

DESIGN AND ACCESS STATEMENT  
AND  
PLANNING STATEMENT

BIG BLUE  
AFTON DOWN  
FRESHWATER BAY  
ISLE OF WIGHT  
PO40 9TY

CLIENT; S AND A COURT

REPLACEMENT DWELLING

DATE 18-9-2023  
REVISION A

ANDREW COURT RIBA  
CHARTERED ARCHITECT  
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## BIG BLUE DESIGN AND ACCESS STATEMENT

### ACCESS

The current dwelling is accessed from the Military Road at the top of the hill which climbs out from Freshwater Bay. The Military Road is quite a busy road particularly in the summer but the speed of traffic is slowed at this point due to the steep hill out of the bay and the tight corners which have to be negotiated at the bottom of the hill.

The present access has served the current building well and there is no need to change this. There is pedestrian access also on to the grass verge which is set back some 3m from the main road. This will also remain unchanged.

The current property is located on the southern side of the Military Road facing the sea. It is an exposed position with no trees or much vegetation to speak of as the salt winds tend to stunt the growth of most planting. The garden is laid to lawn.

Whilst the north side of the building would be considered the front in terms of Planning all of the living happens on the South side of the property taking advantage of the stunning sea views and South light.

Currently there is parking for 3 cars on the site in the driveway. These spaces have turning ability so cars can leave the site in forward gear.

### SITE CONSTRAINTS

The site lies in an Area of Outstanding Beauty, The Tennyson Heritage Coast, a SPA Buffer Zone and Mineral Safeguarding Area.

The site is in close proximity to an Area of Conservation - Isle of Wight Down, Site of Special Scientific Interest - Compton Down and Open Space designation.

### EXISTING BUILDING

The existing property is a single storey building under a pitched roof which was constructed in or around 1900.

The North side of the existing house is quite bland with small windows whilst the South side has large areas of glass opening on to the back garden and the sea.

The external walls are of brickwork and some stone work which has been painted and pebble dashed to try to keep out the elements. Some walls are single skin. There is no damp proof course and as a result there are areas which are quite damp and the brickwork is crumbling in some places. Damp issues result in mildew in cupboards leaving a damp smell to clothes and bedding etc.

The existing roof tiles are concrete tiles which are not nailed or secured to the main roof. Gravity seems to hold them there. With the strong winds which blow from the sea, often tiles move and leaks start to drip in during rough weather. This is combated with a series of bowls in the roof which catch the drips. This is not ideal.

There is no insulation in the walls and little in the roof which results in a chilly house in the winter. Some of the floors are solid with no insulation. These are very cold on your feet. Some floors are raised timber which also have no insulation. These are cold and drafty and waft smells of rodents which somehow always die under these raised timber floors.

The accommodation in the current building is small. Although there are 4 bedrooms only one is of reasonable size. The others are not much bigger in floor area than a double bed. The smallest measuring just 1.8m x 2.2m The next size up 2.2 x 2.5. Basically just enough room for a small bed with no floor space and very little storage for clothes etc.

The kitchen doubles up as the entrance lobby. This kitchen is poorly equipped by today's standards. There is little storage and no room for more than the basic requirements. The dining room is only big enough for 4 people so meals with the whole family are difficult.

To the western side of the property there is a utility room with a back door. This is packed with sporting equipment and house hold items which can't fit in the main house. The main living accommodation is on the South side overlooking the sea. The living room is long and thin being only 2.3m wide at its narrowest point and 3.2m at its widest point thus furniture has to be very small.

There is an extensively glazed sun room on the south side opening on to a raised timber deck area. This location is perfect for a sun trap and this has become the main living area in the whole house. It is however cold in the winter months. At present the heat gained in this room is not saved or recirculated around the house.

Currently there is a basement under the building which is used for storage.

There is a sizable back garden on the South side of the property for bbqs and games etc. This is laid to lawn. There is a low hedge between this property and the neighbouring property on the Eastern side. There is a shed located on the boundary providing a beach store and screening our rear garden from the neighbours raised deck. It also screens them from us so they have privacy also.

There is a garage on the West side of the property adjacent to the access route. This is mainly used for hobbies, storage, bikes, and surf boards etc as there is so little other storage in the main house.

