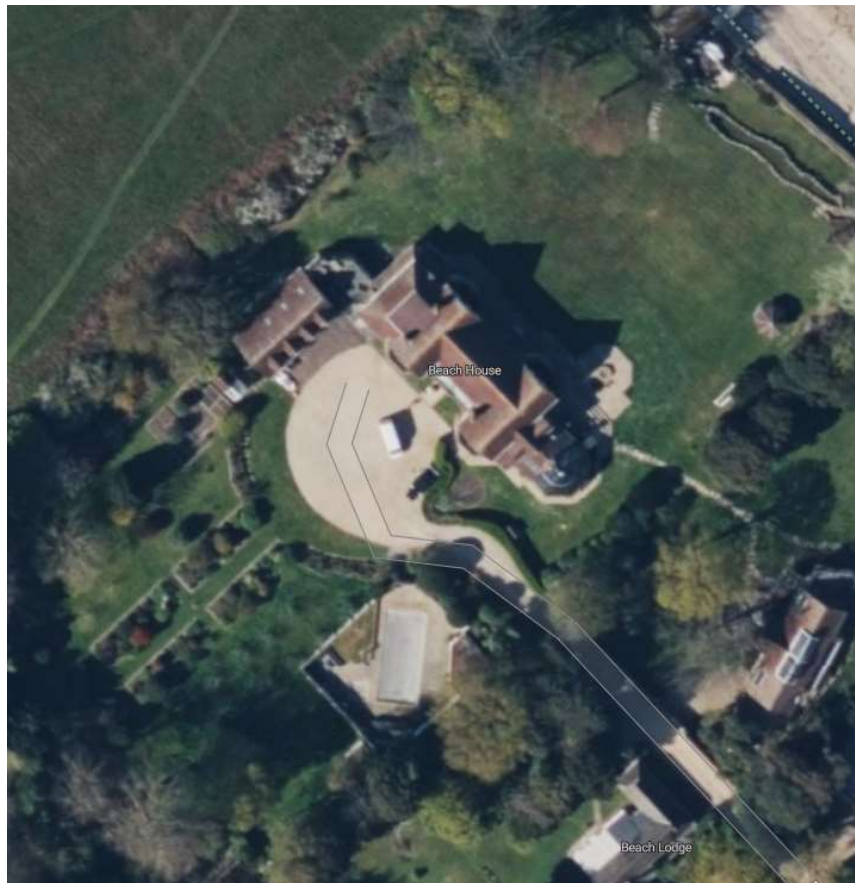




DESIGN & ACCESS & HERITAGE STATEMENT

- for -

*Proposed single storey side / rear extension to form gym & wellbeing centre to
Beach House, Beach House Lane, Bembridge, Isle of Wight*



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1.0 PREFACE AND INTRODUCTION

- 1.1 The following statement has been prepared in support of a Household application and conservation area consent for proposed single storey side / rear extension to form gym & wellbeing centre to Beach House, Beach House Lane, Bembridge, Isle of Wight
- 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 Beach House, Beach House Lane, Bembridge, Isle of Wight
2. The property is partially within Conservation Area 33, and is subject to blanket TPO/1956/2
3. Externally, the property is predominantly finished with red face brick to the ground floor zone, with cream pebble-dashed render to the first floor zone & gable ends. All surfaces to the main sections of the roof are finished with clay peg tiles. Main finish to the portcullis roof is lead with standing steams, and lastly the glazed roof addition to the south eastern side of the plot which forms the dining area to Beach House.



Figure 1 Beach House Part Front Elevation

4. The dwelling in question comprises of 6 bedrooms to the first floor area, with an assortment of rooms to the ground floor. As existing, the property is 'linked' to the garage to the western side of the site through access via the flat roof terrace which links from bedroom 6 into the lounge within the attic space above the garage. Below is an conservatory like structure which appears to be an infill development and not built at the same time as the host dwelling.

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5. The rear conservatory that our proposal looks to replace is constructed from red face brick dwarf walls with faux timber windows above to the underside of the timber fascia / soffit. The roof terrace above comprises of aged timber decking, with iron wrought balustrade with glazed infill. As existing, the conservatory is subject to water ingress due to the weatherproofing membrane failing over the years.



Figure 2 Beach House Part Rear Elevation

5. The conservatory is currently being utilised as a gym, but due to the constriction & irregular shape of the floor plan available creates a less than ideal leisure space.

6. Beach House Lane has no set vernacular across the entirety of the private access road. Across the dozens of properties found down Beach House Lane, not one property shares the same external finish, ridge height or design concepts. A few examples include white painted brick; red face brick with vertical timber cladding to gabled ends; Island Stone; Blue Horizontal cement cladding; White horizontal cement cladding & lastly numerous single storey & two storey dwellings.

6. Access to the site is gained via Beach House Lane at the end of the private access road.

3.0 DESIGN & ACCESS/ HERITAGE STATEMENT

1. The proposal which has been put forward envisages the removal of the existing conservatory & roof terrace and replacement with a single storey gym / wellbeing centre measuring approximately 16m x 9m with proposed patio of sandstone construction to the rear of the building.

2. The proposed design blends modern aesthetics with the area's conservation and coastal character in mind. It incorporates a variety of materials, such as Purbeck stone, vertical timber cladding, timber sleepers, and anthracite grey aluminium windows and doors. This approach aims to create a harmonious relationship between the contemporary elements and the natural setting, contributing to the overall charm of the locality.



