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**24 Treloar Road,
Hayling Island**

Design & Access Statement

August 2024

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Site Location & Existing Building

Site Location & Existing Building

Site Location



Site Location & Existing Building
Site Location Plan



Site Location & Existing Building

Site Context

Sandy Point is characterised by low lying detached houses to the north, arranged around cul-de-sacs, with ample off-street parking. To the south, along the seafront, the properties are much larger in height; these are typically 2-3 storey houses occupying the full plot widths.

24 Treloar Road sits between these main character areas and is out of place as one of the few low-lying bungalows on the street.



Site Location & Existing Building

Local Vernacular

Character area A:
Bungalows with raised ground floors on tight plots



Character area B:
2 storey converted bungalows



Character area C:
Large 2 storey family homes with back to back gardens



Character area D:
2-3 storey dwellings with flat roofs and small footprints



Character area E:
2 storey dwellings that span the full plot widths, of varying styles with sea views and large driveways



Site Location & Existing Building Treloar Road Neighbours

The immediate area of Treloar Road is not clearly defined by any style, architectural language or height/massing.

The main features exhibited here are that properties are set back from the street by a considerable distance, benefitting from generous front gardens and driveways. Equally, a number of homes are defined by two volumes, one set forward and the other slightly recessed from the street.

Generally, roofs are pitched and tiles with clay tiles. However, eaves and ridge heights vary considerably with some ridge heights reaching over 8.5m.

Roof angles also vary considerably, with a number of properties enjoying a steeply pitched roof with chalet-style accommodation at first floor and others opting for a shallower pitch with higher eaves. In general, the eaves height does not exceed 5.5m.



Site Location & Existing Building

Existing Building

24 Treloar Road is in need of major renovation. Despite being recently stripped of asbestos, the site is not in good condition and is not suitable for healthy and safe habitation due to excessive mould and damp issues.

Although the brickwork and roof tiles are in good condition, the site is susceptible to flooding and thus the internal accommodation has been damaged over time. The floor build up is a combination of ground bearing slab and suspended timber floor, however neither are suitable as both have become wet during floods. Therefore, it is our recommendation that a new waterproof floor be constructed with waterproof tanking extending a minimum of 900mm internally up the external walls to protect against future flood risks.



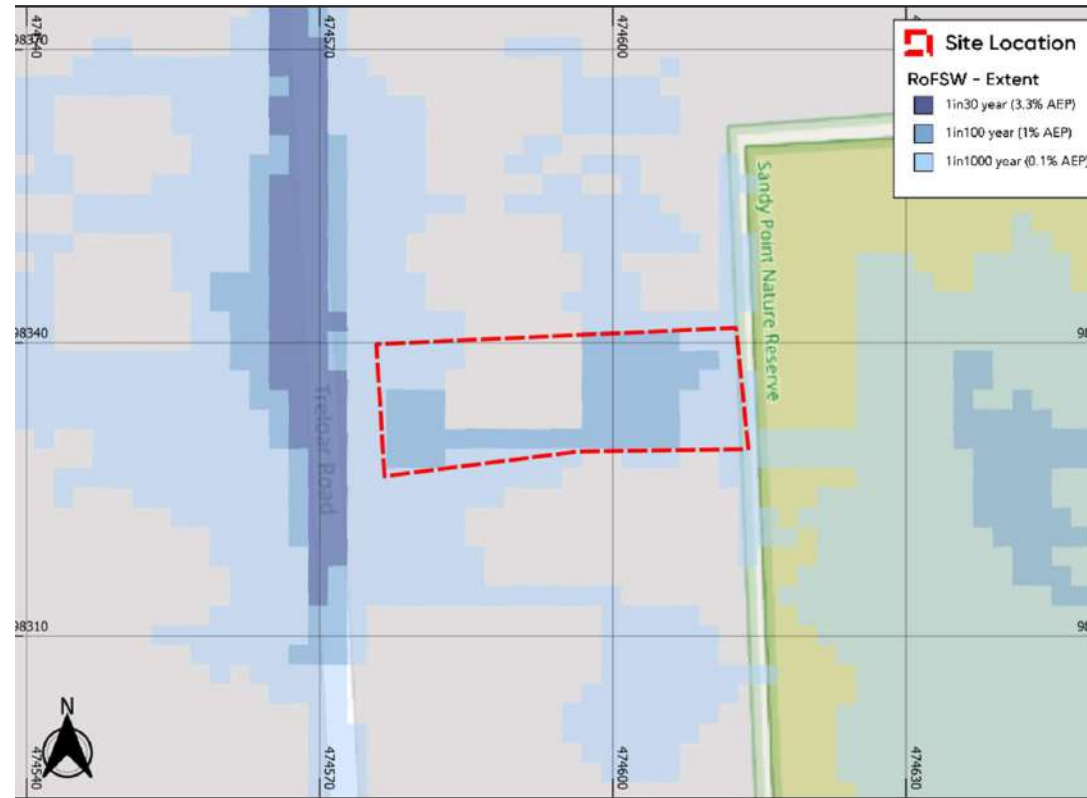
Site Location & Existing Building Flood Risk Assessment

The site is within Flood Zone 3 and therefore an FRA is required in accordance with the NPPF. This has been completed in accordance with the NPPF. Flood Zone 3 denotes a risk of flooding from tidal sources greater than 1 in 200 (0.5%). Interrogation of the Flood Map for Planning shows that the risk is tidally influenced.

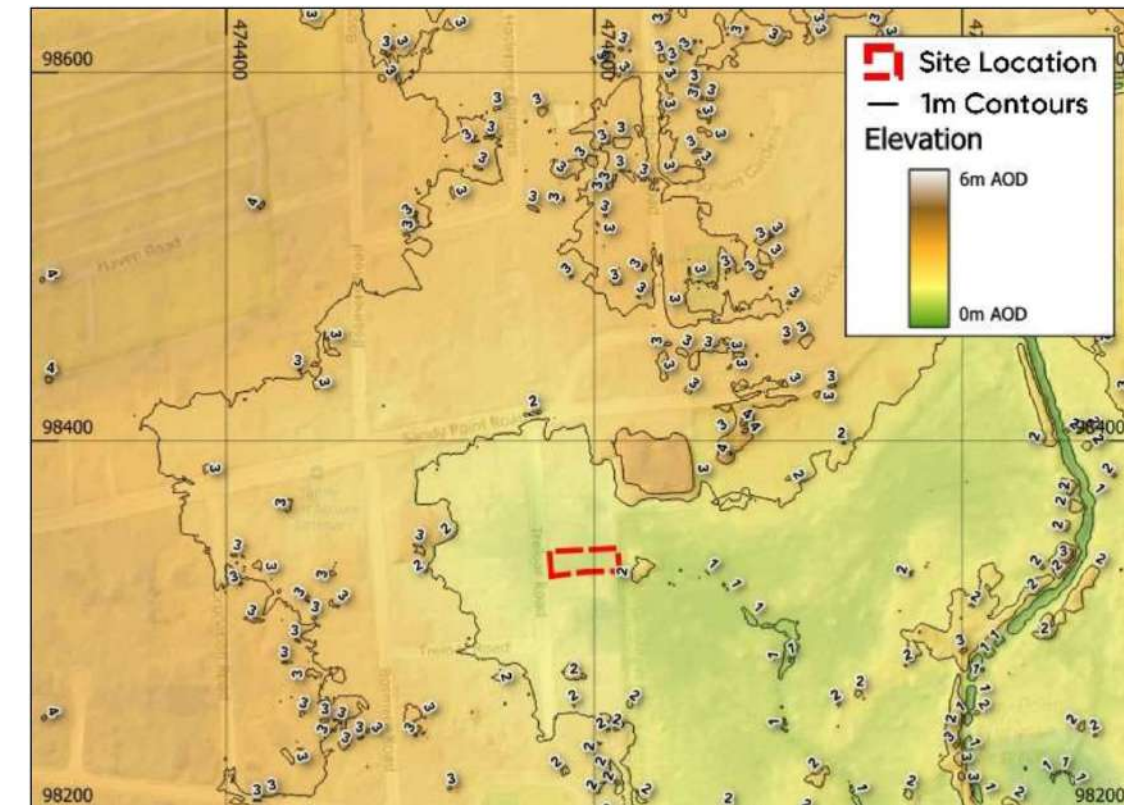
The site at Treloar road is much more susceptible to flooding than its neighbours, due to the low lying land and risk of tidal floods. Therefore, a key consideration of this proposal has been to future proof the site against rising sea levels and tidal flooding.

