation Area Considerations

The application site is located within the Coastguards Conservation Area and forms part of Seaview Terrace, a distinctive row of historic terraced dwellings identified within the Conservation Area Appraisal as a key component of the area's character and significance. The special interest of the terrace derives from its strong architectural rhythm, consistent building line, rendered façades and prominent seafront setting.

The Conservation Area Appraisal acknowledges that whilst the terrace retains a cohesive overall appearance, the roofscape has evolved over time and includes a variety of attic window and dormer forms. The proposed development has therefore been designed with regard to both the historic character of the terrace and the established pattern of alterations that exist throughout the row.

Following pre-application discussions with Havant Borough Council, the scheme has been amended to reduce the visual prominence of the proposed dormers and to retain a greater proportion of the existing roof form. The front dormer has been reduced in width by 800mm overall, comprising a 400mm reduction to each side, whilst the rear dormer has been reduced by 400mm on its western side and lowered in height by approximately 200mm. These amendments ensure that a greater extent of the original roof slopes remains visible and that the traditional roof profile of the building continues to be clearly legible.

The revised design responds directly to the Conservation Officer's recommendation that the dormers should be reduced in scale and retain visible evidence of the existing historic roof form. As a result, the proposed dormers remain clearly subordinate to the host dwelling and avoid the appearance of creating an additional full storey.

The proposed material palette has also been selected to complement the character of the Conservation Area. Slate hanging reflects traditional roof finishes found within the locality, whilst the use of zinc cladding provides a high-quality and durable material suitable for the exposed coastal environment. The muted appearance and natural weathering qualities of zinc ensure that it sits comfortably alongside traditional materials and reflects contemporary interventions that are evident elsewhere along Sea Front.

Overall, the proposal preserves the character and appearance of the Coastguards Conservation Area. The revised scheme respects the significance of the terrace, retains the legibility of the historic

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roofscape and results in no harm to the significance of the designated heritage asset.

Materials

The proposed materials have been selected to complement both the host property and the wider coastal setting.

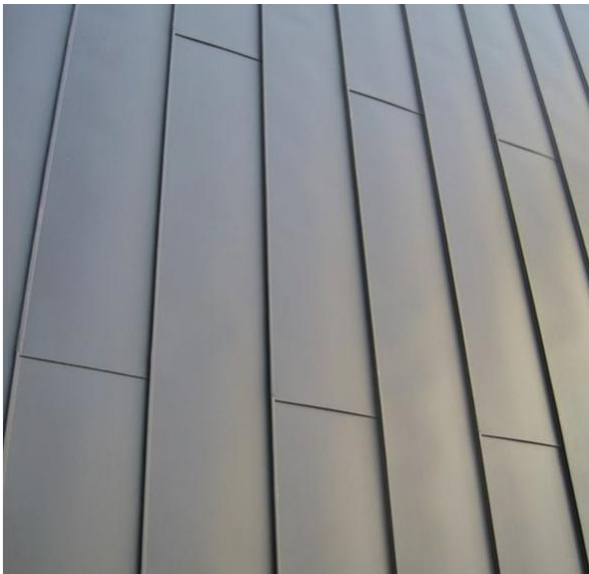
The rear dormer will be finished in slate hanging to reflect the appearance and texture of the existing roof covering.

The front dormer incorporates zinc cladding to the dormer cheeks and associated elements. Zinc is a high-quality architectural material widely used within sensitive heritage and conservation contexts throughout the United Kingdom. Its muted appearance, subtle surface texture and natural weathering qualities allow it to sit comfortably alongside traditional materials.

The use of zinc is particularly appropriate within this coastal location due to its durability, longevity and resistance to corrosion from salt-laden air. The material provides a refined and recessive appearance and avoids the visual heaviness often associated with alternative cladding systems.

Furthermore, examples of similar contemporary zinc-clad roof additions exist elsewhere along Sea Front, demonstrating that such materials can be successfully integrated within the local context without harming the character of the Conservation Area.

Example of Zinc Cladding



Example of Slate Hung Tiles



Access

The proposal does not alter the principal means of access to the dwelling. Existing pedestrian access arrangements will remain unchanged.

The development relates solely to alterations at roof level and therefore has no adverse implications for accessibility.

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Ecology

The proposal relates to alterations to an existing dwelling through the construction of front and rear dormer extensions. The existing accommodation already extends into the roof space and therefore the proposals do not involve the conversion of a previously unused loft space.

The development does not involve the removal of trees, hedgerows or other habitats of recognised ecological value. The applicant acknowledges the comments provided during the pre-application process and will comply with all relevant wildlife legislation throughout the construction process.

Conclusion

The revised proposal has been carefully amended to respond directly to the Council's pre-application comments and Conservation Officer advice.

The reduction in dormer width, retention of visible roof slopes, high-quality material palette and sensitive design approach ensure that the proposal remains subordinate to the host building and preserves the character and appearance of the Coastguards Conservation Area.

The scheme represents a balanced and sympathetic enhancement to the property that will improve the quality of accommodation whilst respecting its heritage setting.

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