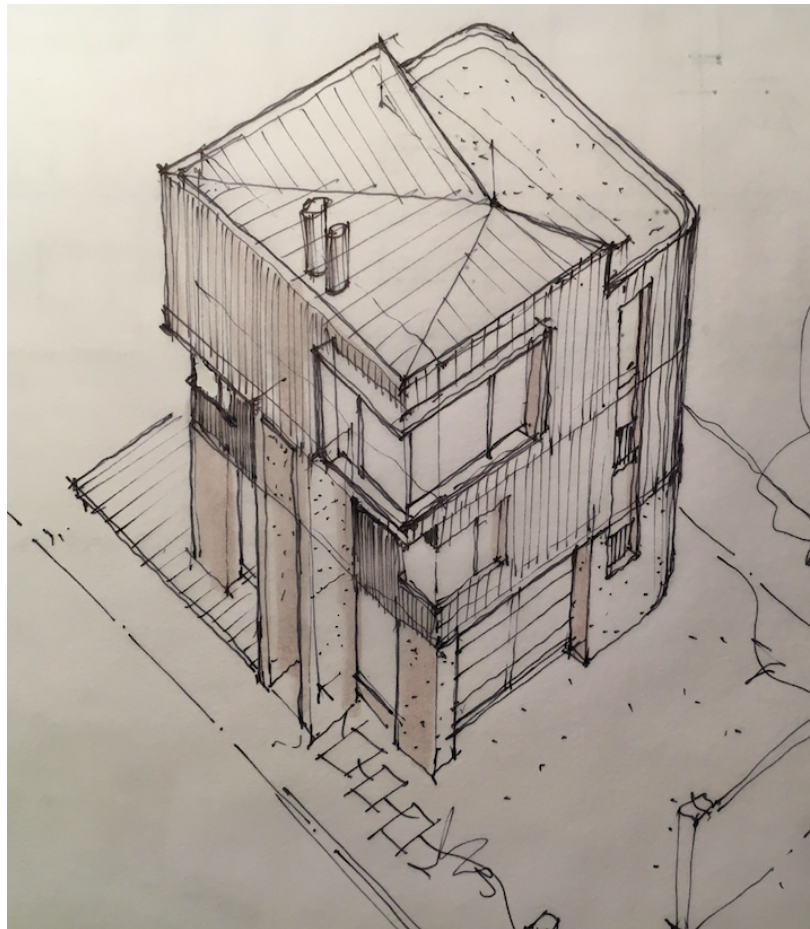


**56a BRACKLESHAM ROAD
HAYLING ISLAND
POLL 9SJ**

**PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT**



Prepared by



Arthurs Planning & Development

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1. The Proposed Development

1.1 This document has been produced to summarise and explain the design development for the proposed residential development on land known as 56a Bracklesham Road, Hayling Island, referred to as the application site, and should be read in combination with the planning application forms, drawings and reports listed below.

- Site Location Plan at 1:1250 scale
- Planning Application Drawings (schedule)
- Landscape Proposals Plan
- Flood Risk Assessment
- Phase 1 Ecological Survey

1.2 The detailed application is submitted for an exceptional detached residential unit over three floors. The design of the house has been carefully considered to mitigate any potential flood risk, act to reduce water runoff and to provide improved drainage conditions for the wider area. The architectural form and mass of the proposed house respects the responds in a positive manner to the design language in the adjoining area and retains the amenity enjoyed by the adjoining properties.

1.3 Below is a 'not to scale' location plan of the application site with the proposed building footprint and adjoining properties.



2. The Site and Context Appraisal

2.1 The application site is known as 56a Bracklesham Road; the site is 10.5 m wide by 48 m deep, the site area is 504 sqm. The site is the only remaining undeveloped plot on Bracklesham Road, it is sandwiched between a long unbroken run of houses on similar shaped plots.

2.2 The properties on either side of the application site have recently been redeveloped and extended, they are three storey properties with a modernist aesthetic that the proposed development will take reference from and respond to in a positive manner.

