

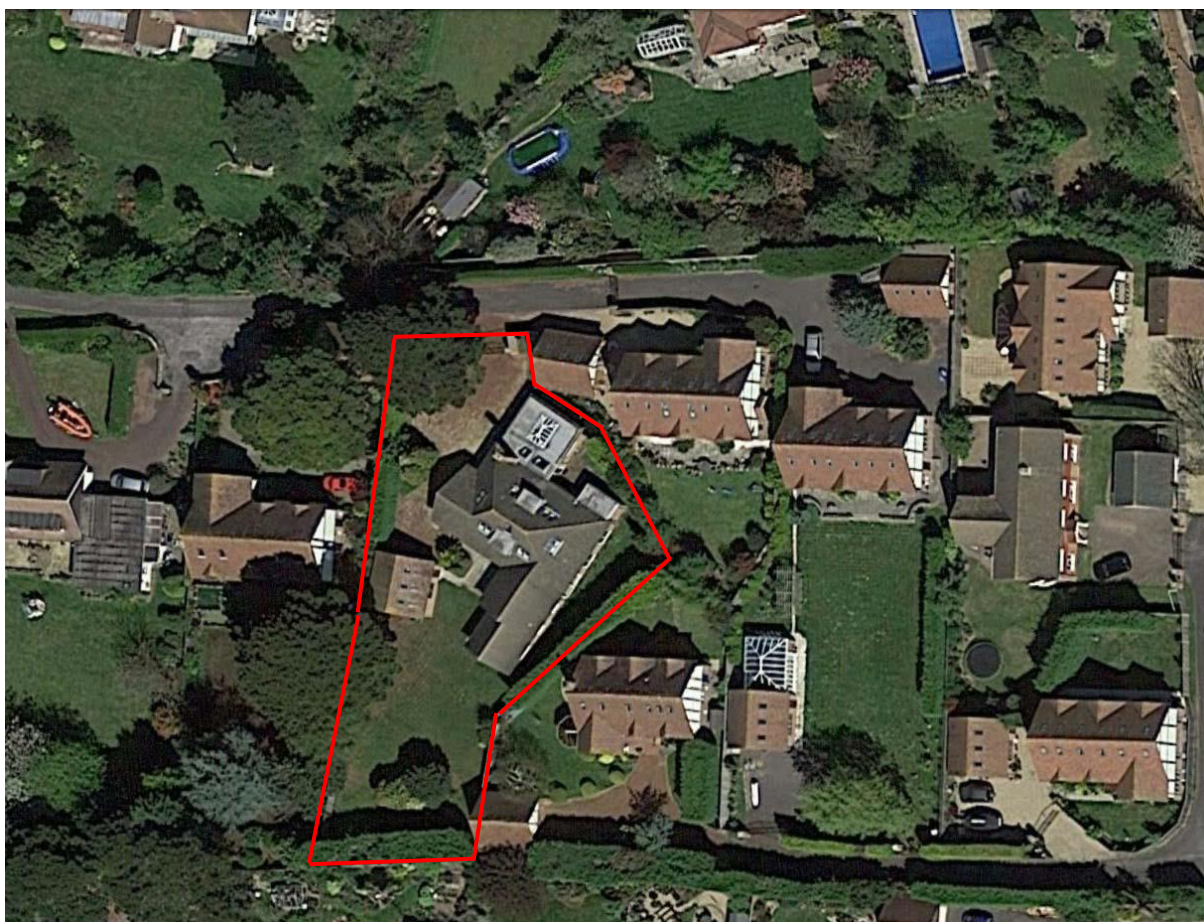
Design and Access Statement

DRAFT

Proposed Alterations to

41 St Catherines Road, Hayling Island, PO11 0HF

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1.0 INTRODUCTION:

The Applicant wishes to alter the existing bungalow and rearrange the layout to provide a 5 bedroom chalet bungalow with bedrooms more commensurate with the scale of accommodation.

2.0 LOCATION

The site is located in a residential area of Hayling Island in a quiet private cul-de-sac off St Catherine's Road amongst predominantly detached large houses and chalet bungalows.



View looking from west along the private cul-de-sac



Typical large detached houses, No 39 & 41b

3.0 CONTEXT

The site lies within the settlement boundaries of Hayling Island.