The cars are parked on hard standing to the front of the property. There is off road parking and turning here for three cars. Currently this area is concrete. A small concrete path leads to the front door.

As there is so little insulation in this building the aging heating system is struggling to keep the place warm in the winter. Currently there are no sustainable features to the house. No Insulation, no solar panels no heat reclamation systems, no air sourced or ground sourced heat pumps, no rainwater collection system. The electrical and plumbing systems are antiquated and need total replacement.

There is one valuable feature that currently exists in the house and that is the South facing conservatory. On sunny days this passive heating source keeps us warm. This is one good feature which I hope to exploit in the new proposal.

## DESIGN DM2

Having lived here for quite a few years now there are a few issues that are key to a new design.

The South facing aspect is very positive, not only does it provide wonderful views it provides the opportunity to collect the passive heat of the sun and the use of solar panels.

On the down side this position is very exposed and strong winds which hammer the house particularly in the winter months.

The access drive works well and the location of parking and turning works well.

The existing garage can remain as this functions well at the moment.

The footprint of the proposed replacement dwelling remains in basically the same position but it has been straightened up to align with the neighbouring property to the East.

The footprint of the proposed dwelling is similar in size to the original property. It has however become necessary to add rooms in the roof so that I am able to get 4 bedrooms of a reasonable size in the property. 1 bedroom on the ground floor and 3 on the first floor.

By twisting the position of the new dwelling slightly the new foot print is located slightly further from the neighbours boundary on the Eastern side. This also has the benefit for giving more space on the Western side of the new building for parking and turning which would be improved. So in footprint the new building would appear more compact from the front (road side) of the property.

The rooms in the roof on the first floor have been kept as low as possible within the sloping roof. This second application has reduced accommodation in the roof somewhat due to this reduction in height thus the building is more of a chalet bungalow than a full two storey house which is now similar to the property next door on the Eastern side.

The pitched roof will be in keeping with properties in the Bay area and will keep the whole building lower and more protected from the southerly gales.

Currently there is a shed between this property and the neighbours on the Eastern side. This has provided much needed storage and also screening from the raised deck constructed on their side of the boundary. It is proposed that this shed be removed with storage being relocated within the main building. The new screen would be constructed approximately 3m from the current boundary. This screen would double up as a sloping area on which solar panels would be mounted to gain to best of the south sun shine. These panels would be for solar hot water and would be able to provide all the hot water in the summer and a back up pre-heat system in the colder months.

I think the removal of the shed would be appreciated by my neighbours as this will no longer block their window and they would gain more light. We would still need to retain our privacy screen but the new screen would be approximately 3m from the boundary.

There would be a new basement to the proposed building. This would provide unseen much needed storage for all my water sport equipment, hobby room and plant rooms to house the solar systems, heat recycling systems etc. which would be required in a new eco house of the future.

### FENESTRATION

The windows on the east and west elevation would be very small. There are no views from these sides and there is no solar gain to be had. The windows on the North elevation are also smallish and limited to only necessary window sizes relating to the internal room use.

The main windows would be concentrated on the South Elevation as these provide views and make use of the solar gain. The main living accommodation would be located here. The heat gain from the passive collection area would be ducted to the plant room reclaimed and distributed around the cooler parts of the house.

It should be noted that the total area of glazing of this proposal is less than what exists on the existing building. Currently there is 19m<sup>2</sup> of glazing on the South elevation of the existing building and the new proposal has only 10m<sup>2</sup>. This has been a sticking point with the LPA which I hope is now resolved.

All of the roof lights have now been removed.

## CONSTRUCTION

The house construction generally would be a sustainable timber frame clad with super well insulated SIPs panel system. This would eliminate drafts and give a very low heat loss. My aim would be to only use sustainable heating sources with back up heating only in the coldest winters.

There would be PV panels located at ground level in the front garden behind a low battery store behind a fence. This would store electricity or feed back into the grid.

The new building would be painted render which is predominant in the Bay area. The roof would be gray natural slate which would also reflect other roofs in the Bay area.

The balconies on the first floor not only give great views of the sea but also screen the windows below from over heating in the summer when the sun is high in the sky. In the winter when the sun is lower in the sky the light will shine below the balconies and be captured. It could be said that the balconies are the peak of a sun hat. The balconies and over hanging eaves also have the effect of screening the night skies at night.

