

Design & Access Statement

Refurbishment, Ground Floor Extension and Loft Conversion

26 Bound Lane, Hayling Island, Hampshire PO11 9HU



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1.0 Introduction

1.1 Helyer Davies Architects have been appointed by a private client to design alterations and refurbishment of 26 Bound Lane, a residential detached dwelling.

1.2 This application is a resubmission of previous application that was approved on the 12th of April 2017 under the reference APP/17/00151. There have also been 2 non-material amendments approved for the application which we have incorporated into these proposals. The reference numbers for these are APP/17/00561 (approved on the 5th of June 2017) and APP/18/00214 (approved on the 19th of March 2019). Also implemented into this application is the application for the extension and alteration to the roof of the existing garage which was approved under the reference APP/17/00505 and was approved on the 16th of June 2017. The reason for this application is that we wish to change the proposed roof to the garage and add additional bi-fold doors to the new extension.

1.3 The works consist of:

Ground Floor

- The demolition of the existing conservatory.
- The existing extension to be demolished and a new extension built in its place.
- New roof to Existing Garage

First Floor

- The conversion of the existing loft into a living area, providing room for two additional bedrooms with en-suites.
- The addition of two dormers into the roof of the main house.

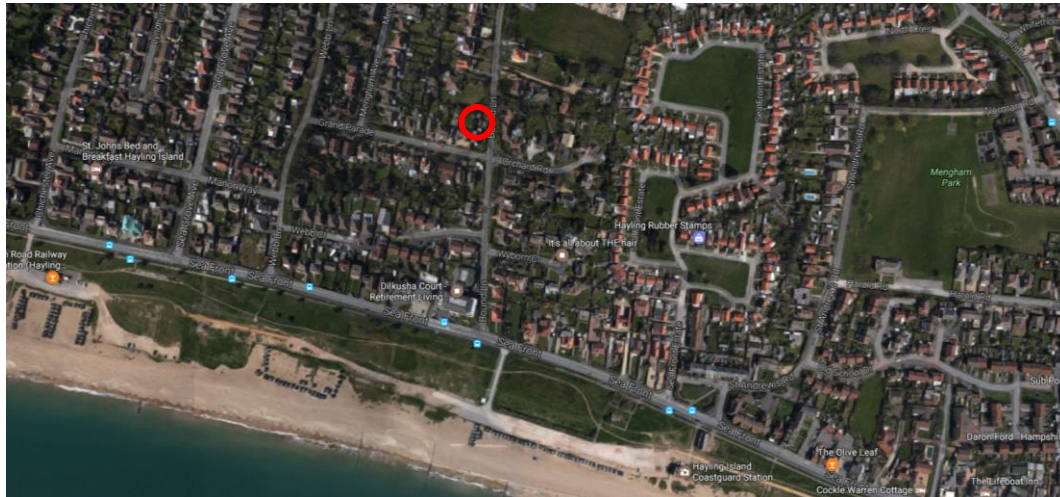
1.4 The following documents will accompany the Application:

- Application Form
- Design and Access Statement
- Drawings [17001 series]
- CIL Forms

