

Design & Access Statement.

1143 – Design and Access – 37 Eaststock Avenue
Hayling Island PO11 9QW – Rev 01

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for a rear extension and alterations to the existing chalet bungalow.

The format of the statement is derived from guidance issued by the Government's Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the planning application, we are looking for consent for a new rear extension to the ground and roof space as well as aesthetic improvements to the exterior.

Conservation Area/ Listed Building

The site is not within a conservation area and the building is not listed.

Location

The site is within an existing residential area in Eaststock Hayling Island. The whole area has a variety of dwellings styles but there are a number of similar constructed chalet bungalows along the road that have been adapted since its original construction. This provides an interesting mix of properties and styles of architecture along the street. The site has access to the creek to the north.



Existing Photographs



View of rear.



View of existing front.

Design

The existing internal layout is tortuous. The existing kitchen is compromised for space and the access staircase to the first floor from the kitchen. The existing living space sits within the centre of the building and naturally creates a corridor making furniture placement challenging to say the least.

These small issues result in a large but underutilised building due to the original design intent for the building. These new adaptations are seeking the approval for the rear extension as well as internal alterations to make the home safer via protecting the staircase and creating a more rational and workable internal layout.

The internal floor to ceiling height is relatively low and the roof eaves height creates a constraint for the extension. The design seeks to create a workable solution by creating a flat roofed area that addresses the detail at the low eaves height position but then rises to the rear. This has two benefits increases the head height and volume within the space as well as connecting the house to the creek to the rear.

A small terrace area on the roof creates a new bedroom area taking advantage of the buildings position. There will be no overlooking or privacy concerns due to the size and position of this terrace.

Neighbouring Properties

Due to the position of the property, there is no additional impact (Privacy, rights to light or overlooking) for the neighbouring properties.

Flood Risk Assessment

The site is within a known Low flood risk zone. The proposed development will not cause any adverse effect or increase flooding in the local area. As seen in the map the site is categorised as a Flood Risk 2 and 3 zone however the building is adequately within the flood risk zone 1 area. All new extensions and adaptations to the house is well within the flood risk zone 1.



As part of the flood risk mitigation methods, in accordance with the design guide 'Improving the flood performance of new buildings' CLG (May 2007) the design seeks a water exclusion strategy.

The new extension will share a matching floor level with a concrete slab construction with no airbricks. The brickwork wall construction will be a pressed facing brick with aircrete blockwork which provides good resistance to holding back flood waters.

The existing door thresholds are 300mm above external ground floor levels, this will be maintained but the design will ensure that there are no weak points below 300mm for water entry within the blockwork to the new extension proposal. The ground slab construction will be ground bearing with a minimal thickness of 150mm. Dressed DPM and DPC's will be continuous to provide good resistance to flooding if this occurs.

New waste pipes to the shower and toilet room will have a non return valve to prevent access via internal to external services.

Conclusion

The proposal will create the ability to provide a fit for purpose home, within a Flood Risk Zone 1 area.