There is also screening at high level on the balconies to protect the privacy of both neighbours.

The balcony on the roadside elevation provides a porch to the front door and some visual interest to this elevation.

Due to the fact that the site lies within designated land the design has been thought about quite carefully. The replacement building has been located on the same foot print as the existing dwelling limiting the disturbance any excavation will have on the surrounding land. The parking area will be located in a similar position limiting new areas of hard standing. The existing services will be used.

Although there is accommodation in the roof of the proposed dwelling the overall height has been kept as low as possible reducing the impact of the proposal on the neighbouring properties and the visual environment as a whole. In this second application the roof line has been changed introducing hipped ends to the roof rather than taller gable ends. This will reduce the visual impact on the area particularly on the Northern side adjacent to the road where the roof now slopes gently down over the main entrance on this elevation.

This altered roof shape will enhance the view as one approaches the building down the road from Compton on the A3055. The low slope of the roof will be unobtrusive from that view point the eaves to the sides being of similar height as the neighbours eaves.

Viewed from the Bay itself it will be of a more contemporary building with balconies matching those that exist on the St Martins flats which were constructed not long ago. Again due to the low long slope to the roof the

building will not be obtrusive and the pitched roof will reflect both neighbouring properties.

The building will remain very domestic in scale and the pitched roof will reflect the other properties in the area and reduce its appearance on the wider landscape.

The materials will be sombre in colour, buff render, timber boarding with dark gray slate roofing.

Any disturbance to the land during construction will be limited to the existing domestic boundary thus will not interfere with the designated land near-by.

The basement will be unseen and the construction of which is an extension of the basement which already exists. The Ground Stability report shows this will not have any affect on the surrounding area or close by designated land.

#### PARKING SP7

The proposed dwelling will have spaces for 3 cars. The area to the West of the building will be slightly larger so there will now be space for a wider disabled parking space. There will be improved turning space also as part of the new scheme. There will be an electric car charging point and parking for two or more cycles. There will be an e-bike charging point in the basement.

## PLANNING STATEMENT

### PRE-APP ADVICE ISSUES RAISED.

#### PARKING AND HIGHWAYS SP7, DM17

The Supplementary Planning Document;  
Guideline for Parking Provision as part of a New Development

States; (A1.3) That there should be 2 parking spaces provided for a 4 bedroom development.

This scheme provides 3 spaces, one of which will be a disabled space (A1.10). There will be turning on site for all cars so they can leave the site in forward gear.

(A1.16) There will be an electric car charging dock added to the existing garage. (A1.17) There will be provision to add extra docks when required. There will be an e-bike charging point in the basement. There will be cycle locking points for two cycles adjacent to the garage.

It is not anticipated that there will be any increase in traffic movement from the site as the new house will have the same accommodation and number of bedrooms as the existing house.

The parking which is located in the same location as the existing parking will not be detrimental to the character of the area as it exists already.

(5.4) There is a council car park at Freshwater Bay which is only a minutes walk and another up the hill toward Compton which is less than a minute walk. These car parks would be available for parking during construction. This would limit congestion at that time.

(3.6) There is also a bus stop opposite the site a few yards away.

The existing car access and pedestrian access will remain unchanged therefore there will be no change to the traffic generated to and from the site so there will be no change on the highway impact.

#### RECYCLING SP16

The Supplementary Planning Document;  
Guideline for Recycling and Refuse Storage

States that there should be adequate provision for storage and waste recycling with ease of access to collection point.

Currently there is a recycling area and bin storage on the site near the collection point. This contains 4 bins which have been adequate for the existing property. As the proposed development is similar in scale to the existing this provision is considered to be adequate.



### SITE CONSTRAINTS

The site is within or near by to an Area of Special Conservation.

The site is within the Solent Protection Area.

The site is within or near by to Site of Scientific Interest.

The site is within an Area of Outstanding Beauty.

The site is within the Heritage Coast.

The site is nearby to a designated Open Space Area.

### ECOLOGY DM12

See Biodiversity Check List.

A Bat Survey has been submitted as part of this application. There are no bats living in or on the existing building. There is no requirement for further surveys.

A ground Stability Report has been submitted as part of this application.

A Biodiversity Check List has been submitted with the Statement

A Wildlife Assessment Check has been submitted with the Statement.

