



DESIGN & ACCESS & HERITAGE STATEMENT

- for -

*Inclusion of second floor & external alterations to Mouette, Madeira Road, Seaview,
Isle of Wight*



January 2024

Nova Architectural – 91 St Edmunds Walk, Wootton Bridge, Isle of Wight

Tel: 01983 527496

Ben@novaarchitectureltd.co.uk
Robbie@Novaarchitectureltd.co.uk

CONTENTS

PAGE

1. Preface and Introduction	2
2. Site Description & Background History	3
3. Design & Access/ Heritage Statement	3
4. Planning Statement	5
5. Conclusions	8

1.0 PREFACE AND INTRODUCTION

- 1.1 The following statement has been prepared in support of a Household application and conservation area consent for alteration & remedial works to Mouette, Seaview
- 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

1. The development site which is the subject of this application is Mouette, Seaview.
2. The property is within Conservation Area 11
3. Externally the property is finished with yellow imperial face brick with dog-tooth banding to the intermediate floor zone. All windows and doors are white UPVC & the hipped roof is finished with Slate tile. A single storey bay protrudes from the front elevation & is finished with imperial yellow face brick & the roof is finished with slate. The properties follows the gradient of the land, where the rear garden is raised in relation to the host dwelling & this then drops down to the front elevation where the driveway is on a lower finished ground level to that of the host dwelling. The front boundary consists of stone walling which appears to be the original boundary wall. The front drive is finished with asphalt.
4. The south of Madeira Road consists of Victorian archirecutral styles ranging from 2-3 storey dwellings constructed from yellow imperial face brick with slate roof finishings. They also share the same design philosophies across the street scene, with protruding bays up to the roof gables. Mouette appears to be an in-fill development built at a later date than the rest of the dwellings found down Madeira road. This is shown by the difference in finishing materials & reduction of architectural features that are apparent on other dwellings. This is also evident with the build line to the south of Maderia road, where the building is stepped back significantly in respects to the neighbouring dwellings.
5. The northern side of Madeira road follows similar design philosophies to that of the southern side of Madeira road, but utilises different material finishes & has a varied ridge line where the buildings change from 2 to 3 storey buildings. Directly opposite from Mouette are the shop fronts, which consist of white & cream rendering to the ground floor elements, which follows on further down to Pier road, where entire house frontages have been painted cream / white.

3.0 DESIGN & ACCESS/ HERITAGE STATEMENT

1. The proposal which has been put forward firstly envisages the removal of the existing roof & replacement with a mansard roof to create a second floor within Mouette. This room would create a master bedroom with roof terrace to the front elevation to enjoy the vistas out to the Solent, with stunning views of Portsmouth dockyard and Southsea.

2. The roof has been designed in such a way in order to pay respects to the conservation area by including curved hips to the mansard roof; white painted timber cornice brackets to the fascia / soffit; and lastly leaded dormer cheeks to ensure that the design is not incongruent to the street scene & immediate vicinity. Given the historic nature of Mouettes location within the designated conservation area, we believe that the proposed second floor addition is sympathetic to the existing building & will contribute positively to the conservation area by preserving and enhancing the host dwellings character.

3. The proposal also envisages the change of external material by painting the existing yellow face bricks cream; and removal of existing UPVC windows with Chartwell Green Sash Windows to be more in-keeping with the surrounding area. We believe that the choice of materials and colours will result in a more visually cohesive and aesthetically pleasing appearance; whilst retaining any parts of the building that give the dwelling architectural merit.

4. My clients are fully aware that they are not only the residents of this property, but also the custodians of an important asset which much be respected.

5. The proposal put forward would enhance the quality of life of my client, and it is seen that the proposal would not be incongruent to the immediate surroundings. Due to this it is hoped that the LPA will consider this proposal, weighing all comments made within this section.

Size

1. The proposed works utilise the existing footprint of the dwelling with inclusion of a second floor incorporated within the proposed mansard roof.

Access

1. Access to the site will remain as existing.

Inclusion of second floor & external alterations to Mouette, Madeira Road, Seaview, Isle of Wight

Appearance

1. The proposed works will be in-keeping with the surrounding materials & finishes, embellishing the buildings architectural style.

4.0 PLANNING STATEMENT

Local Planning Policies

1. The adoption of the Island Plan Core Strategy has clearly indicated that the Local Planning Authority has given a strong regard to the aims and aspirations of previous national policies together with Eco Island, the Island's Sustainable Community Strategy. The policies contained suggest that the primary driver is to ensure that sustainability is a key driving force behind every proposed development, regardless of size, scale and type of application.
2. Having reviewed the Island Plan Core Strategy, I suggest that the following policies are considered most relevant when determining this application:

SP1, Spatial Strategy –

The Council will, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on appropriate land within or immediately adjacent the defined settlement boundaries of the Key Regeneration Areas,

Smaller Regeneration Areas and Rural Service Centres and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.

