

Design and Access Statement



'Tamarisk' Seagrove Manor Road
Seaview, Isle of Wight
PO34 5HW

for
Mr & Mrs Pacy

1.0 Introduction

- 1.1 This application is submitted on behalf of Mr M & Mrs T Pacy for the extension and alteration of their home at Tamarisk Seagrove Manor Road, Seaview Isle of Wight, to form improved living accommodation with the introduction of mobility aids in order to improve accessibility.
- 1.2 The scheme is to include for the provision of improved living accommodation, facilitated by the lifting and reprofiling of the roof shape together with the remodelling of the ground floor space.

2.0 Site and Context

- 2.1 The site is located to the North side of Seagrove Manor Road, set within an established residential street scene. The site occupies an area of circa 540m², with a building footprint of 95m²



Aerial Image of Site – Courtesy of Google Earth.

- 2.2 The site constitutes a detached residential dwelling set back from the highway with a hard landscaped driveway fronting Seagrove Manor Road. The property is made up over two storeys in a Chalet Bungalow style. The ground floor provides Kitchen, Dining, Living Room and Study facilities, whilst the first floor offers 3no. Bedrooms and Bathroom.
- 2.3 The property is situated within a suburban setting with the linear line of residential properties backing onto an adjacent residential street, via long private gardens. The elevated nature of the site creates a terraced cross section through to the properties at the rear.

- 2.4 The site sits outside of any designated areas, as identified on the Island Plan Core Strategy Maps.



- 2.5 The properties in the immediate vicinity are a mix of one-two storey detached dwellings with no prevalent design. Alterations and modifications over the years have led to variation in the fenestrations and material features, with the current street-scene displaying a mix of brickwork, render, composite cladding. Roof patterns are a mix of gable frontages and hipped constructions with some variance in ridge height along the road. Recent works along the road have used a contemporary design methodology, common with the changing local vernacular.

3.0 Description of Development

- 3.1 The proposed extension serves to improve the living accommodation within the existing dwelling to cater for a more modern living standard with measures to make the property more accessible with the introduction of level thresholds and an internal lift between floors.
- 3.2 At Ground Floor level, the existing building footprint shall be retained at its existing dimensions, with additional nib walls to support a cantilevered first floor footprint, forming an entrance canopy to the front elevation/principle entrance.
- 3.3 With first floor accommodation limited by the relatively low ridge height, creating cramped Bedroom accommodation, we are proposing to raise the main roof structure by circa. 420mm, with a new punch-through roof structure at an additional 1.2m height increase. Looking at building heights of adjacent properties and with consideration of the street scene, it is not felt that this increase in roof height will be detrimental to the character of the area and will blend into the street scene. By turning the punch-through roof through 90 degrees, the additional height has been concentrated at the centre of the dwelling, negating any additional shadowing or perceived mass from the neighbouring properties.

- 3.4 The decision was made to alter the material finish to the central roof structure with a wrapping-zinc cladding to help blend the wall to roof transition at the eaves to provide a softer, seamless addition to the roof profile.
- 3.5 The scale of the proposed roof represents a circa. 6.7% increase in building height to the original dwelling at the neighbouring boundaries and 27% at the central Ridge. However, the overall footprint of the property shall not be altered by the works. The level of works is commensurate to other properties within the vicinity, with dormer windows and cladding materials being evidenced nearby.
- 3.6 The proposed alterations have been designed to utilise a contemporary material palate, similar to those of nearby properties in this environment and the surrounding area.
- 3.7 These proposals allow to transform an existing property into a more accessible and suitable home for the owners, without detriment to the locality.
- 3.8 The property is located along an established residential street, with an eclectic mix of housing style and alterations. These proposals shall not adversely impact upon the existing streetscene and shall be a sympathetic addition to the host dwelling.

4.0 Planning Policy Appraisal

4.1 The National Planning Policy framework outlines that Local Authorities should determine applications in accordance with their local development plan, unless material considerations indicate otherwise. Below we have outlined how our proposals comply with the relevant policies of the Island Plan: Core Strategy document and are, by extension, in accordance with the NPPF.

4.2 The Island Plan – Core Strategy

DM2 – Design Quality for New Development:

- 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.*

The above list outlines the key points development proposals will be expected to meet under this policy. We feel that the proposals outlined above meet or exceed these principles by providing a well-designed, considered addition to an existing property within the context of the Seaview paradigm. The proposals complement the emerging

contemporary character in both material sympathy and scale, whilst optimising the potential of the site without over development. In addition, the improvements to energy efficiency these proposals will provide, the consumption of natural resources and the carbon footprint of the property can be measurably reduced.

It is not considered that these proposals represent any significant impact on the character of the area and do not detract from the setting within the suburban landscape.

5.0 Conclusion

- 5.1 It is considered that these proposals represent a modest addition to the dwelling that is in keeping with the aesthetics of the surrounding environment. The scale and mass of the extension offers a sympathetic balance between the need for a more suitable home and preserving the character of the original dwelling.

- 5.2 It is our opinion that the design proposals hereby submitted are in keeping with the local environment and have been sympathetically designed to complement the original property and the setting. It is for this reason, and those listed above, that we believe the Isle of Wight council should support this application.