The chalet bungalow is set amongst large detached houses which were built in its grounds at a more recent date. The original bungalow has been extended and altered in a 'piece meal fashion' several times over the years. The result is a building of mixed styles and poor visual coherence.



View of entrance area on north elevation



View of secluded south garden elevation, showing mixed extension styles

The site is surrounded with 1.8m high close boarded fences and 2-4m high hedges providing good privacy all round. There is a large tree in the front and to the west in the adjoining garden.

4.0 FLOOD RISK

The site appears on the Environment Agency Flood Risk Map in Zone 1; it is therefore assumed there is no risk of flooding.

5.0 AMOUNT OF DEVELOPMENT

The existing chalet bungalow has a disproportionate amount of ground floor living accommodation to the 3 small bedrooms cramped into the roof space with small and high level dormers and 'velux' roof windows serving them.

The proposed alterations will not increase the current ground level footprint of the house on the site but intends to alter the roof to add extra floor space at first floor level.

The proposal will address the existing imbalance between sleeping and living accommodation.

6.0 LAYOUT, ORIENTATION AND SCALE OF DEVELOPMENT:

The proposal is to reorganise the space at roof/first floor level to provide an additional bedroom, 2no en-suite and 1no larger bathrooms. The proposed layout will be facilitated by extending the headroom on the south side of the main roof with a wide dormer window which will replace the existing dormer and 4no. 'velux' roof windows. This new dormer will have a full height 'window wall' facing directly south and will afford views of the Solent in the distance without any loss of privacy between neighbours, making the most of its context.

The existing hipped main roof facing west will be extended to form a gable in keeping with the later additions to the bungalow and adjacent housing. This will also facilitate more useable space at first floor level and sit visually well with the entrance area roof.

The existing stairs will be removed and new stairs located near the main entrance which also allows better layout of the bedrooms at first floor level. A ground floor accessible wc will be provided.

It is proposed to reduce the number of patio doors and windows on the east elevation as illustrated in the proposal elevations providing more privacy in this area. The lounge is to be repositioned in the prime south east corner location facing the garden, the former bedroom and its en-suite to be removed. A new fireplace and chimney are proposed. The previous bedroom and en-suite at ground level are relocated in a more secluded area in the north east corner.



View of east elevation with 3no patio doors to be reduced



View of west elevation entrance with hipped main roof and high level 'velux' roof windows.

The proposed new windows and dormer have been located to avoid any privacy or overlooking issues with neighbouring properties. The south facing first floor dormer is unsighted from neighbours and approximately 37m away from the south garden boundary.

The window in the existing dormer on the north side, which overlooks the neighbouring dwelling, will be removed, the dormer structure is proposed to be extended with a roof light on top which makes this area completely private.

The existing large utility is to be converted back to a double garage with new doors. The brickwork on this part of the bungalow is very sub-standard and it is proposed to render the walls as shown on the elevation drawings. The schedule of materials below is intended to bind all the various elements together to form a more visually cohesive building with a more contemporary style.

7.0 ACCESS and PARKING

Access to the property will not be changed.

Space for up to 4 vehicles is already provided on site with a further 4 garage spaces. A Secure storage of bicycles is provided in the garages.

Waste and recycle bins are stored at the rear near the utility and brought to the front for collection. This will not change.



View of the entrance to the drive where on site turning can occur.

8.0 MATERIALS:

Materials Suggested

Existing Walls:

Repaired Walls to utility area:

Walls to FF gables, dormer cheeks etc.

Windows re-located:

FF 'Window wall'

Roof:

Facing Brickwork

Render

Weatherboarding (see elevations)

PVCu

PPC Aluminium

Pitched with tiles to match existing

9.0 PLANNING CONSULTATION:

No pre-application advice submission has been made. The Applicant has consulted the neighbours independently.

10.0 CONCLUSION:

The proposal seeks to improve the quality and amenity of the original house with a minimal low impact alteration that respects the privacy and amenities of the neighbours. The resulting accommodation and internal distribution of space will allow this house to be fully utilised and balanced without wasted space and provide more flexible housing and living for the future. The overall proposal will enhance the available accommodation in this part of Hayling without enlarging the footprint.