Key findings from the FRA:

- Maximum depth of surface water flooding during the modelled 1.0% AEP storm event is 600mm.
- Maximum modelled depth of surface water flooding during the 0.1% AEP storm event is 900mm.
- Based on the information available the site is considered to be at a moderate risk of surface water flooding.
- Based on the information available the site is considered to be at a moderate risk of surface water flooding with depths of 600mm during the 1.0% AEP storm event and 900mm during the 0.1% AEP storm event.



Surface water flood depth mapping (source Aegaea FRA)



Site topography map (source Aegaea FRA)

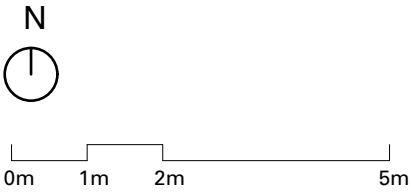
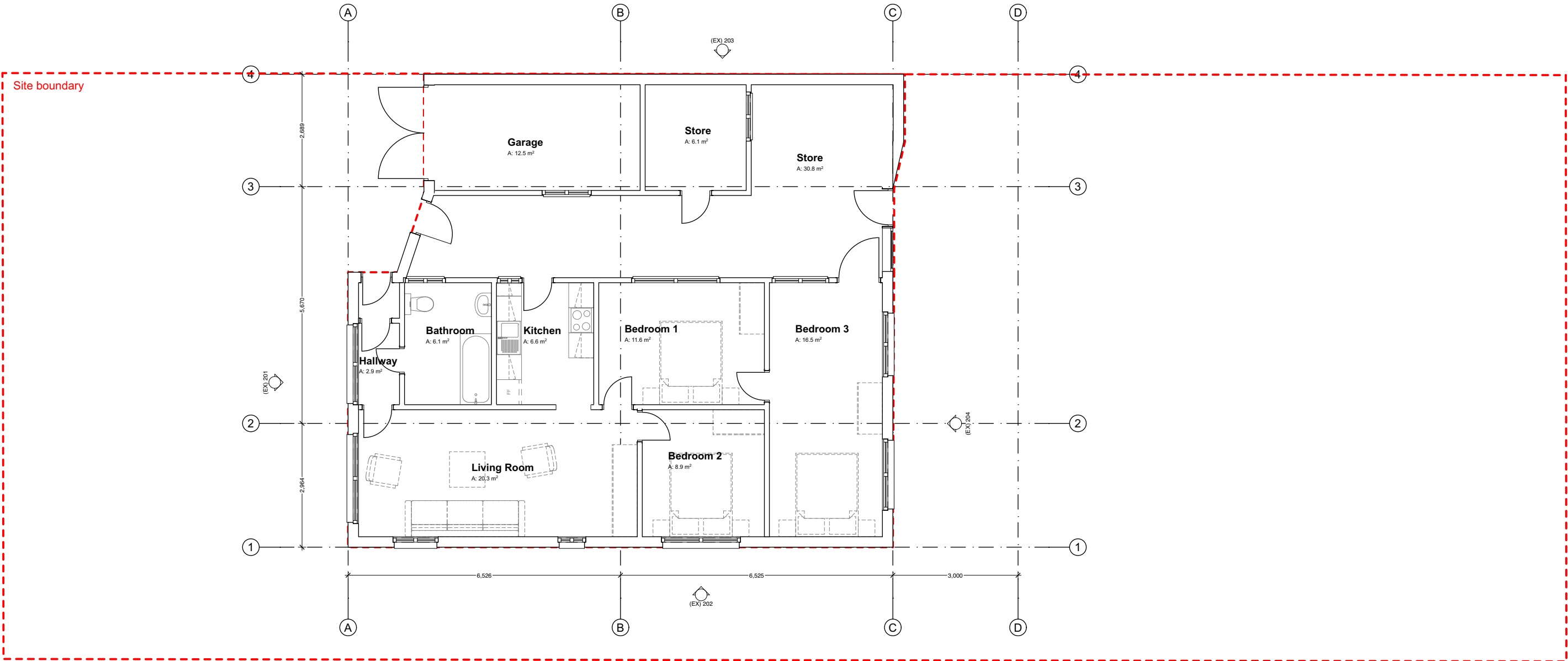
Key recommendations from the FRA:

Floor levels are to be set no lower than the existing in accordance with EA Flood Risk Standing Advice (2014). The following mitigation measures are recommended, in accordance with DCLG Report Improving the Flood Performance of New Buildings Flood Resilient Construction (2007).

- Internal access to be maintained from ground floor to first floor for the lifetime of the development.
- General flood resilience measures recommended such as the below, where practical:
- Units to be raised on legs above plinth.
- Air brick covers to be installed.
- Damp Proof Membranes (d.p.m.) should be included in any design to minimise the passage of water through ground floors.
- Waterproof internal render such as lime based plaster.
- Non-return valves to be fitted on new drainage associated with the WC to prevent backflow.
- All new plumbing insulation to be of closed cell design.

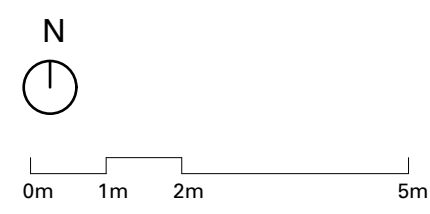
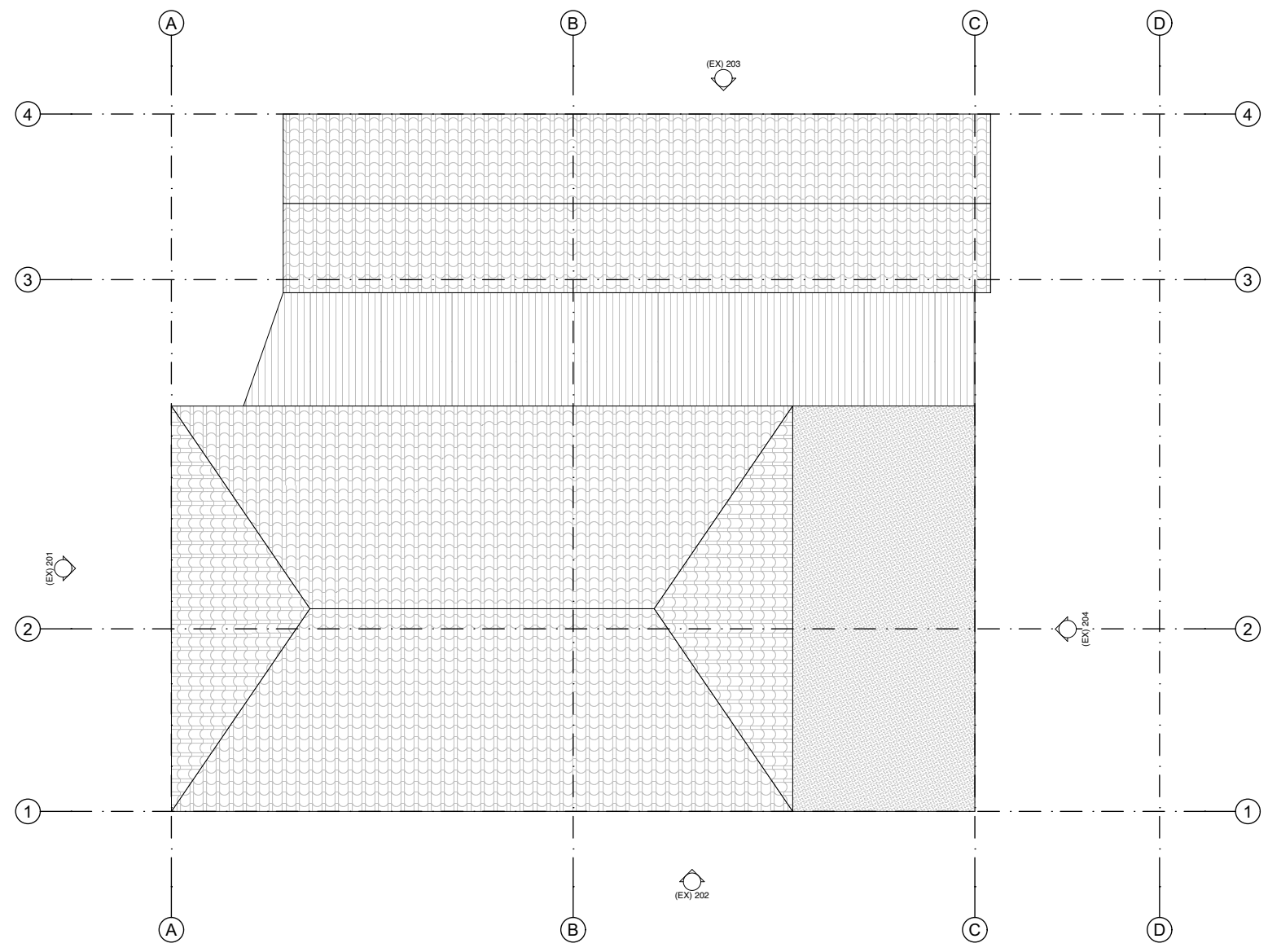
Site Location & Existing Building

