

Design and Access Statement for 38 The Kench Hayling Island

The kench is a private estate at the south western tip of Hayling Island which is run and managed by the Hayling Health Society. As part of the design process we have worked closely with the committee to produce a design which is acceptable to Hayling Health Society and its members (including the neighbouring plots)

In undertaking the design for the replacement of Number 38 The kench a number of points have been agreed with the committee and taken into account

1. The proximity of the site to an area of high flood risk and the increased flood risk for the design life of the building
2. The style of recently replaced /refurbished dwellings on the site
3. Due to the increased floor height of the building to avoid future flooding, the creation of a pitched roof structure which minimises ridge height as much as possible
4. Due to the increased floor height of the building to avoid future flooding, the treatment of the rear side elevation windows to avoid overlooking the neighbouring properties by keeping them 1.7m above finished floor level.
5. The creation of a building which echo's the existing building footprint and keeps the floor area below the maximum allowed by the Hayling Health Society (750ft2)
6. The use of a pallet of materials which reflects those used in other recently built dwellings at the kench
7. The effective use of glazing to the front and rear elevations and higher glazing to the side elevations to maximise light into the building to create a pleasant well lite environment.
8. The planning of floor space to retain the flexible and efficient use of the existing dwelling
9. The creation of an external secure area without creating a visual perception of mass and bulk which don't match surrounding properties
10. Creating a finished floor level driven by future flood risk whilst recognising the overall height of the building should be in context as much as possible with the surroundings. It should be noted however that the existing and proposed buildings are not in the flood risk area but are next to it.
11. The finished floor level has been driven by the floor level of the lower new build dwelling at the entry to the estate (Woods Chalet) This has been accurately measured by theodolite and is the same at the proposed new dwelling.
The method used was as follows, a key height benchmark was taken by measuring accurately the height of the Woods bungalow balcony above the ground directly outside 38 The Kench the method used for this measurement was as below

Method statement

- a. theodolite set up on tripod on the deck
- b. height of the theodolite measuring unit above the deck (centre of viewing target to the deck)
- c. measuring pole in front of 38 the kench
- d. Reading in meters on the pole as seen from the theodolite (theodolite correctly levelled using internal spirit levels)

e. Reading minus measurement above = measurement required

This measurement shows how far the height of the ground level outside 38 the Kench is below Woods Chalet balcony. This height was 1.33 meters, the higher balcony behind on the Budds Chalet is approximately 300mm higher at 1.63m above the same ground level. It should be noted that the balconies are the same as the internal floor levels. At the request of the Hayling Health Society committee this was set as the floor level for the proposed replacement chalet at number 38.

This has allowed the original floor level to be raised by over a meter and thus greatly improved the future flood resilience of the building. Other measures taken to improve the flood resilience will include running the electrical services around the top of the building and coming down to raised light and plug sockets, It should also be noted that no increased occupancy is created by the new dwelling

The factors above have influenced the design to future proof the property and maximise the effective use of the space whilst aiming to create an aesthetically pleasing and functionally effective building. This final design was put in front of the Hayling Health Society committee who have granted their approval and agreed to the submission of a planning application.