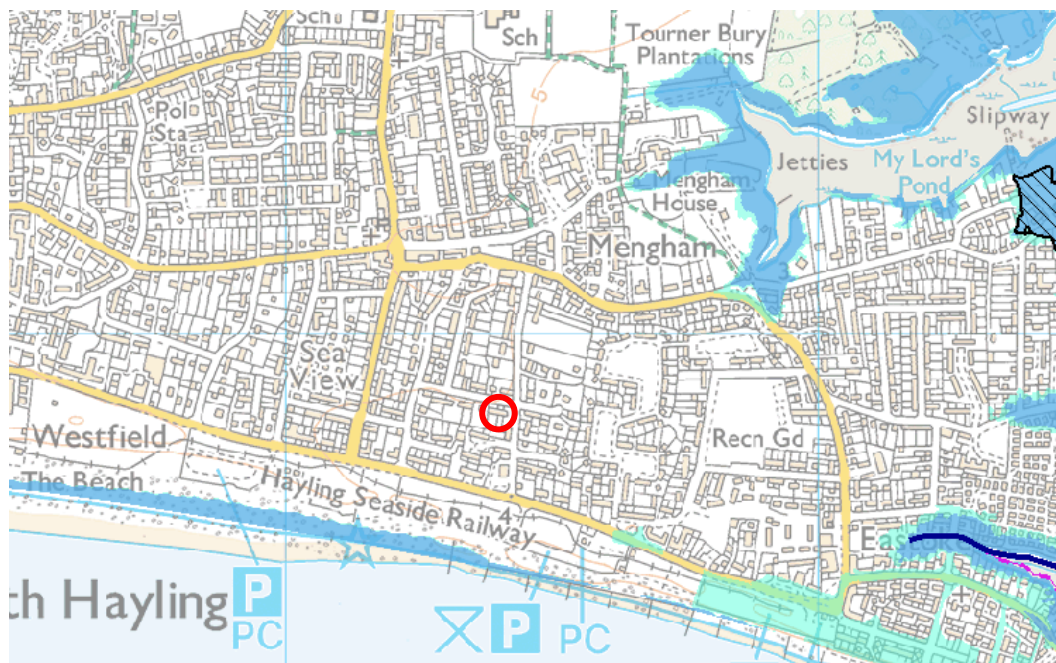
1.5 A survey has been undertaken by Helyer Davies Architects to accurately establish the extent of the site, proximity to adjoining sites and the ridge and eaves heights of the existing house. The OS extracts are to show the site location and block plan only.

2.0 Site Location

2.1 The site is located on Bound Lane in the residential area on the south coast of Hayling Island.



2.2 Flood Risk



2.2.1 Flood Zone definitions are set out in the National Planning Policy Guidance:

- Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.

Our site is **not** near the boundary for flood from rivers/sea, and is **not** within this area. As such, risk is considered extremely low.

2.3.1 The site is **not** located within a conservation zone.



2.3.2 The surrounding buildings are all residential and are predominantly modest detached and semi-detached houses, each with private off road parking in the form of a driveway with either additional space for parking or a garage.

- 2.3.3 The houses are of a similar style although they vary along the street. They are traditional in their design with clay tiled pitched roofs and are a mixture of brick and white render.
- 2.3.4 Many of the houses along Bound Lane act as precedent for the proposals, as they incorporate dormers into the pitched roofs to allow for living spaces at first floor level.



- 2.3.5 The site is situated on Bound Lane, a quiet, green, suburban lane. The houses are set back from the road and accessed via individual driveways.
- 2.3.6 The site is serviced with nearby transport links. The site is located close to the A302 which connects back to the mainland. The site has easy access to a local bus stop and public transport.

2.4 Site Photographs



View of house as approaching from the driveway



Rear of the property looking at the existing extension



Garden to the side of the existing extension.



Rear of the property



Side of the property from the garden showing existing conservatory (main house entrance)



Existing garage as seen from the driveway.

3.0 Use

3.1 To remain as residential.

4.0 Amount

4.1 Existing and Proposed Habitable Space

4.1.1 Existing Ground Floor: 218.5 m²
Existing First Floor: 0 m²
Total: 218.5 m²

4.1.2 Proposed Ground Floor: 262.3 m²
Proposed First Floor: 72 m²
Total: 334.3m²

4.1.3 Overall increase: 115.8m²

5.0 Layout

5.1 Ground Floor

5.1.1 The existing garage is to be altered so that the external wall lines through with that of the main house. The existing en-suite to the rear of the garage is to be removed to provide a larger garage space. The existing access from bedroom 1 into the en-suite will be blocked in. A new external door will be added providing access into the garage from the west side, making it easy to go between the proposed extension and the garage.

