

Design & Access Statement

Type of Application

Full

Location of Proposed Development

15A Salterns Lane
Hayling Island
Hampshire
PO11 9PH

Description of Proposed Development

Addition of a 1st floor to an existing bungalow

Date of Preparation

30th October 2020

Applicant

Mr. J. Charlesworth

Agent

GAP Design Consultants

Assessing the context of the site

The property is a simple brick built style detached 3 bedroom bungalow built in the late 1960's. The property is situated set well back of the main road Salterns Lane and can't be seen from the road. The property has a narrow spacious plot which backs on to the creek as do all the neighboring properties. There has been only one minor extension to the property since it was built which was a small addition of a conservatory to the front.

The proposed alterations to the property are to add an extra story extension to the bungalow turning the property into a true 3 bedroom family home.

The existing kitchen has very limited in space and the current bedrooms are small and there is not an adequate bathroom allowance for a family.

The owners are very conscious about the impact to the neighbors and have sort consultations with all concerned.

Carefully selected colours and the use of the best matching materials has been used to make sure that the new structure blends to the existing and surrounding area.

Design Principles & Concepts applied to the proposal.

Use -	The proposed development will be used as a family home, whilst not increasing the original footprint.
Layout -	The structure has been designed in sympathy with the existing building. Natural materials will also be used for its green credentials mainly timber construction. Use of colour and material is paramount so it blends in with its natural environment Neighbor's privacy has not been affected, both the neighboring properties are set to the front of 15A and are not overlooked.
Landscaping -	There will be small decking area to the rear leaving the existing garden un-spoilt.
Appearance -	The extension has been designed to tie in with the existing building with The best use of material and colour, There is no social impact of the proposed development.

Approach taken to Access.

As the extension is to a private residential address, access issues are not applicable. However the new extension has access for a disabled relative on occasional visits via a temporary ramp when required.

Additional information.

The main thought involved around the design was to neutralize its overall appearance against the existing building and surrounding boundaries. So the original features of the property really stand out; and the new blend in with minimal impact and leave both the front and rear elevations working with their existing environment, whilst providing the family with the needed additional space.