The garden is currently laid to lawn and will remain the same. I have indicated that only the essential areas of the site should be used during the building process. The remainder of the site will be fenced off during construction Therefore will be very little disturbance to the wild life in the area.

As this is a replacement dwelling built on the footprint of the existing dwelling with an existing domestic garden the development will have limited or no affect on the above designated areas.

### DRAINAGE SP5

Currently the drainage goes into the existing main drainage system located in the road. It is proposed that the new dwelling will do the same. It is proposed that there will be a heat exchanger collecting heat from foul water as it leaves the building.

It is proposed that there will be a rainwater collection tank which will be used to flush the toilets etc. The new building will thus be more sustainable with regard to foul and rainwater disposal.

### DESIGN DM2

The design has been thought about carefully to achieve the accommodation we require and to keep the building as low as possible so as not to stand out too much within this sensitive area. The bedrooms on the first floor are

located in the roof of the building with the eaves sweeping down quite low. The design is basically a ground floor with rooms in the roof.

The rooms in the roof have now been reduced in size enabling a lower building than the previous application.

The ridge is only marginally higher than the existing property (350mm). This extra height will give space for head room in the bedrooms, extra structure and thicker insulation required by Building Regulations.

In this revised scheme the roof shape has changed, introducing hipped ends to what was gables in the previous scheme. This will reduce the impact of the building on the South Elevation and particularly on the North Elevation which now slopes gently down towards the road. A mono pitch lean-to has been added to the West elevation to break up and reduce the scale of this elevation also. This will be used for mobility scooter storage and charging as well as cycle storage etc.

I have reduced the areas of cladding.... and now show 'natural timber' boarding around the main entrance area. I notice timber cladding has been approved recently on a neighbouring property.

#### MATERIALS DM2

Materials have been considered quite carefully. During the Pre-App process. Materials were discussed. I have thus made some changes to reflect what was said.

The roof is now to be natural slate. This is to reflect what predominates in the Bay area and will give a good quality finish.

I have removed the solar panels from the roof as these would look unsightly from the Bay and located them at low level out of sight.

We discussed render on the side elevations and a small area of natural timber boarding around the entrance area which was agreed as suitable by the LPA.

#### DARK SKIES SP5

We discussed roof lights and dark skies. I have therefore removed all of the roof lights completely.

#### GLAZING

The area of Glazing on this revised scheme has been substantially reduced. See calculation below;

Existing building has 31.4m<sup>2</sup> of glazing 19m<sup>2</sup> of which is located on the South Elevation.

This new proposal has 26.2m<sup>2</sup> of glazing which is less than the existing. 10m<sup>2</sup> of which is located on the South Elevation.

The refused scheme had 55.5m<sup>2</sup> of glazing.

The current proposal has substantially less glazing than the refused scheme and slightly less glass than the existing building.

This with the over hanging eaves the proposed scheme will have less impact on the night skies than the existing building.

I notice that additional glazing has been approved to two nearby planning applications in the Bay area currently under construction.

#### IMPACT ON NEIGHBOURING PROPERTY AND PRIVACY SP5

A topographical survey has now been submitted as part of this statement. This shows the relationship between the proposed development and the neighbouring property.

The site section shows that the eaves of the proposal are similar height as those of the neighbours on the Eastern side. Since the pre-app application the proposed building has been moved further from the boundary and re-aligned to match the orientation of the neighbouring property. The existing shed has been moved giving them more light to the kitchen window. The privacy screen has been re-positioned 3m from the boundary and will provide privacy screening for both properties and allow more light to the neighbours kitchen window.

There will be an overall improvement regarding light to the neighbours kitchen window. That being said their main view is to the south and the open sea via their huge glazed doors...not looking at us across our garden.

This revised scheme which is now much lower than the refused scheme will have even less impact on the neighbouring property.

#### BIODIVERSITY AND WILDLIFE (DM12).

We Discussed Biodiversity in Planning.

See Biodiversity Check list attached to this report.

I confirm that there are no nesting birds residing on the roof of the current property. There will be no extra impact on the biodiversity or wild life in the area

#### FLOOD RISK DM12

We discussed Drainage and Flood Risk.