5.1.2 The existing fireplace and chimney located between bedroom 1 and 2 is to be removed.

5.1.3 The existing conservatory is to be demolished as it is poor in design and quality and is out of keeping with the existing house. It will be replaced with a new porch which will help to redefine the main entrance to the house.

5.1.4 Existing bedroom 3 is to be converted into an en-suite accessed from bedroom 2.

5.1.5 Existing ground floor bathroom to be converted into an en-suite for bedroom 1.

- 5.1.6 A staircase is to be incorporated; providing access into the new first floor loft conversion. It is to be located on the left hand side of the main entrance, starting in the existing entrance to bedroom 3.
- 5.1.7 The existing WC is to be removed and incorporated into the new open plan kitchen diner space, with a new door being implemented between the hallway and new kitchen.
- 5.1.8 The existing ground floor extension is to be removed and rebuilt. It will house a large open plan kitchen/dining/seating area. The original application proposed corner bi-fold doors that would look southwards. The non-material amendment APP/18/00214 moved these to face towards the west. We now propose to have another set of bi-fold doors adjacent to the currently approved. On the north side of the extension there will be a bedroom with en-suite and utility room. The utility room is accessed via the kitchen and also has external access via a side door.
- 5.1.9 The new extension will have a vaulted hipped roof, with roof lights providing daylight into the seating area and bedroom.
- 5.1.10 The application APP/17/00505 approved the garage to be extended and replace the existing roof with a flat roof. This application proposes that the roof becomes hipped with the same pitch and materials as the existing property.
- 5.2 First Floor
- 5.2.1 Conversion of the existing attic space into a habitable living area. The new first floor will provide 2 bedrooms accessed via the new staircase. Each room will have access to its own en-suite.

5.2.2 The addition of two dormer windows into the existing house roof.

- One is located directly above the ground floor entrance and provides daylight and views into bedroom 5.
- The second dormer is to be located on the east elevation and provides daylight and views into bedroom 4.

5.2.3 The addition of roof lights above the proposed en-suites, providing daylight and ventilation.

6.0 Scale

6.1 The proposals are over two floors and the majority of the increase in habitable space will be within the existing loft space, with the overall footprint only increasing by 34.1 m².

6.2 Although the new roof will increase the height over the extension, it will not impact on the height of the overall property and it is more in keeping with the existing property.

7.0 Appearance

7.1 Ground Floor Extension

7.1.2 The proposed extension will be in brick with tiled pitched roof in the style of the main house, the brick and tile are to match those on the existing dwelling.

7.1.3 The proposed extension will feature a disappearing corner using bi-fold glazed doors, giving the extension a light and open feel.

8.0 Landscape

- 8.1 The addition of an extended patio area outside the new extension to provide an area for outdoor seating. The patio is south west facing with views across the garden.
- 8.2 There is a TPO oak tree located on the verge adjacent the southern (front) boundary of the site. As shown on the site plan, the tree is substantially far from the proposed works, so no impact will be made on the oak tree. As an additional precaution a fence will be set up as shown on the site plan, behind which there will be no storage or materials.

9.0 Access

- 9.1 Access from Bound Lane is to remain the same.

10.0 Conclusion

- 10.1 The proposals are of a reasonable scale, the overall footprint is only increased by 34.1m² and the height of the property will not be increased.
- 10.2 The proposals will help to define the entrance of the property and make the dwelling more attractive.
- 10.3 The proposals will improve the connection between the indoor and outdoor spaces.
- 10.4 The proposals will greatly increase both the functionality and quality of living spaces within the house. The new layout will provide social and family orientated spaces.
- 10.5 The house cannot be seen from the street and will not impact on any of the surrounding properties.
- 10.6 The proposed new extension roof is to be built in a more traditional and higher quality design and will be more in keeping with the original house.
- 10.7 There are several existing precedents for loft conversion and use of dormers along Bound Lane and in the surrounding area.
- 10.8 This application is a re-submission of a previous application that was approved. We are re-submitting it to add minor alterations that exceed what can be submitted for a non-material amendment.