Unless a specific local need is identified, development proposals outside of, or not immediately adjacent to the following defined settlements will not be supported.

Key Regeneration Areas:

Medina Valley (Newport, Cowes and East Cowes)

Ryde

The Bay (Sandown, Shanklin and Lake)

Smaller Regeneration Areas:

West Wight (Freshwater and Totland)

Ventnor

Rural Service Centres:

Arreton

Bembridge

Brading

Brighstone

Godshill

Niton

Rookley

St Helens

Wootton

Wroxall

Yarmouth

Appropriate land is considered to be deliverable within, and immediately adjacent, the settlement boundaries of the Key Regeneration Areas and Smaller Regeneration Areas.

For Rural Service Centres, proposals for greenfield and/or non-previously developed land within or immediately adjacent to settlement boundaries will need to demonstrate that deliverable previously developed land is not available and an identified local need will be met.

In all cases development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area, and the Council will prepare a Design Principles SPD to provide guidance on how development can achieve this.

Outside of defined settlements, proposals for tourism related development will be supported in accordance with Policy SP4.

Proposals that contribute to delivering development set out in SP2, SP3 and SP4 will need to demonstrate how, in line with the Habitat Regulations, there will be no significant impact on the integrity of European designated sites.

The proposal is fully in line with the aspirations of SP1

SP5 Environment

The Council will support proposals that protect, conserve and/or enhance the Island's natural and historic environments. All development proposals will be expected to take account of the environmental capacity of an area to accommodate new development and, where appropriate and practicable, to contribute to environmental conservation and enhancement.

Development proposals will be expected to protect the integrity of international, national and local designations, enhance their features of interest wherever possible, and respond to the emerging evidence from the Solent Disturbance and Mitigation Project.

Habitats important to the biodiversity of the Island will be protected in accordance with the following hierarchy of nature conservation designations:

(i) International – Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites;

(ii) National – Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR);

(iii) Local – Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above.

The Council will identify and manage an accessible network of connected and multifunctional open spaces that covers the Island through the preparation of a Green Infrastructure Strategy Supplementary Planning Document. This will be the way in which the Council will identify appropriate levels of mitigation associated with development proposals as well as provide opportunities to enhance and increase the coverage and connectivity and multifunctionality of the Island's GI network.

Development that has a demonstrable adverse impact on the Island's natural, historic and built environments should be avoided.

In order to conserve and enhance the quality of the natural environment, the Council will regularly review existing SINC. As a result of this process, some boundary changes will be proposed and some new SINC will be brought forward.

The Council will support proposals that positively conserve and enhance the special

character of the Island's historic and built environments. Development that has an adverse impact on the Island's historic and built environments should be avoided. All development proposals will be expected to demonstrate how they have taken into account the historic and built environment.

In order to conserve and enhance the quality of the built and historic environment, the Council will continue to undertake Conservation Area Appraisals to identify the potential for new conservation areas, undertaken reviews of existing conservation areas and develop Conservation Area Management Plans. As a result of this process, some boundary changes will be proposed and some new conservation areas will be brought forward.

The Council will expect development proposals to reduce the overall and local risk of flooding on the Island. Therefore it will implement a flood risk management hierarchy of assess – avoid – substitute – control – mitigate. It will also maintain an up-to-date classification of flood zones, taking into account climate change and the most recent information.

The proposal is fully in line with the aspirations of this policy.

DM2 Design Quality for New Development

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. A robust design process with the use of skilled designers and pre-application discussions will be promoted.

Relevant information according to the site's size, location and context will be required in order for the Council to determine planning applications properly and quickly. All new development should respond to a clear understanding of physical, social, economic, environmental and policy context.

Development proposals will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place.**
- 2. Optimise the potential of the site but have regard to existing constraints such as adjacent buildings, topography, views, water courses, hedges, trees, wildlife corridors or other features which significantly contribute to the character of the area.**
- 3. Be appropriately landscaped to provide an attractive setting for the development that integrates with the surroundings.**
- 4. Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.**
- 5. Minimise the consumption of natural resources and the production of waste or pollution.**

Development proposals which preserve or enhance a Heritage Asset or the setting of a

Heritage Asset will be supported.

As the external alterations will be made using materials to match those of the existing & immediate surrounding area, it is felt that the proposal fully conforms with this policy.

5. CONCLUSION

In conclusion, the proposed development at Mouette aligns with relevant planning policies, including those outlined in the Island Core Strategy Plan. The alterations are designed to enhance the visual and conservation qualities of the building and contribute positively to the local conservation area. We respectfully request that the planning authority consider and approve this application for the benefit of the local community and the preservation of Isle of Wight's conservation areas.

Thank you for considering our application. We are happy to provide any additional information or address any concerns that may arise during the review process.

Yours sincerely,

Robbie North