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## DESIGN & ACCESS & PLANNING STATEMENT

- for -

*Proposed alterations @ Brickworks, Hillis Gate Road, Northwood, Isle of Wight*



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## **1.0 PREFACE AND INTRODUCTION**

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- 1.1 The following statement has been prepared in support of an planning application for remedial internal & external works & inclusion of new roof to Brickworks
  
- 1.2 This Statement provides an overview and supports this proposal, detailing the appropriate local and national policies, and the reasons why planning approval should be given.

## 2.0 SITE DESCRIPTION & BACKGROUND HISTORY

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2.0 The site is located at OS grid reference SZ 47164 92891, measuring approximately 1841m<sup>2</sup>.

2.1 The site is located in the rural setting of Hillis Gate road, characterised by detached, single and two story dwellings arranged along the main road, mainly to the east side. The existing building is well set well back from the road and screened by hedge and trees to such an extent to make it difficult to see from any stand point within the surrounding landscape. An existing shared driveway with Brickfields, serves as access. The area does not have any special planning designation i.e. it isn't in a conservation area.

2.2 The current building is a 1980's single storey brick construction, with an fibre slate double pitched roof. Previous uses for this building were storage & light industrial use & was recently converted into a dwellinghouse (see P/00847/1). As it stands, the building has poor thermal performance due to the large footprint available. There is also an existing septic tank onsite.

2.3 Recent Planning history includes:

- Demolition of part of building
- change of use from industrial unit to dwelling
- Single story extension on west elevation to form garage
- Single story extension on east elevation to form additional living accommodation, alterations.

2.4 Located nearby is a listed structure: Brick Kiln, Hillis Gate Road, Northwood, Isle Of Wight, PO31. The kiln is a circular (beehive) kiln dating back to the early 20<sup>th</sup> century. The boundary to the east, west & southern side of the site is covered by a large tree belt, and the northern side is part of the grassland parcel that houses Brickfields.

### **3.0 Heritage Statement**

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- 1.0 Located near the boundary access to Brickworks is a listed brick kiln structure dating back to the early 20<sup>th</sup> century. Our proposal as it stands has no negative impact towards the brick kiln structure, where the current access is to remain as existing & the large tree belt that obscures brickworks from the Hillis Gate Road is to be retained.
- 2.0 the Brick Kiln is hidden within a dense tree belt & cannot be seen from any public land. This is also evident with the proposal put forward, as the frontage to the existing boundary is a tree-line that obscures any view into the property.
- 3.0 the proposal put forward was designed in order to pay respects to the previous historical industrial use of the site by utilising traditional materials whilst maintaining a more modern & habitable approach. To further this, the proposal utilises the existing footprint & shape to ensure that the dwellinghouse does not appear over-developed.

### **3.0 DESIGN & ACCESS**

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- 2.0 The proposal envisages the removal of the roof, and various alterations to modernise the dwelling and ensure it is habitable.
- 2.1 The dwelling would be of a scale/ mass and appearance commensurate with the size of the plot, where the new proposal seeks to convert the existing foot print and roof structure to a domestic dwelling. The western most section of the building has been removed (this was its self an extension to the original) and the set back in the remaining roof line to the south west corner has been infilled to present a simple symmetrical pitched roof. The result is a clearly legible rectangular building of domestic scale. Some architectural features have then been added, partly functional and partly to raise the industrial aesthetic to a domestic standard. The new entrance has been 'captured' in a 'box' structure, which also encapsulates the two main lobbies that front the west elevation. This allows the proportion of the main elevation to be 'broken up' and softer materials added to articulate the fenestration. The 'added' roof section in the SW corner overhangs the new west terrace area providing some deep shadow to add further modelling to this west elevation. Existing openings have been used where possible but generally the walls have been 'opened' to the north end of the building where the primary habitable rooms have been positioned. A projecting sunshade feature and a element of cladding add some further character to this elevation. The north elevation has

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much less window area than the original and the east elevation is similar to the existing situation.

2.2 The materials to be used are as follows:

- Zinc sheeting (or similar alternative) with standing seams to roof sections
- Zinc sheeting (or similar alternative) to first floor external
- Vertical timber cladding (or similar alternative) to southern shaded area, southern gable end & on the eastern ground floor
- Render to be white K-rend

*Drainage*

The existing property is already serviced by a drainage connection to a functioning septic tank, which will be utilised by the replacement dwelling and remain unchanged. Surface water drainage will be as per the existing situation.