Existing Ground Floor Plan



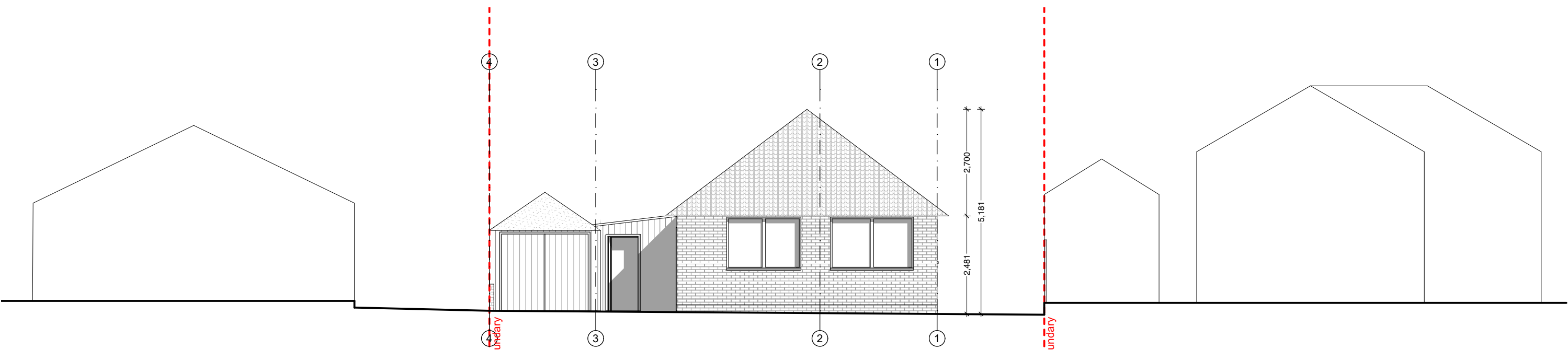
Site Location & Existing Building

Existing Roof Plan

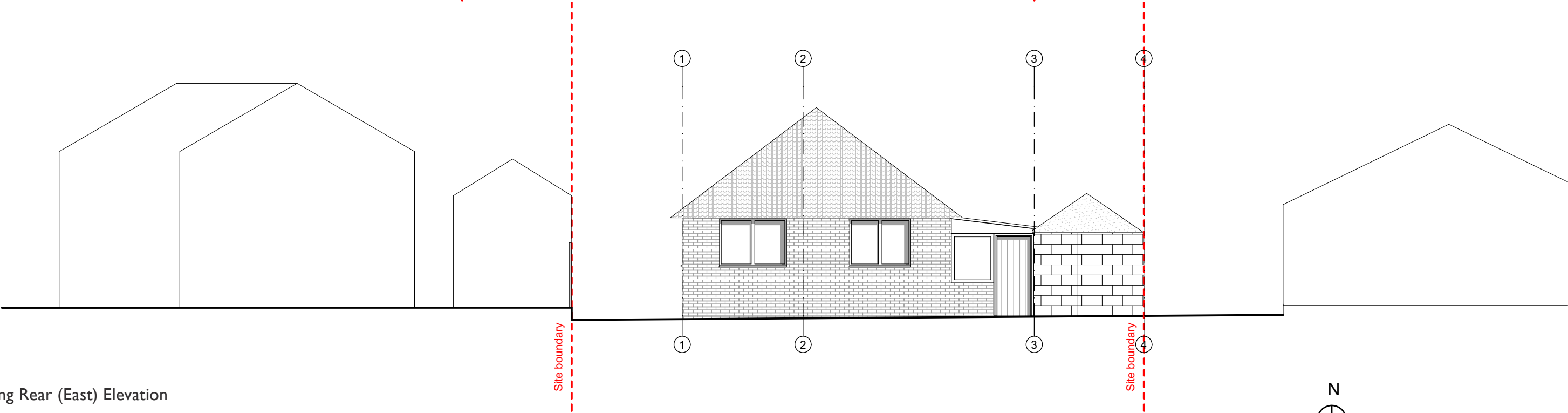


Site Location & Existing Building

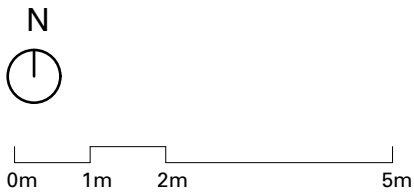
