



DESIGN & ACCESS STATEMENT

FOR

149 SOUTHWOOD ROAD,
HAYLING ISLAND
HAMPSHIRE
PO11 9PY

JUNE 2023

Introduction

This Design & Access Statement has been prepared to support the householder planning application at 149 Southwood Road, Hayling Island, which seeks to extend the existing property.

The proposal is partial demolition of both front and rear elevations, a proposed new single storey front and rear extension and accommodation within the roof space.

The primary objective of the project is to enhance the living space while retaining the existing access, ensuring no reduction in parking provisions or loss of privacy to adjacent dwellings.

Additionally, this statement demonstrates that the proposed extensions pose no additional flood risk compared to the existing property.

The design aims to integrate harmoniously with the surroundings and comply with all relevant planning policies and regulations.

Site Context

The existing dwelling is situated in a residential area within the district of Havant Borough Council. The site is well-served by local amenities, transportation links, and infrastructure. The proposed extensions will be sympathetic to the prevailing architectural character of the area, ensuring visual harmony and compatibility with neighbouring properties.

Design Principles

The design principles for the proposed extensions are as follows:

- **Retention of Existing Access:** The proposal will retain the current access points to the property, ensuring no alteration or disruption to the existing vehicular and pedestrian routes. This approach maintains continuity and minimizes any impact on the surrounding area.
- **No Reduction in Parking:** The design will not result in a reduction in parking provisions. Sufficient space will be allocated for parking vehicles, ensuring that the proposed extensions do not adversely affect the parking availability within the site.
- **Seamless Integration:** The extensions will be carefully designed to seamlessly integrate with the existing dwelling, both visually and functionally. The architectural style, materials, and scale will be harmonized to ensure a cohesive appearance.
- **Flood Risk Mitigation:** The design and landscaping will reduce the risk of flooding compared to the existing property. The proposed extensions and new landscaping will have smaller paved areas, decreasing the amount of hard landscaping. This reduction allows for increased natural absorption of rainwater, preventing water accumulation and flooding both on the site and in the surrounding area.
- **Matching Existing Floor Levels:** The extensions will be constructed to match the existing floor levels, maintaining the coherence of the building and minimizing any potential impact on flood risk.

Rear Extension

The proposed rear extension aims to create additional living space for the dwelling. A new kitchen breakfast area including snug will back onto the garden, served by a new window, bifold patio doors, and a raised patio area. The design will be sympathetic to the existing structure and will be proportionate to the site's size and context. The extension will be designed with consideration for natural light, ventilation, and privacy, ensuring a comfortable and functional space for occupants.

Front Extension

The front extension will provide an opportunity to enhance the dwelling's visual appeal and increase its street presence. The existing front elevation is spoilt by an outdated glazed lean-to with no architectural merit. The new design will be more in keeping with the architectural style and the character of the area, blending seamlessly with the surroundings. Careful consideration has been given to the impact on neighbouring properties and the street scene.

Roof Extension

The proposed roof extension will allow for additional habitable space within the dwelling. The design will maintain the existing roof profile while ensuring compatibility with the surrounding properties. The extension will be sympathetic to the scale and form of the existing dwelling, minimizing any visual impact on the street scene.

Conclusion

The proposed extensions to the existing dwelling aim to provide additional living space while respecting the character of the area and adhering to planning policies and regulations.

The design ensures the retention of existing access and parking provisions. The seamless integration of the extensions with the existing structure and surroundings will result in a harmonious and functional dwelling that enhances the local built environment.

The design takes into consideration the flood risk associated with the site, located in both Flood Zone 3 and Flood Zone 2. By reducing hard landscaping areas, the proposed design mitigates the risk of flooding by allowing water to be naturally absorbed into the soil.

The design complies with all relevant planning policies and regulations and will not increase the risk of flooding on the site or elsewhere. Application drawing SG-23-100-P07, included with the online submission, provides further details of the design and landscaping, demonstrating the proposed measures to successfully mitigate flood risk.