

Design and Access Statement 53 Wheatlands Avenue Hayling Island

Project

2 Storey side extension front porch and replacement of flat roof with mono pitched roof

Site

The property is a three bedroom detached house which is in a somewhat dilapidated condition with some internal and external walls removed for potential possible work which has never been undertaken, these include the 1m parapet wall to the flat roof which for the purposes of street scenes etc does show the buildings height in existing drawings as 1m lower than it was before the parapet wall was temporarily removed. The property is a three bedroom property with living accommodation at first floor level and bedrooms and bathroom at ground floor level, it is set back 6 m from the highway and is screened on all sides by hedging and fencing The site is approx 0.04 h and has a double garage to the rear. Wheatlands Avenue is a long wide road running East West and No 53 is situated on the North side at the eastern end adjacent to number 5 Bosmere Road at the corner of the junction

The properties in Wheatlands Avenue have evolved randomly over a period of time and are a mixture of sizes styles and material types as are many in the area. Originally the properties were small dwellings on generous 15m wide plots, however most (but not all) have been redeveloped with a mixture of detached bungalows chalet bungalows and houses, in some cases plots have been subdivided to form semi detached properties.

No 53 and No 5 on the corner were built in a similar 1930s style design with external stair cases to a terrace at roof level surrounded by a parapet wall.

Context and Design

This site has been subject to previous applications in 2011 ref APP/11/00014 which was refused on the grounds bulk and height being detrimental to the street scene.

A revised application was then submitted ref APP/12/00967. Which, following consultation with the planning team involving David Eaves, Senior Planning Officer and Adele Maher Urban Designer was approved

The main issue that was resolved by the second design was excessive ridge height and bulk of the building. This has been kept in mind with this new application.

The revised design was requested by the applicant to achieve a more modern and current design, the floor plan layout, bulk and height of the building has remained mostly unchanged and this revised design aims to create a modern open plan living area that utilises light in a far more effective way

The design will keep the three bedrooms at ground floor level and the drive through garage, and first floor level open plan living accommodation.

Materials

What remains of the existing rendering is in extremely poor condition and will need removal, the design aims to utilise a combination of new white K render and Grey Marley smooth cedar click cladding. Detailed street scene images have been created in an accurate building information model to demonstrate the building within the street scene.

Access and Landscaping

The site is level and suitable for access for disabled persons. The Gardens offer some scope for planting and landscaping which will be undertaken once the building work is completed.