Existing Front and Rear Elevations



Existing Front (West) Elevation



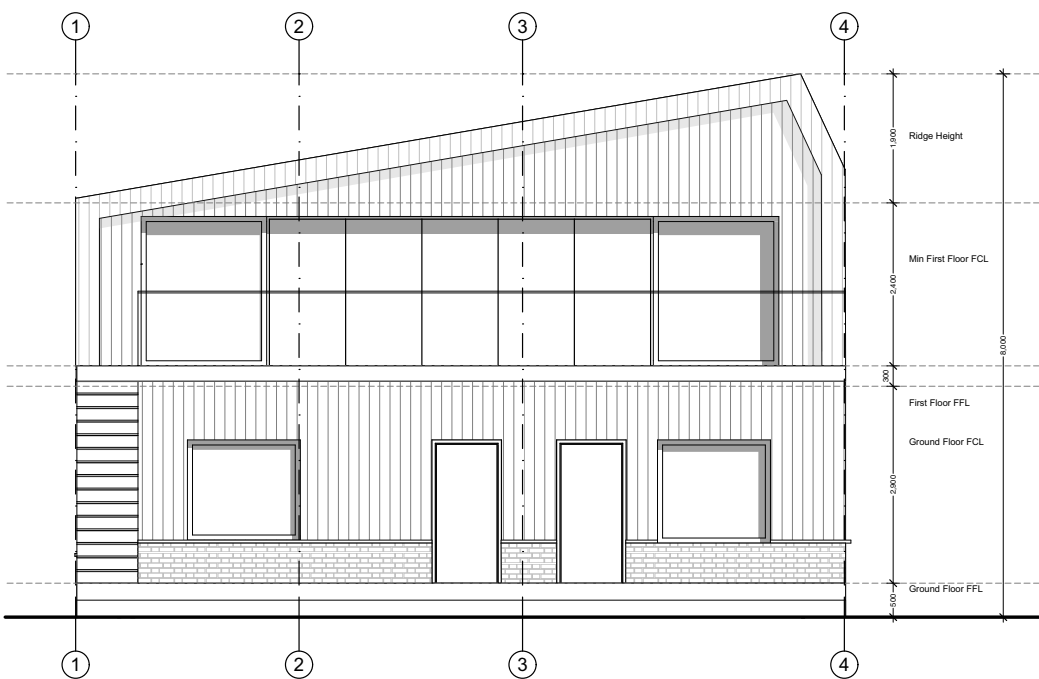
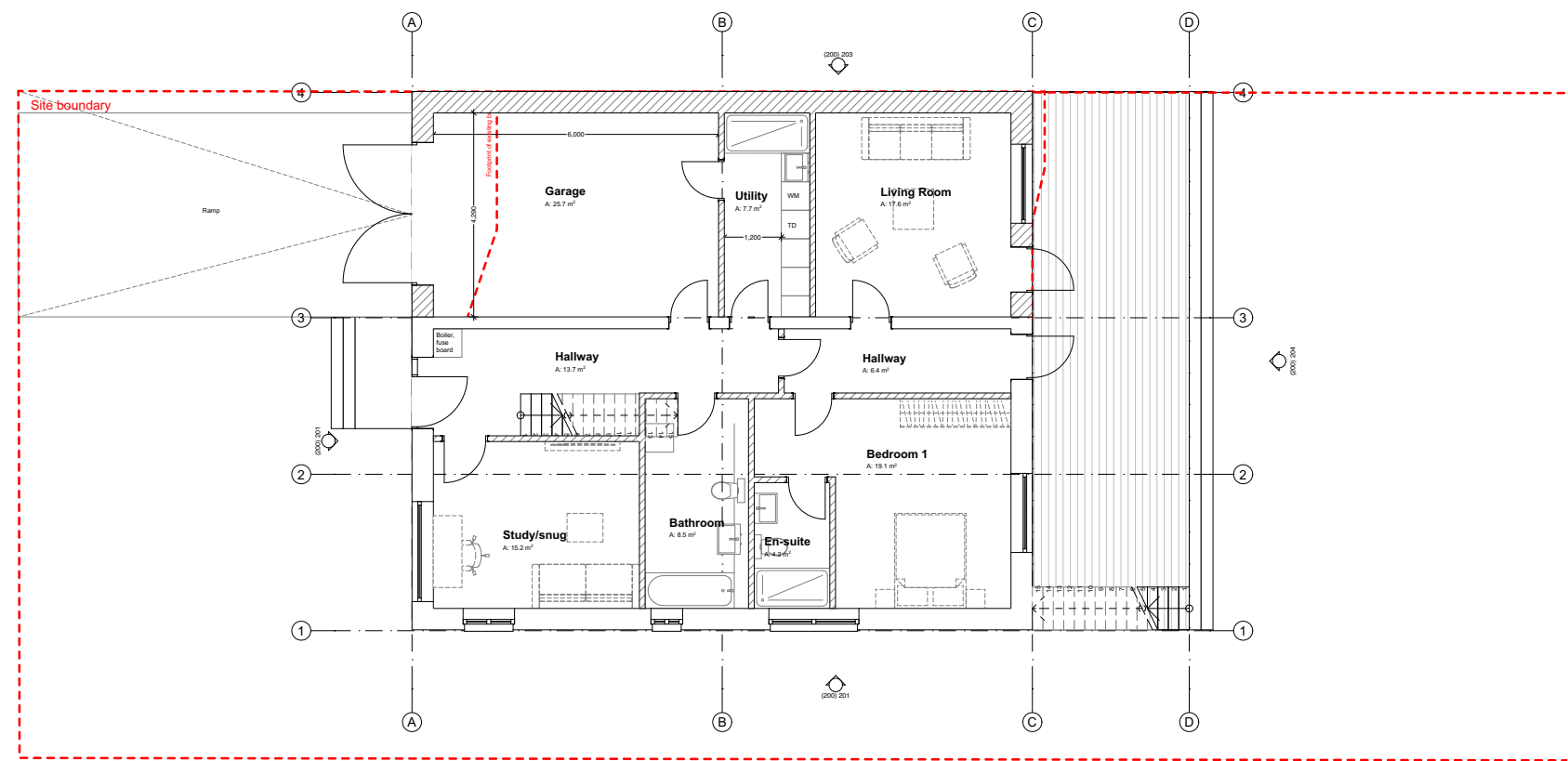
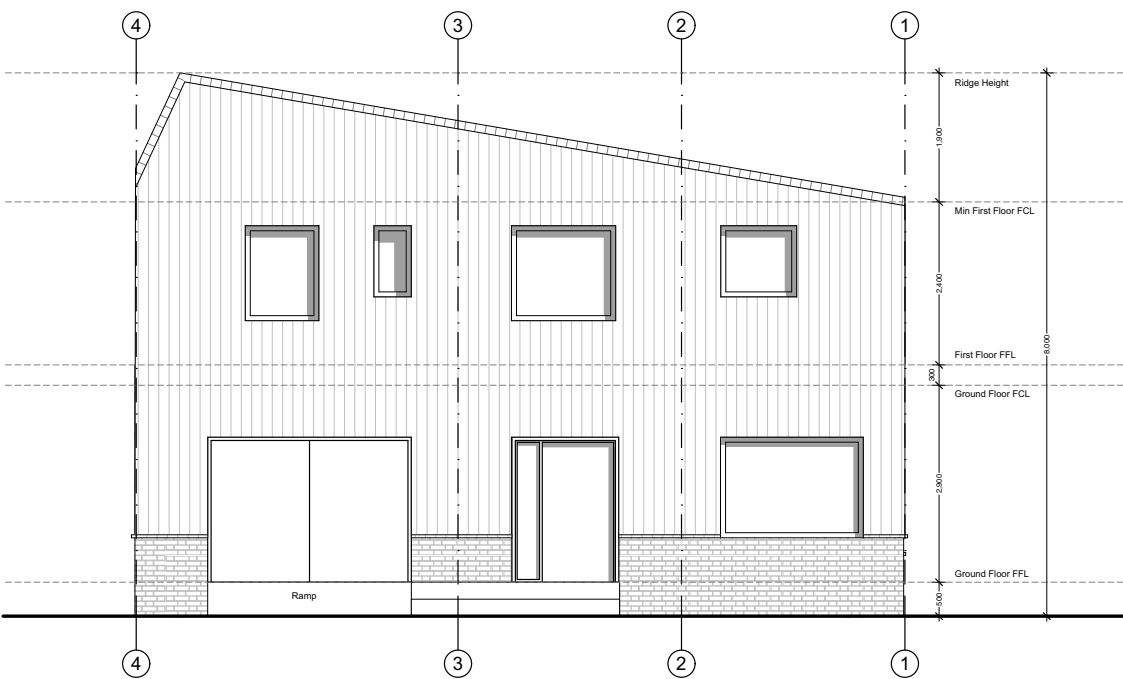
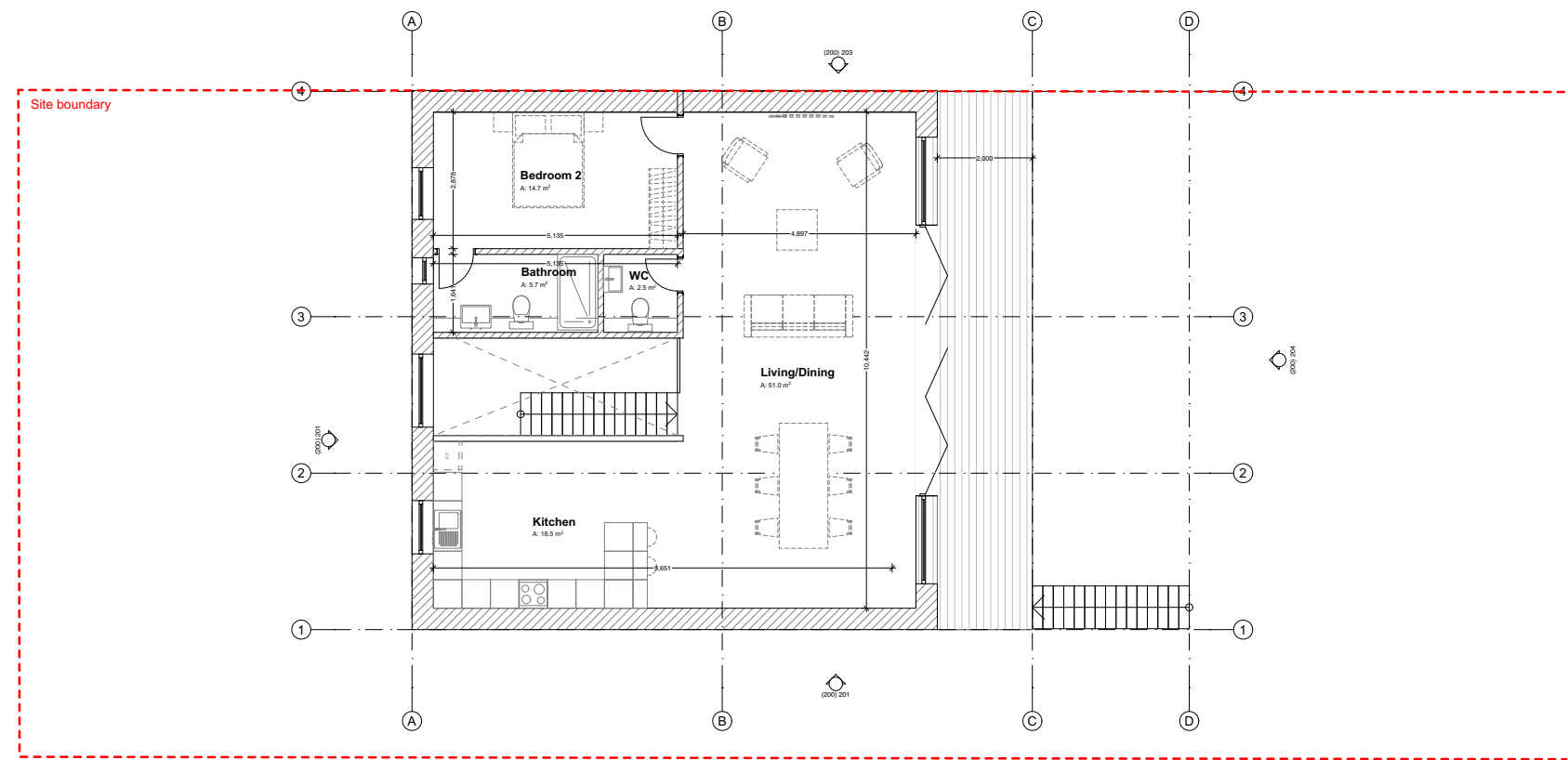
Existing Rear (East) Elevation