2.3 No. 56 Bracklesham Road was granted planning consent (App No.16/00122) in April 2016 for: 'Demolition of existing entrance and construction of 3 storey side extension to house new staircase. Installation of bi-fold doors to replace existing windows to first and second floor'. The application documentation and officers report referred to the adjoining undeveloped site.

2.4 No.56b Bracklesham Road, to the east of the application site, was granted consent in 2006 (App No. 05/52808/004), the three storey property is built in a modern style, with white render and a sloping roof form. Subsequent applications have permitted terracing, a balcony and pool to the property.

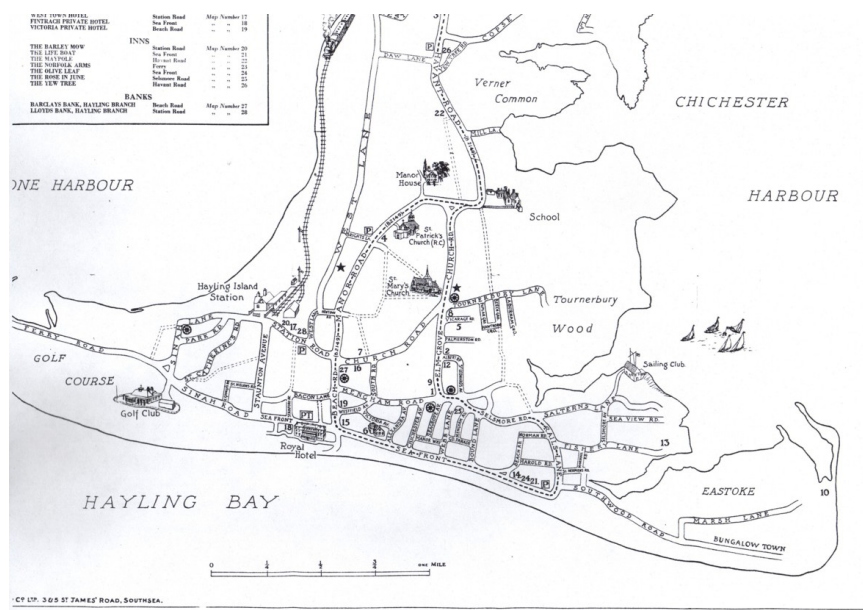


The Application Site No. 56a Bracklesham Road view from Wittering Road and from the rear of the vacant site plot



No. 56, 56a & 56b Bracklesham Road front, side and rear elevations

2.5 Bracklesham Road is on the eastern side of Hayling Island and connects to Wittering Road and Sandy Point Road. It is an historic road that has been developed in the Post-War era with modern housing on quite compact linear sites that are suburban in character and form. The road is double width but unmarked, there are no footways but the volume of traffic allows safe walking and cycling, parking restrictions are in place. Bracklesham Road leads to the sea, the IRB Station and Hayling Island sailing club.



Historic plan dating from the 1930's

2.6 Existing housing is generally relatively modern in origin but varies significantly in its design and form, refer to photographs below. There properties to the north of Bracklesham Road are one/two storey, both detached and semi-detached, and detached bungalows and chalet bungalows are evident. The properties to the south of Bracklesham Road, where the application site is located, tend to be more substantial three storey detached properties where a more modernist, art deco, architectural language is evident. There is a wide mix of architectural styles and building materials in the immediate vicinity of the site. The photographs of properties in the area show a mix of red brick, white render and wood cladding, often mixed across floors to various effects.

2.7 The roof scape in the area is varied with some of the more modernist properties having flat roofs, others have varied pitches, refer to pictures below. Most properties have balconies on upper floors, it is evident that some have roof terraces to take advantage of longer distance views to the sea.

2.8 Properties on the south side of Bracklesham Road and Wittering Road are set back from the road edge by 2-3 meters, they either have boundary walls or strong boundary planting, comprising both trees and hedging. Parking forecourts are evident on most properties; this is necessary as no on street parking is permitted. The informality of the townscape character of the properties to the east of Wittering Road contrasts with the more suburban character on Bracklesham Road.