Currently the foul drainage goes into the mains drainage in the road. This will remain the same. The use will be the same so there will be little impact on the foul water system.

Rainwater currently goes into soakaways. The proposed building will collect the rain water in a gray water tank. This water will be reused thus decreasing the impact the the new building will have on the environment.

The hard standing parking area will stay much the same and in the same location. The Military road from which access is gained is higher than the parking area so there will be no run off on the the main road.

There will be no additional impact on the flood risk to the area.

#### BASEMENT DM15

We discussed the basement and impact on the cliff.

See Engineers Ground Stability Report attached to the Statement.

There will be no impact on the cliff from this development.

Both existing neighbouring properties have basements.

#### RENEWABLES AND SUSTAINABILITY SP6

The new house will be well insulated surpassing current Building Regulations. It will have solar panels to heat the hot water and PV panel to provide electricity. It will have low temperature under floor heating heated by air sourced heat pumps with back up boiler. There will be a gray water system to collect rainwater and reused gray water from the house. This will have a heat reclamation system. The South Elevation will collect the passive solar gain and this will also have a heat reclamation system to distribute the hot air around the building in the cooler months. My aim would be to achieve a building which has a very low carbon footprint and be as self sufficient as possible.

It is also sustainable in that it is located within an existing settlement adjacent to main communication routes with bus stops and car parks to hand. It is within walking distance to local facility of the town of Freshwater, including supermarkets cafes, library, medical centre, sports center, pubs, restaurants, and Freshwater Bay itself.

#### REASONS FOR REFUSAL OF PREVIOUS SCHEME

The main reasons for refusal of the last scheme were;

1. Overall height,
2. Scale and mass
3. Light pollution
4. Materials.

In answer to these objections;

1. The overall height of the scheme has be reduced and is now only 350mm higher than the existing building. (previously reported by the LPA as 3 metres higher). This shows a reduction of 2.65m.
2. As well as lowering the roof line the roof shape has also been altered introducing hips rather than the taller gables. This will reduce the mass of the building substantially.

3. The roof lights have been removed and the glazing reduced to less than the existing building so light pollution can not be an issue.

4. Materials have been altered in agreement with the LPA. Rendered exterior walls, Timber boarding around the entrance area and slate roof.

### CONCLUSION

The project will replace an existing building which has out lived its usefulness.

The new project will be located on the same footprint as the existing building so it will not disturb the environments nearby or further afield.

It will be a sustainable project making use of the sun and renewable energy sources available and is within an existing residential settlement.

No harm will befall the wildlife in the area.

The size and scale remains domestic in scale and the new dwelling will fit in between the two neighbours.

The design has been thought about carefully to achieve the best provision for the inhabitants and neighbours nearby.

The materials have been thought about carefully so that the project will fit in with the surroundings.

Advice has been sort from the LPA and has been taken on board. The design has been amended accordingly.

There were no objections to the previous scheme and The Local Parish Council considered that it was good design and raised no objections.

There were no objections from Highways to the previous scheme.

All reasons for refusal have been addressed.

It is therefore hoped the the LPA will support this scheme.

PHOTOGRAPHS



Existing Big Blue from the South side.



Existing Big Blue from the North side.





Existing Big Blue from the South side showing relationship with neighbour to the Eastern side.



Marine Villa from the North side. Nearest neighbour to Big Blue on the Eastern side.



Marine Villa viewed from the South side showing prominent gables and glazing on this Elevation. Big Blue and St Martins Flats shown in the background.



St Martin Flats is the nearest neighbour on the Western side of Big Blue. Note the huge scale and mass of this building and extensive glazing on all sides and in particular on this South Elevation. Prominent from the Bay area, the wider landscape and the ocean. This building shows 3 storeys of accommodation.





North Elevation of St Martins Flats. A chunk of a building prominent from the road, the wider landscape and designated land nearby.



This is the second neighbour on the Western side with St Martins, Big Blue and Marine Villa in the back ground. Note its prominence in the landscape, its huge scale and mass, extensive glazing and roof lights. This building has 4 storeys of accommodation.





The Albion Hotel. Big Blues third neighbour on the South side. Again huge scale and mass, extensive glazing on all sides.



The Albion Hotel. A very prominent building undergoing refurbishment at present with a substantial increase in the glazing. A good design taking advantage of the wonderful sea views.