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Pre-Application Advice

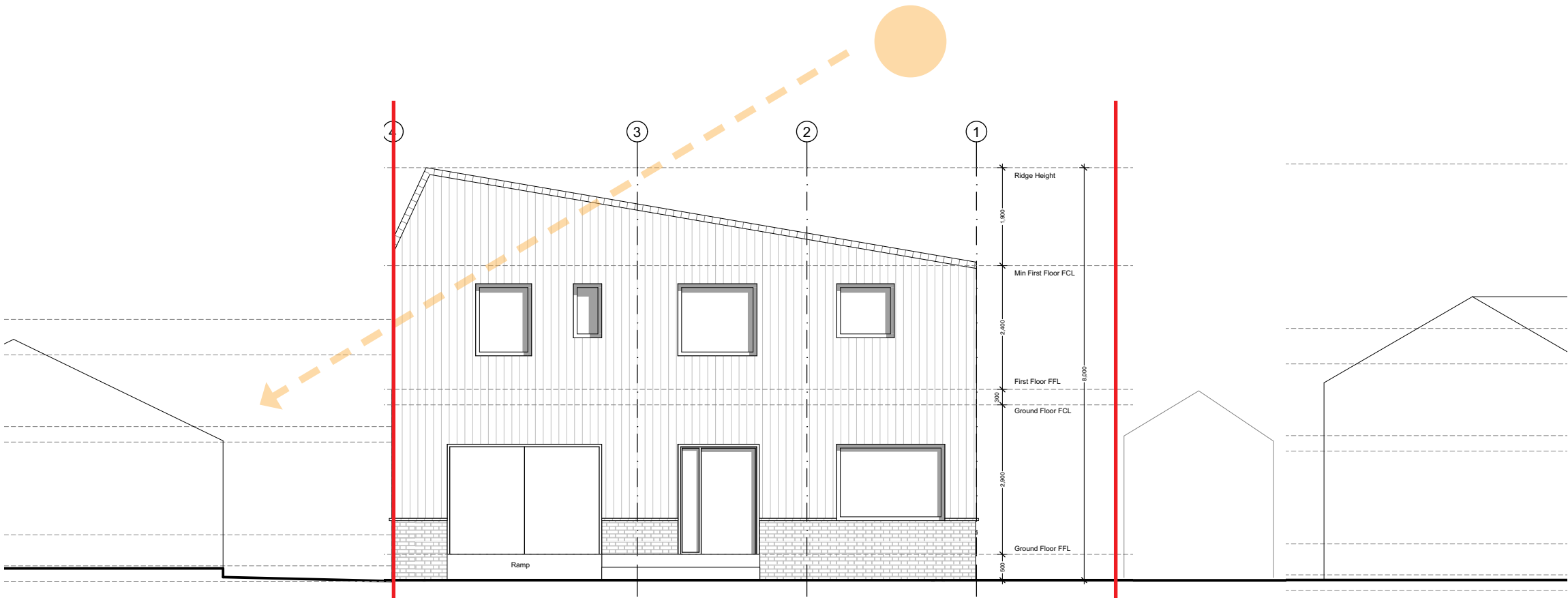
Pre-Application Advice
Pre-Application Proposal



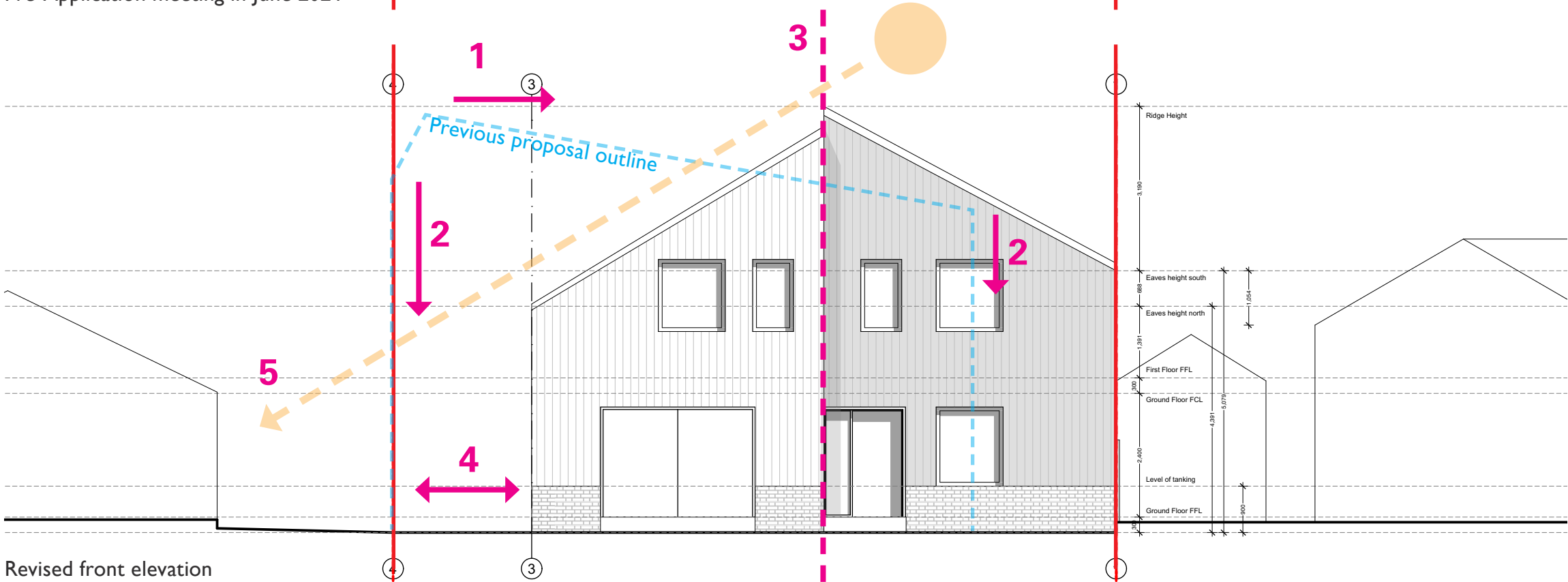
Pre-Application Advice

Key Design Revisions

1. Shift overall massing to the south to respect northerly neighbour and reflect grain of the streetscape.
2. Reduce eaves height on both sides, but in particular reducing northern eaves to mediate between two neighbouring properties
3. Splitting the massing to include a set-back portion of the facade. This will reduce overall bulk of the proposal, add relief and architectural interest, and reflect the character and massing of the surrounding properties
4. Widen the gap between the property and its northerly boundary, instead building up to the southern boundary where there is already neighbouring buildings with no windows.
5. Increasing the pitch of the roof, but reducing the eaves, to ensure the neighbouring properties are not negatively affected by overshadowing.



Previous front elevation, presented at Pre-Application meeting in June 2024



Revised front elevation

3

Proposal

Proposal

Design Rationale

Massing

The new home has been divided into two distinct volumes, one set forward and the other set back. This responds to the typical character of the street, which exhibits houses with a projected section facing the street.

Height

The two volumes have pitched roofs that terminate at different ridge and eaves heights. This responds to the variation seen along the street in terms of eaves and ridge heights, and helps to negotiate the height difference between the property's north and south neighbours.

Overall, the height of the new proposal is greater than that of the existing house to enable the accommodation to be placed on the first floor to fully resist future flooding.

The overall height does not exceed other houses on the street, which regularly reach a ridge height of over 8m towards the southern end of the street.

Materiality

Local materials will be used throughout, with a vernacular brickwork used up to a 900mm datum and a thermally treated timber cladding used above 900mm. Clay roof tiles with integrated PVs will be used on the pitched roof.

Landscaping

Hardstanding will be introduced to the front garden to enable ample parking for the plot. The rear garden will be maintained as a wildflower garden, that will respond to the nature reserve beyond.

