

Design & Access Statement

Rear Extension and Internal Alterations

at

10 Bracklesham Road, Hayling Island PO11 9SJ



Figure 1: Front Elevation

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design the rear extension at 10 Bracklesham Road, Hayling Island.

These works are to include:

- Extension to the rear of the property at ground level to provide two larger bedrooms with en-suites and a new study.
- New balcony at first floor above ground floor extension.
- Extension at second floor to provide new bedroom.

The following documents accompany the application:

18052_Design and Access Statement

(Drawings)

18052_01 – Existing

18052_02 – Proposed

A survey was carried out by Helyer Davies Architects in March 2018 to accurately establish the extent of the site, proximity to neighbouring properties and the ridge and eaves heights of the existing property.

The OS extracts are to show the site location and block plan only.

1.1 Case Study

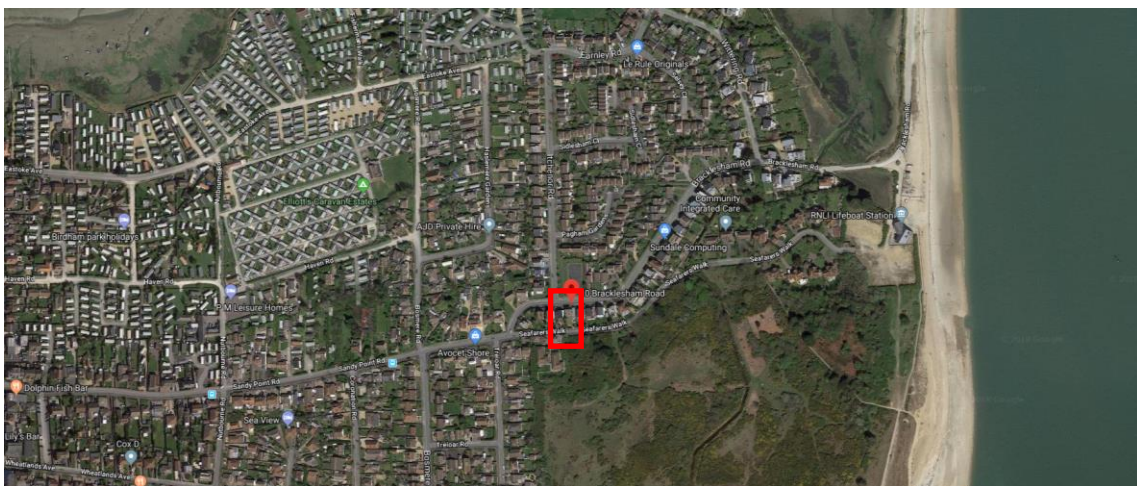
APP/13/01126

Description: New pitched roof to allow living accommodation at second floor level, including rooflights and incorporating Juliet balcony to rear, two storey front extension and extension to rear balcony including glazed roof and additional screening (Revised Application). | 16 Bracklesham Road, Hayling Island, PO11 9SJ

This application was approved on 2nd January 2014. The proposals raised the height of the property by another storey so that it matched the height of the neighbouring three storey properties. It also includes a two storey side extension, increasing the footprint of the property significantly.

2.0 SITE LOCATION

The site is located on Bracklesham Road on Hayling Island.



Figures 2 and 3: Aerial Maps (from Google Maps)

2.1 Surrounding Context

Bracklesham Road is located on the south-east side of Hayling Island. It is a short distance from the local marina and Hayling Island Sailing Club. The area is mainly residential and slightly to the north is a caravan park. The materials used locally are mainly brick walls with UPVC windows; however, there are some properties with white render and white UPVC cladding on the elevations. Neighbouring properties have flat roofs, but other properties are mostly pitched roofs with clay tiles. Local transport is mainly bus routes that provide links back to the mainland towards Havant.

3.0 FLOOD RISK ASSESSMENT

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)



Figure 4: Flood Risk Map (taken from gov.uk)

The site is located in Flood Zone 3, however it is also in an area that benefits from flood defences. Despite this we do not believe a flood risk assessment is necessary due to the nature of the proposals, the scale being fairly small and the finished floor level matching that of the existing.

4.0 DESIGN

4.1 The Proposed

Externally, we propose a three storey extension to the rear of the property. The extension is split into two parts. The larger part is at ground level and provides a larger space for two generous bedrooms with en-suites and a utility room placed between the two in place of the existing bathroom. The bedroom at the front of the property will become a study. Sliding glass doors will provide the bedrooms with views out to sea and direct access to the beach. The existing door to the living room from the garage will also be blocked up. A new porch/canopy will be placed at the front door.

A balcony will be placed above the extension to provide an outdoor space at first floor. This will be accessed via bi-fold doors from the living room. The existing doorway to the kitchen will be in-filled and the wall between the kitchen and the living room will be opened up to create a large open plan living space at first floor. The second part of the extension builds on the existing balcony at second floor and provides a larger master bedroom with a more accommodating bathroom. There will also be a small balcony at this floor.

All existing external doors and windows will be replaced with powder coated aluminium. Some windows will be made larger. For more details on this please see drawing no. 18052-02.

4.2 Use

The property is a C3 dwelling house and will remain so.

4.3 Amount

Existing Gross Floor Area

Ground Floor: 74.37 m²

First Floor: 45.55 m²

Second Floor: 33.62m²

Total: 153.54 m²

Proposed Gross Floor Area

Ground Floor: 102.00 m²

First Floor: 74.96 m²

Second Floor: 48.36m²

Total: 225.32m²

Total Increase: 71.78 m²

4.4 Scale

The height of the property will increase by 770mm. Despite this it will still be lower than the ridge heights of neighbouring properties. The extension will make the building 3m longer.

4.5 Appearance

The appearance of the proposed new dwelling has been designed to be in keeping with the existing neighbouring properties.

Roof:	The existing property has a flat roof with single ply membrane. We propose to replace this with a zinc roof with a pitch of 5°.
Walls:	The existing property is entirely brick. We propose to make some of this white render to break up the elevation and match with the neighbouring properties
Windows:	All windows will be replaced with aluminium framed windows.
Doors:	All doors will be replaced with aluminium framed doors. All new bi-folds will also be aluminium frame.

4.6 Sustainable Design

The proposed dwelling has been designed to achieve U-values that exceed the required compliance for extensions. In addition, the dwelling has been designed for sustainable future use providing disabled access both externally and internally on the ground floor.

4.7 Landscaping

There are no proposals for external landscaping.

5.0 ACCESS

5.1 Access to the Site

Access to the site is to remain as existing.

5.2 Parking Plan

There are no changes to parking arrangements.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs



Figure 5: Rear Elevation



Figure 6: Side Elevation (west facing)



Figure 7: View down street comparing heights of application site (far right) and No 16 Bracklesham Road (far left)



Figure 8: View down street comparing heights of application site (far left) and No 6 Bracklesham Road (far right)

7.0 CONCLUSION

The property has been designed for the future ensuring that it can be insulated to levels in excess of the required compliance for new dwellings and is wheelchair accessible from the street and on the ground floor throughout. The proposals have been designed to ensure that the extension not only complements the application site, but also improves the street scene by modernising the property and uses a wider palette of materials to match the local vernacular.

Internally, the proposals provide a more functional home that will improve the standard of living by creating more open plan spaces and providing better circulation. New and widened windows will also improve the quality of light entering the property.

The proposals do not make the property any higher than neighbouring properties and the footprint increase is small.