

13 SANDY BEACH, HAYLING ISLAND

Pre-Application Statement

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 13 Sandy Beach, Hayling Island, PO11 9SA

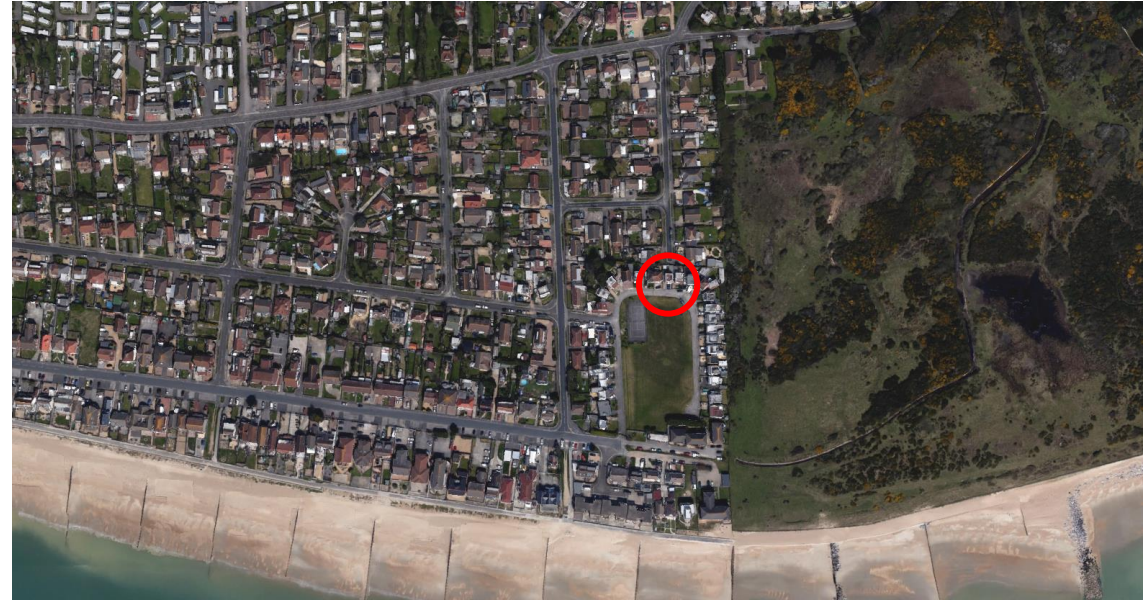
The existing dwelling is a detached property with boundaries consisting of tall fences, trees and bushes. Surrounding dwellings vary in both scale and style. The site lies on the south of Hayling Islands situated near to Sandy Point AONB.

Making use of the natural light and merging the external and internal spaces will be a prominent feature in the design given the site orientation.

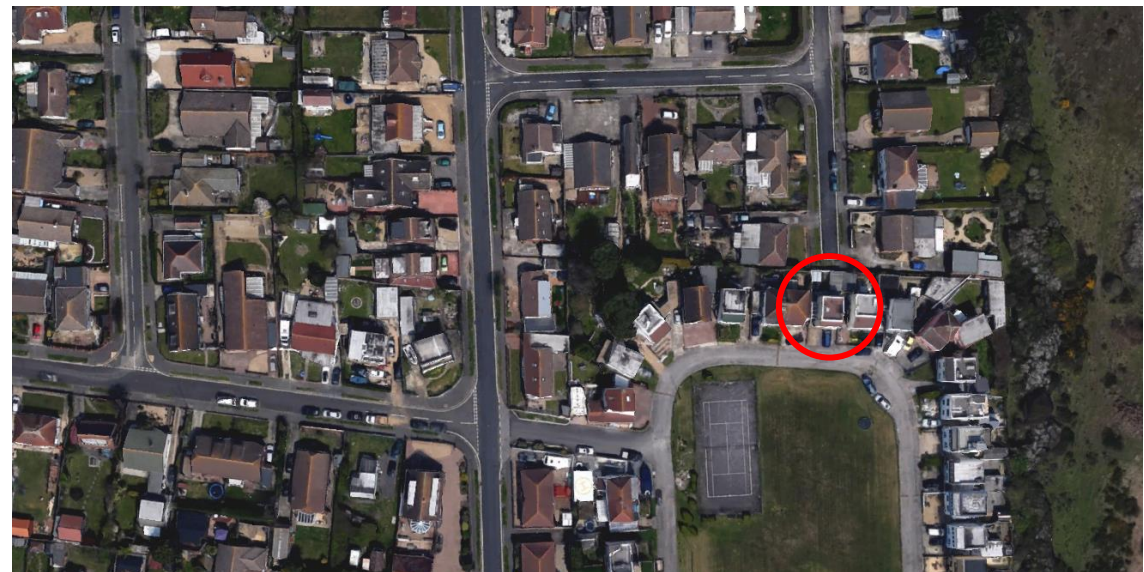
The client's aspirations are to extend and renovate the existing dwelling in order to create a comfortable family home with contemporary features whilst allowing the building to fit in with the surrounding context. Given the proximity to the coast, it is important to the client to make the most of sea views through an additional level to the property.

Another client aspiration is to future proof the existing dwelling through a series of carefully considered extensions on both the ground and first floor levels, whilst optimising the internal arrangement to improve the functionality of the dwelling.

Retention of the property's unique modernist aesthetic is a key part of the project, so it is important that any additions and modifications are designed in a sympathetic nature.