Sustainability

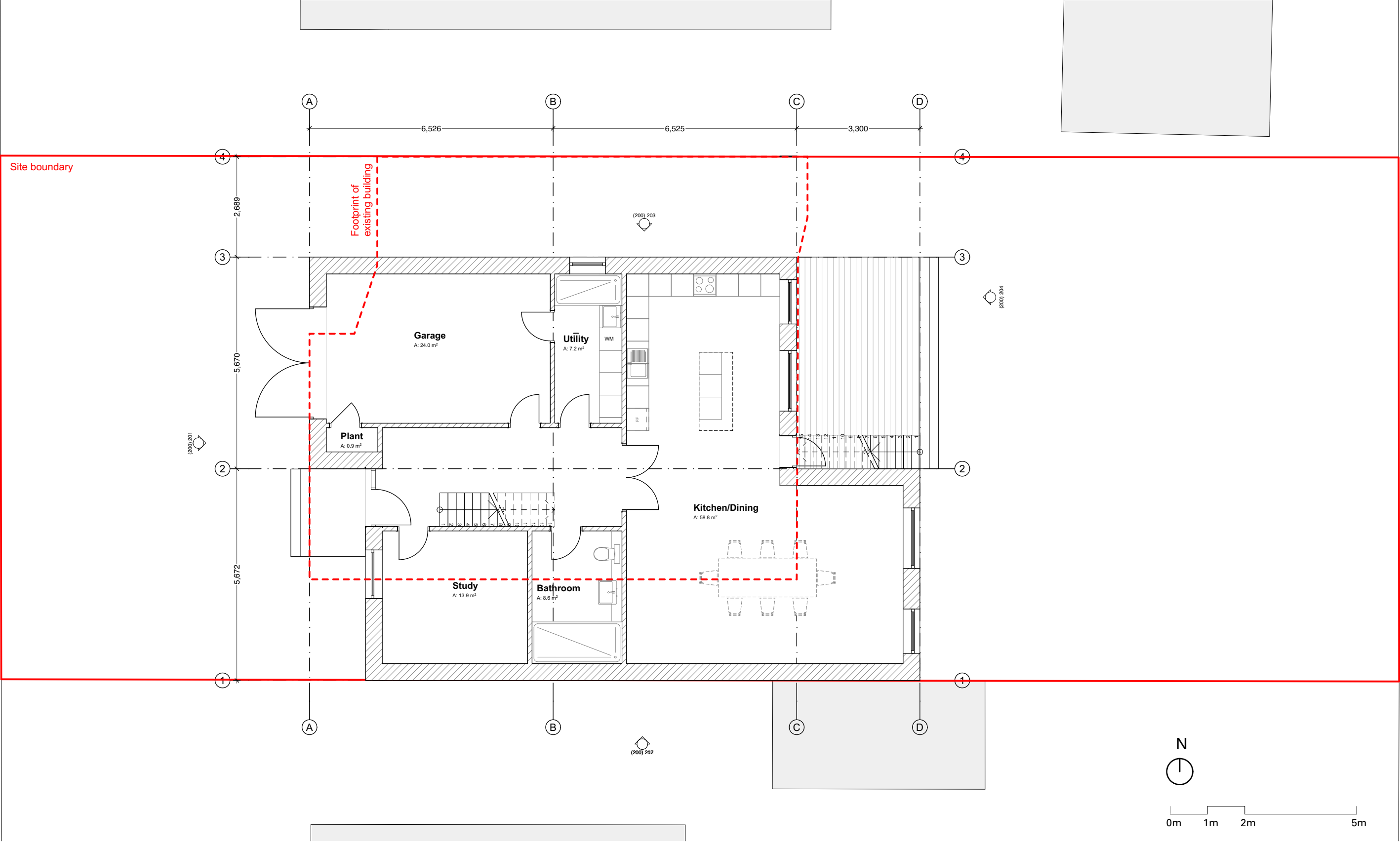
The new scheme will be heated by an Air Source Heat Pump, The Vaillant AroTHERM plus air-to-water heat pump has been chosen as this provides a high efficiency heat pump with an extremely low level of noise pollution, suitable for dense residential areas.

This ensures that the property will be modernised and made sustainable without affecting the acoustic environment of the nature reserve or any direct neighbours.

