

DESIGN AND ACCESS STATEMENT

for

**PROPOSED END OF TERRACE TWO STOREY
THREE BEDROOM DWELLING WITH ON SITE PARKING
AS AN ALTERNATIVE TO PROPOSALS APPROVED
UNDER PLANNING PERMISSION REF: APP/18/00708
DATED 19 SEPTEMBER 2018**

at

**56 KINGS ROAD, HAYLING ISLAND
HAMPSHIRE PO11 0PD**

AUGUST 2019

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is to accompany a full planning application with respect to a proposal for a new two storey three bedroom end-of-terrace house as an alternative to the currently approved two bedroom house permitted under full planning permission reference APP/18/00708 dated 19 September 2018 obtained by the previous owners
- 1.2 The site would be created, as proposed under the current permission, from part of the garden land to No. 56 Kings Road which is a two storey semi-detached three bedroom house occupying a generous corner plot on the bend of Kings Road at its south-eastern corner.

2.0 Relevant Planning History

- 2.1 As stated above, planning permission reference APP/18/00708 was obtained in September 2018 which has been passed to the new owner, Mr Rob Hughes.
- 2.2 The planning permission included conditions and pre-commencement conditions which would need to be approved prior to the commencement of development. The latter related to proposed finished floor levels, drainage proposals and materials/surfacing to be used in the construction.

3.0 Local Character and Site Description

- 3.1 The site is located within an estate of two storey houses which appear to have been previously in large part for public rental. Many of the houses would now appear to be in private ownership.
- 3.2 The character of the area is of predominantly two storey terraced and semi-detached houses built in brick with tiled pitched roofs and casement type windows. Most houses have small front gardens and rear gardens of varying size. Some of the front gardens have been paved or part paved to provide off street parking with some on street parking where available. There are also some rear garage blocks serving some of the terraces.

- 3.3 No. 56 Kings Road is at the southern end of a pair of houses with both entrances off Kings Road on their east side. In addition to an enclosed rear garden on the west side, no.56 also has a large open garden area on its south side. There is also a single storey flat roofed addition on the south side which takes up part of the side garden.
- 3.4 The generous rear private garden to No.56 extends approximately 16 metres from the rear elevation of the house behind the rear garden of No.58 to the west.
- 3.5 The site has no significant features within it and is in a fairly unkempt state, the open garden areas being somewhat separated from the house and not providing much useful amenity space to the existing dwelling.
- 3.6 The eastern flank gable wall of no. 58 is approximately 18m from the rear of no.56 beyond a single storey lean-to side addition. The gable end has two first floor windows facing east.

4.0 Existing Planning Proposals and Design

- 4.1 The current planning permission is for a two storey two bedroom end-of-terraced house with its east facing front wall and roof slope flush with that of no.56. The rear wall would extend a further 1.3m to the west of the rear wall of no.56 with a hipped roof profile running into the main west facing roof slope. It would have an east facing frontage of 4.6m beyond the existing south facing gable of no.56.
- 4.2 The total gross internal floor space of the currently proposed house is approximately 73m².
- 4.3 The entrance to the new dwelling would be on the east side in common with the other houses within the terrace.

- 4.4 Following a later amendment to the design, the first floor west facing window to the rear bedroom has a cill height of at least 1.7m above finished first floor level, assumed to avoid overlooking towards no.58. This window is also noted to be fixed and fitted with obscured glazing although it is not fully understood why this would be a requirement given the height of the window cill.
- 4.5 It is assumed that the external roof and wall materials would have to very accurately match that of no.56, given that these are set flush and would need to blend very well in order to appear acceptable.
- 4.6 The approved plans only included a small scale block plan with outline details shown. Hence the need for further details to be submitted prior to any construction.
- 4.7 Two off street parking spaces are indicated at the west end of the site adjacent to the eastern boundary of no.58. This would require a new dropped kerb pavement crossing onto Kings Road.

5.0 Alternative Proposals for the New Dwelling

- 5.1 The alternative proposal is for a slightly enlarged two storey three bedroom open plan dwelling with a gross internal floor space of 86m² compared to 73m² of the currently approved scheme.
- 5.2 The main change in the design approach is to adopt a stepped plan with an offset in the south elevation to respond to the curved south-eastern site boundary to Kings Road. Also, the entrance has been relocated on the southern side which further reinforces the idea of a corner house and leads to a more efficient plan, essential in a smaller dwelling. The west wall would project approximately 0.85m forward of the west wall of no.56 compared to 1.3m in the currently approved scheme. The east wall of the new house would be set back by half a brick from the face of the existing west wall to break the wall line where there would be a change from existing to new brickwork. This would also maintain the visual integrity of the existing terrace.

- 5.3 The roofline of the new dwelling would be set below the existing roof and verge to no.56 so that any slight mismatch from old and weathered roof tiles would not be so apparent. Furthermore, the hipped projection on the west elevation of the approved scheme has been omitted and the new roofline would extend down to a lower eaves level on the rear elevation.
- 5.4 The roof configuration of the proposed design would further enhance the idea of a corner house by means of the hipped main roof which 'turns the corner' with a smaller asymmetrical gabled elevation facing south. As the entire roof would sit below the profile of the existing terrace, the apparent mass would be reduced in comparison with the rear hipped addition of the current scheme.
- 5.5 The constraint of not overlooking towards the west, as in the current scheme, has been carefully considered by having no first floor windows located in the west elevation with all bedroom windows restricted to the south and east elevations only. A small 'Velux' type window would be installed to the bathroom on the west facing roof slope but this would have a cill height in excess of 1.8m above the finished floor level.

6.0 External Materials & Surfacing

- 6.1 External walls would be built in facing brickwork selected to provide a near match to the existing multi-red facing bricks, including pointing colour and profile. The break in face on the east and west elevations will assist in avoiding any obvious mismatch.
- 6.2 The roof would near match as far as possible the weathered plain tiles to no.56 but the break in roof line would again avoid any unsightly mismatch. This would most likely be the case with the currently approved scheme where these are on the same plane and would need to be blended together. Eaves details and gutters/downpipes would near match the existing terrace including the corbelled brick closures to eaves fascias and soffits.

- 6.3 The windows would be in similar side and top hung casement patterns in white PVCu. French doors on the west elevation would also be in white PVCu. The front entrance door would be half glazed in a suitable colour choice set in a white frame.
- 6.4 Concrete non-slip grey concrete paving flags to paths, permeable block paving to off-street parking bays.

7.0 Trees & Landscaping

- 7.1 The open front garden would be mainly laid to lawn with planting bed margins to the off-street parking bays. Limited small tree planting would be considered if appropriate.

8.0 Access & Parking

- 8.1 The existing dropped kerb access would be removed and relocated at the western end of the site to serve the new 2 no. off-street open parking spaces, similarly to the approved scheme.
- 9.2 The path to the new entrance would be suitable for wheelchair access and to provide level access into the dwelling as required under Approved Document M of the Building Regulations.
- 9.5 Secure storage for two bicycles would be provided within the rear garden.

10.0 Waste Storage

- 10.1 A hard standing for two wheeled bins (1 no. domestic waste and 1 no. for recyclable waste) would be provided within the rear garden to allow one bin (as appropriate) to be taken out and left adjacent to the highway for collection under present arrangements by the Council.