Figure 3 Proposed Rear Elevation NTS

3. Below DPC, the proposal will feature red face brick to complement the existing building, while Purbeck stone will be used above to integrate with the surroundings and maintain a cohesive aesthetic with the host dwelling. The rear elevation will predominantly consist of glazing, including two sets of bifold doors to optimize views of the Solent. Purbeck stone dwarf walls on either side will mirror the fenestration of the host dwelling, ensuring visual continuity and enhancing the overall harmony of the design.



4. The side elevation mirrors the design approach of the proposed rear elevation. It features vertical 'arrow slit' windows, accented with timber sleepers on either side to add visual interest and break up the expanses of Purbeck stone. Even though this elevation is visible only from private land, it was important to ensure that it maintains a balanced and visually appealing appearance, avoiding monotony and excessive bulkiness.

5. The proposal also comprises of sloping parapets to the rear & side elevations with glazed balustrade above. This has been designed in such a way to ensure that the parapet doesn't appear as a box-like structure, instead providing niche architectural detailing to be more pleasing to the eye.

6. The proposal features a new roof terrace with large roof light centrally located to the upper area of the roof terrace, where the levels are kept as existing towards the front of the building to maintain the through access from Bedroom 6 to the lounge within the attic space above the garage. Due to the low ceiling heights within the new proposal, the roof line steps up to allow for sufficient ceiling height for the gym equipment my client proposes to use.

7. Internally, the proposal provides ample space for my client to use as a gym / wellbeing centre. The proposal seeks to install a plunge pool to the front of the extension, with gym equipment placed to the rear where the ceiling heights are higher. With this configuration, plenty of light is gained via the rear elevations glazed wall, with the arrow slit windows providing intermediate light down the side elevation.

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8. 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 have been designed in such a way in order to not subtract to that of the host dwelling, effectively hidden away unless viewed from the rear elevation. The extension follows the same build line to that of the existing conservatory and that of the existing bays, and the proposed patio follows the symmetry to that found on the north eastern side of the site.

Access

1. Access to the site will remain as existing.

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:

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 SINCs. As a result of this process, some boundary changes will be proposed and some new SINCs 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 put forward is firstly not wholly within the conservation area but adjacent to, and the host dwelling is not a listed property. The proposal utilises materials that compliment and are harmonious with the immediate surrounding area & environment, and the site landscaping has been designed to ensure no disruption to the nearby RPA's and crown spreads (see arboricultural report submitted alongside this application). Lastly, the proposed development is hidden away from the public eye, where it is only visible from the Western and Northern boundary of the site on private land. Due to the reasons listed above, we believe that 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.

The proposal put forward follows the objectives set out within DM2 by firstly utilising external materials that are harmonious to the natural surrounding area. Although the materials specified do not tie into the existing host dwelling, it is our hopes that by not following the form

of the existing host dwelling, we are able to create an attractive, functional, accessible and safe space for my client, replacing that of which we believe to have detracted from the host dwelling. Pre-application has been applied for and carried out, where the planning officer raised no concerns over the proposal. Due to the reasons laid out above, we believe the proposal is fully in line with the aspirations set out in this policy.

DM11 Historic and Built Environment

The Council will support proposals that positively conserve and enhance the special character of the Island's historic and built environment. Development proposals will be expected to:

- 1. Deliver economic led regeneration.**
- 2. Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historic places, especially where identified as being at risk, or likely to become at risk.**
- 3. Relate to the conservation, enhancement and enjoyment of the Island's heritage assets and public realm.**
- 4. Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.**
- 5. Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.**

The demolition or substantial harm to non-designated heritage assets and their settings, which make a positive contribution to the special character and/or local identity of an area, will be resisted.

Demolition or substantial harm to designated heritage assets and their settings will only be permitted in exceptional or wholly exceptional circumstances. Depending on their significance and only once a lack of appropriate viable alternatives to demolition or substantial alteration have been demonstrated. Consent will be refused unless it can be demonstrated that:

- i. The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or**
- ii. a. the nature of the heritage asset prevents all reasonable uses of the site; and**
 - b. no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and**
 - c. conservation through grant-funding or some form of charitable or public ownership is not possible; and**

Island Plan: The Isle of Wight Council Core Strategy (including Minerals & Waste) 165 and Development Management Policies DPD adopted March 2012

d. the harm to, or loss of, the heritage asset is outweighed by the benefits of bringing the site back into use.

As highlighted within SP5, the building is not within the conservation area, but adjacent to. The host dwelling is not a listed building. The proposal still pays respects to the conservation area by utilising materials that compliment and harmonise with the natural surrounding area, and therefore the proposal put forward is fully in line with the aspirations set out in this policy.

5. CONCLUSION

In conclusion, the proposed extension for Beach House aims to replace the existing conservatory with a single-story gym/wellbeing centre. The design takes into account the property's location within Conservation Area 33 and utilizes a blend of modern materials such as Purbeck stone & natural timber cladding while maintaining harmony with the coastal character of the area. The proposed extension is designed to complement the existing building, with careful consideration given to aesthetics, size, and access. Overall, the proposal seeks to enhance the quality of life for the client while respecting the surrounding environment and architectural context, and it is hoped that the Local Planning Authority will consider these aspects favourably. If there are any concerns in regard to the submitted planning application, it is hoped that the LPA will contact the agent within the first instance.

Yours sincerely,

Robbie North