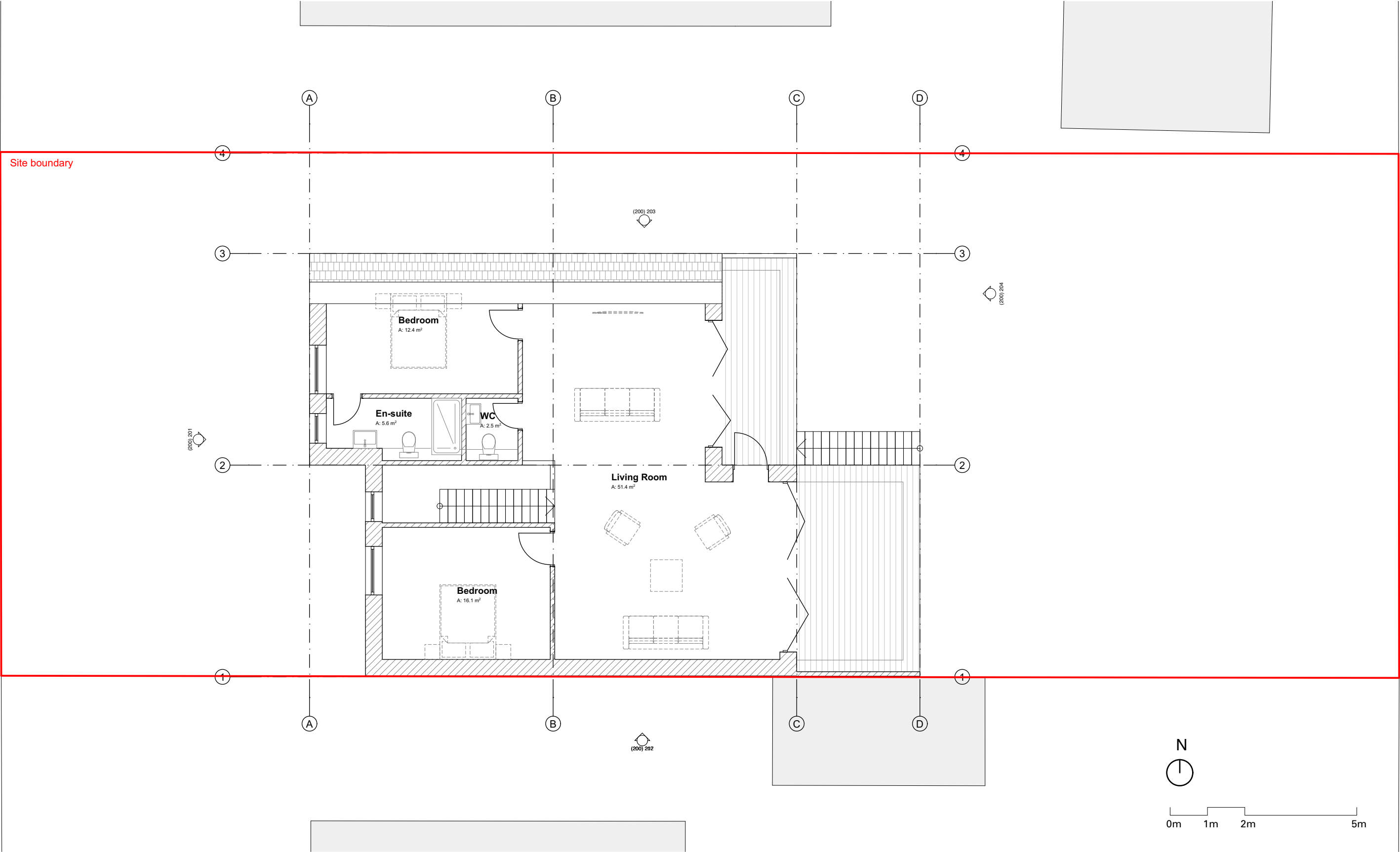


Proposal

Ground Floor Plan

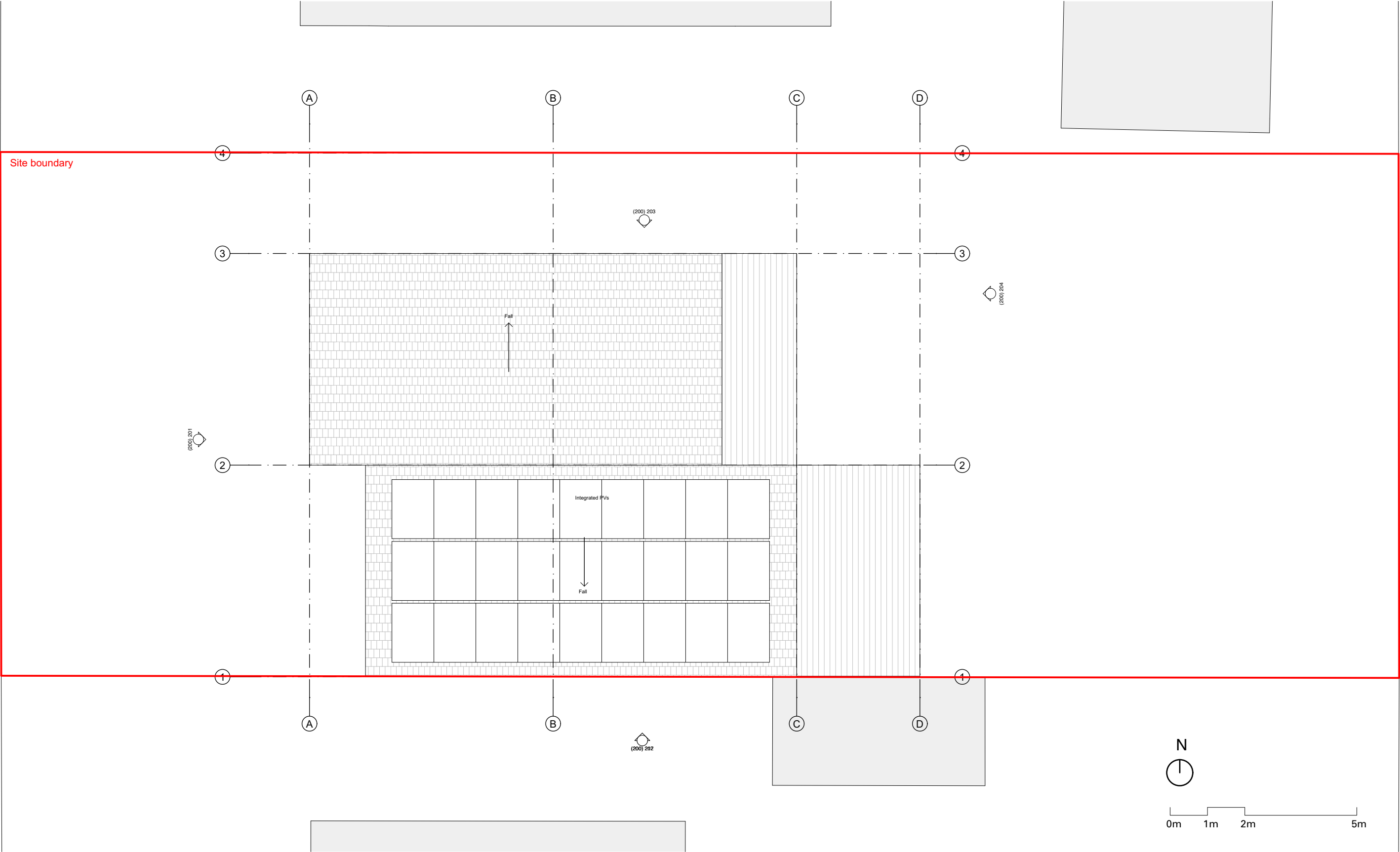


Proposal
First Floor Plan



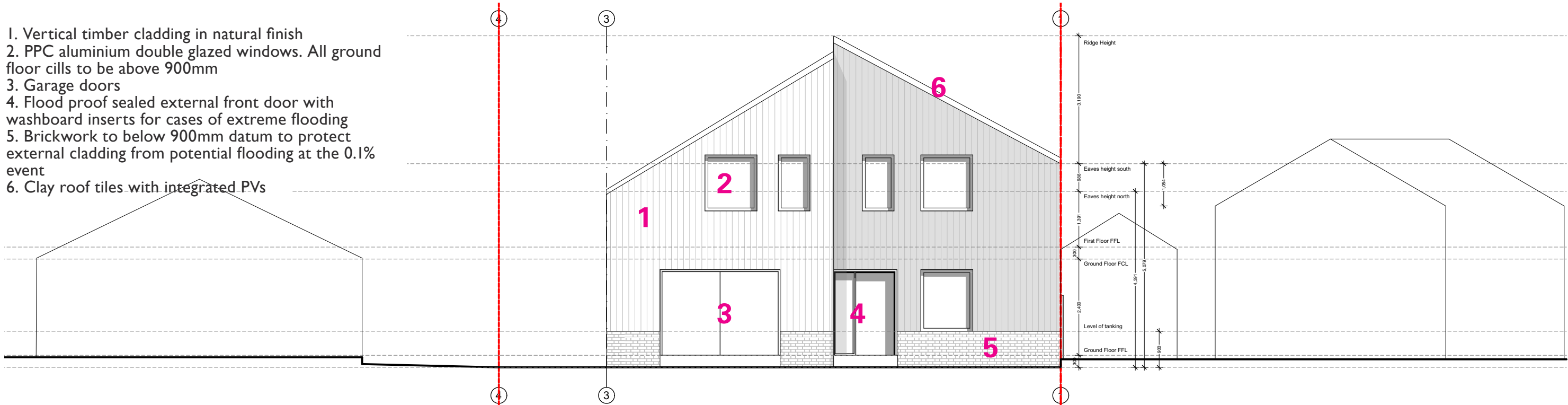
Proposal

Roof Plan

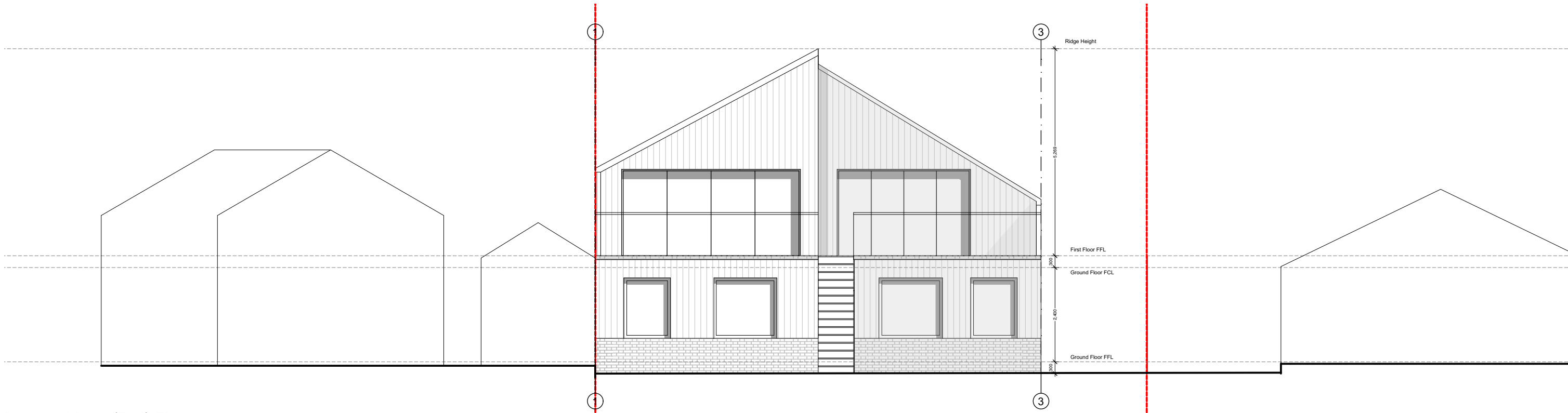


Proposal Front & Rear Elevations

- 1. Vertical timber cladding in natural finish
- 2. PPC aluminium double glazed windows. All ground floor cills to be above 900mm
- 3. Garage doors
- 4. Flood proof sealed external front door with washboard inserts for cases of extreme flooding
- 5. Brickwork to below 900mm datum to protect external cladding from potential flooding at the 0.1% event
- 6. Clay roof tiles with integrated PVs



Proposed Front (West) Elevation



Proposed Rear (East) Elevation

Proposal

Street View & Materiality



Front view - looking north east

Proposal

Street View & Materiality



Front view - looking south east

Proposal

Flood Defence Strategy

Waterproof tanking to all external walls and floor:

In order to ensure complete protection against future flooding, the external walls will be tanked using a Visqueen Torch-On Tanking Membrane. Typically applied in below-ground settings, this product is perfectly suited for this site. Though typically only applied up to a standard DPC level of +150mm, in this site it is proposed to tank all external blockwork walls up to +1500mm level. Along with the DPC in the floor, this will ensure that the entire ground floor is completely waterproof and built to the highest quality with futureproofing at the forefront of the design intent.

Visqueen TorchOn Tanking Membrane is a modified bitumen rubber tanking membrane. It has a sanded finish to the top surface and a heat dispersible film on the underside. The roll is supplied 1m x 8m.