*Access / parking*

2.6 Access & parking to remain as existing - with room for 2 cars off street on existing hard standing to the west of the building. No new hard standing or drive is required for vehicles.

*Highways*

2.7 Not applicable

*Landscaping*

2.8 It is not proposed to alter any of the existing tree and shrubs on site. Please refer to attached arboreal report.

*Size*

2.9 The proposal is broadly in line with the existing footprint & is not over dominant in its scale/ mass

## 4.0 PLANNING STATEMENT

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### Policy Framework

4.1 For decision making purposes, the NPPF is a material consideration. The document states that proposed developments which accord with an up-to-date development plan should be approved without delay.

At the heart of the document is the presumption in favour of sustainable development. It states that the achievement of sustainable development includes three mutually dependant elements, namely; economic, social and environmental. All three of these are pertinent to this application and the provision of units to meet local housing need in a sustainable location, which this undoubtedly is.

4.2 The NPPF specifically states;

'For decision taking this means

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless;

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or

Specific policies in this framework indicate development should be restricted

4.3 The Island Plan Core Strategy

There are a number of key policies in the Island Plan Core Strategy that are pertinent in the consideration of this application. These are as follows;

SP1 Spatial Strategy – This sets the Councils main objective which supports development of appropriate land within and immediately adjacent to settlement boundaries of the Key Regeneration Areas. It prioritises the redevelopment of previously developed land where available. The proposal is the epitome of this policy.

Policy SP2 Housing – This sets out the requirement for housing covering the plan period 2011 to 2027. 8,370 dwellings are expected to be provided. 980 dwellings are expected to be provided through small-scale development at rural service centres and wider rural area. Again, the proposal is totally in line with this policy.

Policy DM2 Design Quality for New Development – This states that the Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. The proposal is clearly an enhancement of the existing site and is making use of an area which at present, is surplus to requirements for the existing dwelling and could easily become an eye-sore.

5.0 Planning Consideration

### Location

5.1 The location of the site IS sustainable.

5.2 We are aware that an element of the term 'sustainability' is the ease in which any residents can access local amenities.

It has already been discussed how close the local amenities are to the development site and wider amenities and believe that the proposal can easily be defines as sustainable.

5.3 The site is within the Medina Valley Key Regeneration Area and is very close to all local facilities and amenities. With regards to meeting a specific local need (set out below), the proposal is acceptable in this location given the client requirements.

5.4 SP2 requires 980 dwellings to be provided within rural areas, some of which are to provide need in the wider rural area, beyond the boundaries of rural service centres.

5.5 In spirit, the proposal complies with SP1 and SP2

Impact on character and street scene.

5.6 The scale of the proposed dwelling is wholly commensurate with the style's found in Cowes vicinity and matches the developments of late that can be found in Northwood, Gurnard & Cowes.

5.7 The proposed dwellings has been designed so as to not detract from the private amenity of the existing dwelling or create any circumstance where the host dwellings amenity would be compromised.

Housing Need

5.8 The Isle Of Wight Council has reviewed the Strategic Housing Market Assessment prior to allocating sites as part of the area action plans for the Medina Valley, Ryde and The Bay. The report has concluded that there is an annual requirement for 525 additional dwellings per year on the Island, however, the Council has since stated that it is planning no change for the current requirement of 520 homes per annum. The position the Council has stated it is likely to take is challengeable and will lead to uncertainty as to what the exact housing need figure is.

5.9 An Island Plan housing requirement for over 8000 dwellings during the plan period places the emphasis on sites such as the application proposal, to deliver units, particularly when aligned to the objectives of Policy SP1, that itself seeks sustainable patterns of development. The recently published review of the SHMA for the Island has reiterated a minimum of 520 homes required per year across the Island throughout the Island Plan period. Arguably this figure could be more, given that the SHMA has advocated an annual requirement of 598 dwellings that has only been discounted to 525 through the consideration of projected population migration over the next 20 years. It is imperative that the LPA plans for deliverable sites in sustainable locations, and grants permission in appropriate sites such as this application.

5.10 There is still a considerable need for housing across the Island which can be brought forward in a timely fashion and this scheme presents an opportunity to meet that need as it is not too big for smaller developers to finance.



## 6. CONCLUSION

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- 6.1 The renovation proposal seeks to maintain the scale and mass of the existing building and its relationship to the street scene/ surrounding countryside, whilst arguably giving a more contemporary looks and feel to the property.

If there is any further information that is required, I trust that you will contact the agent.

**Robbie North**