Features & benefits:

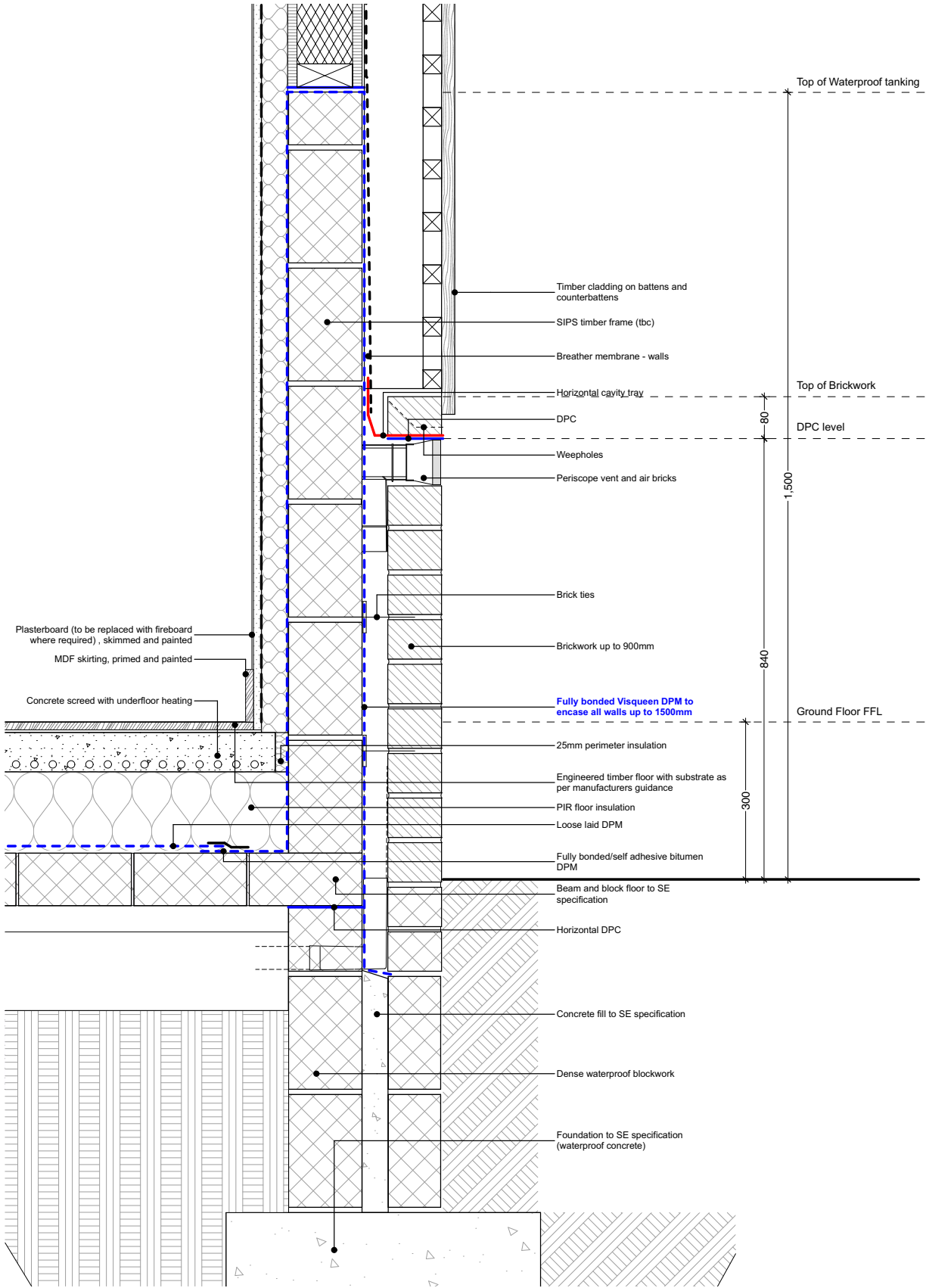
- BBA certified - third party accreditation
- Type A Barrier Membrane (Tanking Membrane) - resistant to ground water in accordance with BS 8102:2022
- Complies with the methane gas transmission rate, mass per unit area and thickness requirements of BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Provides radon and damp proof membrane protection
- Heat bonded application - no jointing tapes required
- Heat bonded application - ideal for cold and damp conditions

Layout, doors & windows:

The layout of the house is such that all habitable rooms are arranged on the first floor, to ensure protection from flooding as recommended in the FRA.

All ground floor window cills are +900mm to ensure they are above the 0.1% flood event.

Ground floor external doors are minimised, and where they do exist will be flood proof doors with washboards that can be put in place for additional defences in case of an extreme high tide or surge storm



Visqueen torch-on membrane being applied in York



Proposal

Material Palette and Precedents



Proposal

Access & Parking Statement

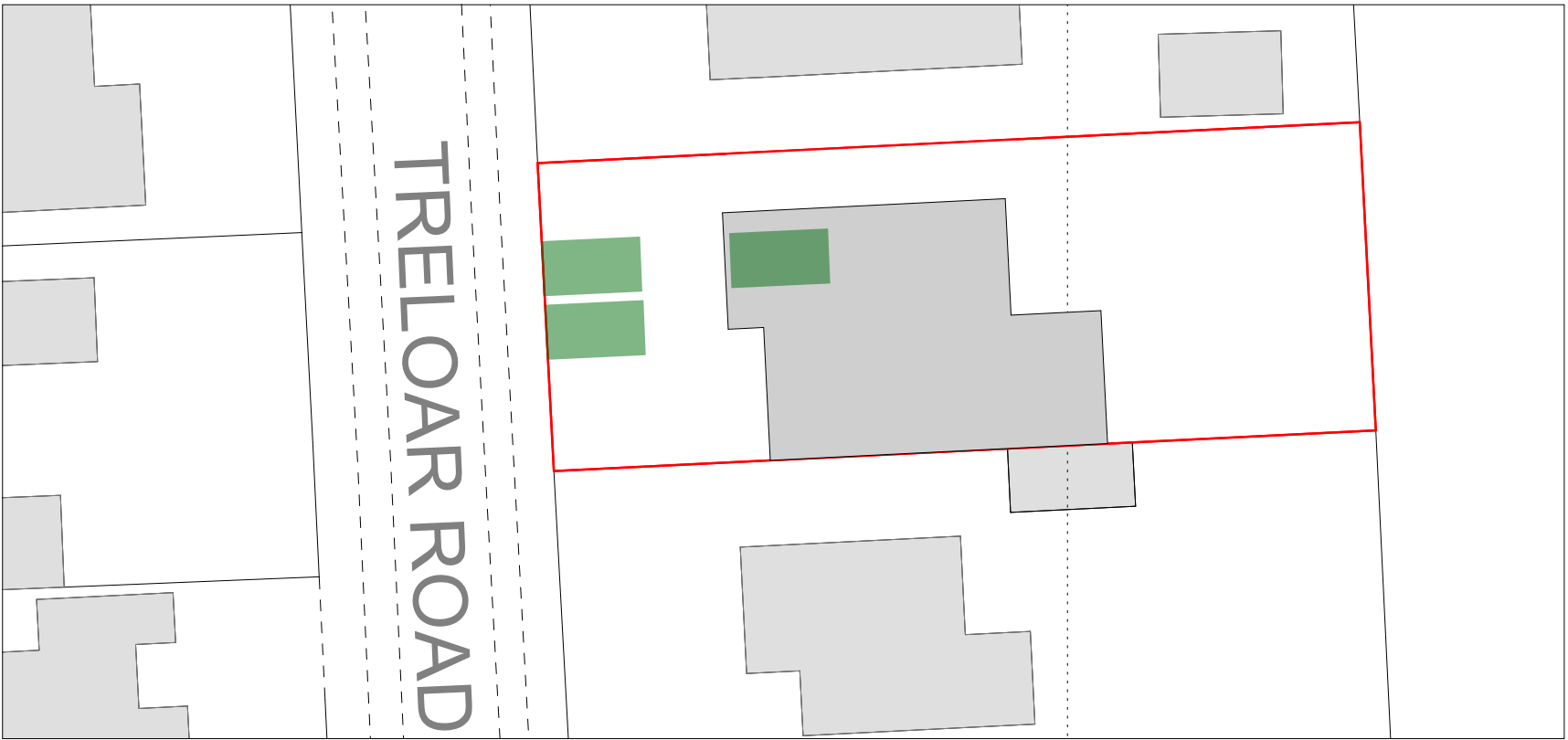
Access to the site at 24 Treloar Road will be maintained from the highway into the west side of the house.

Although the proposal does not increase the number of habitable rooms on the site, the increase in overall GEA could warrant additional parking requirements. As such, the proposal will encompass two external parking spaces in the forecourt of the property, and an additional internal parking space in the new garage to the north of the property.

To ensure the site is M4(2) compliant and accessible for visitors, level access will be provided to the front door via the ramped front driveway. Accessibility is a key requirement for the client, and a major reason why raising the ground floor beyond 300mm was deemed unviable.



Existing site parking plan



Proposed site parking plan

Proposal

BNG

Developments that are exempt from BNG include self-build and custom build applications where the following conditions are met:

- Consists of no more than 9 dwellings
- On a site that has an area no larger than 0.5 hectares
- Consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

In this Act “self-build and custom housebuilding” means the building or completion by:

- (a) individuals,*
- (b) associations of individuals, or*
- (c) persons working with or for individuals or associations of individuals,*

of houses to be occupied as homes by those individuals.

As such, demolishing and rebuilding one residential property at 24 Treloar Road would therefore be exempt from BNG.

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