Site Proximity



Site Surrounding

2.2 TREES

There are no Individual TPOs or designated TPO areas in the immediate vicinity of the site.

2.3 CONSERVATION AREAS

The property is not listed and is not sited within any conservation areas.

2.4 RELEVANT PLANNING HISTORY

The most recent planning application at the address is listed below:

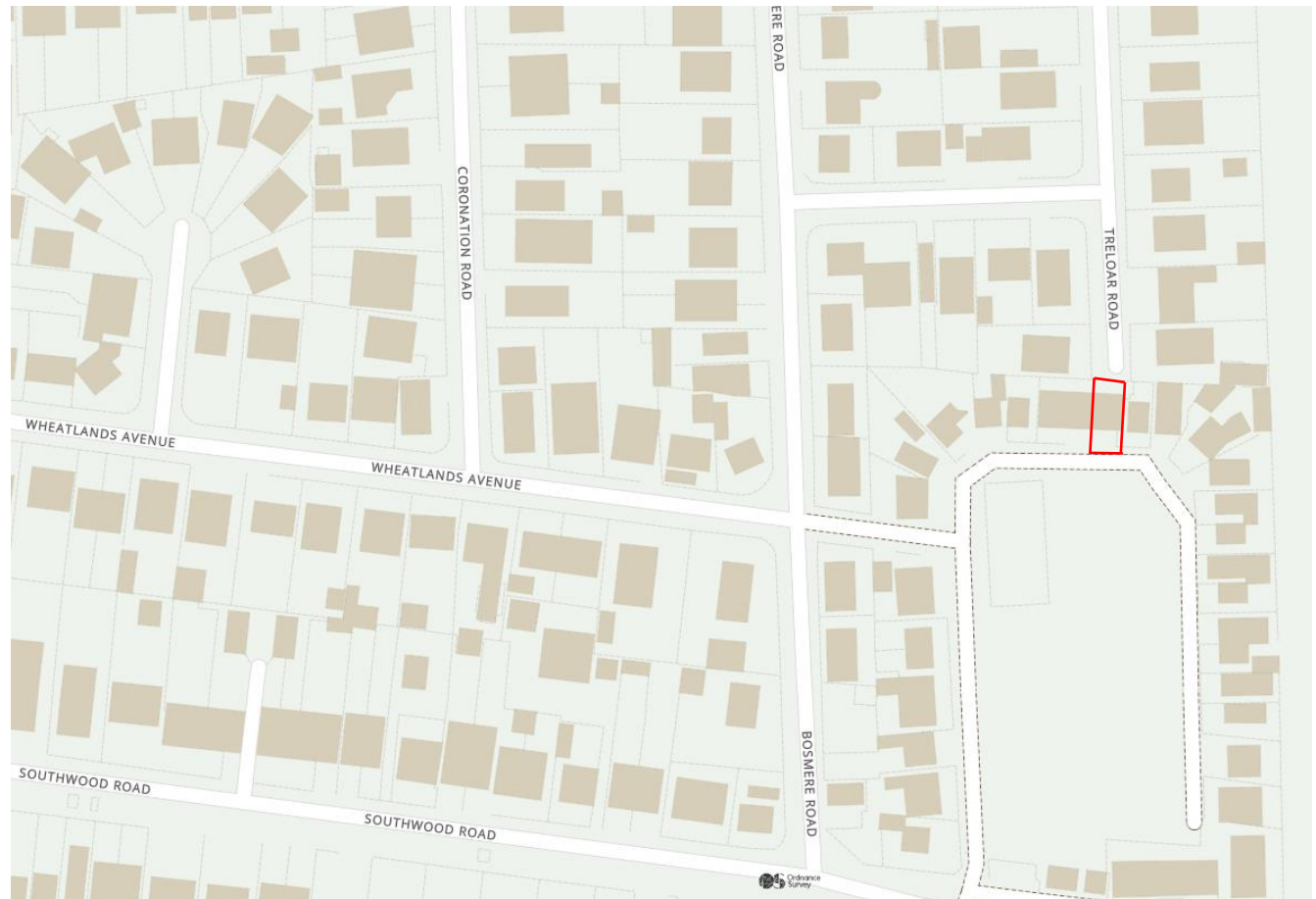
96/53334/002 - 13 Sandy Beach Estate, Hayling Island, Hampshire, PO119RG
Description - Retention of car port/pergola to rear
Decision – Permitted
Date – 15th Jan 1997

Relevant neighbouring local planning applications include:

APP/22//0125 – 7 Sandy Beach Road, Hayling Island, PO119RG
Description - Two storey side extension, additional storey above existing rear extension, additional third storey inset from property perimeter, internal alterations and amendments.
Decision – Permitted
Date – 5th May 2022

APP/22/01210 – 25 Sandy Beach Estate, Hayling Island, PO11 9RG
Description - Demolition of existing two bedroom two storey detached house and detached garage, replacement with new three bedroom three storey detached house with integral single garage and associated external works.
Decision – Permitted
Date – 30th March 2023

APP/21/00395 – 1 Sandy Beach Estate, Hayling Island, PO11 9RG
Description – Ground floor front extension following removal of car port; reposition front door; replacement of rear external staircase with spiral staircase to first floor balcony; reinstatement of access to roof terrace via second spiral staircase; new front balcony; wood burning stove with chimney in lounge; associated internal alterations.
Decision - Permitted
Date – 9th August 2021



Site Location and boundary
(Source: explore.osmaps.com)

2.5 FLOOD RISK

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The maps shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 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 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 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).

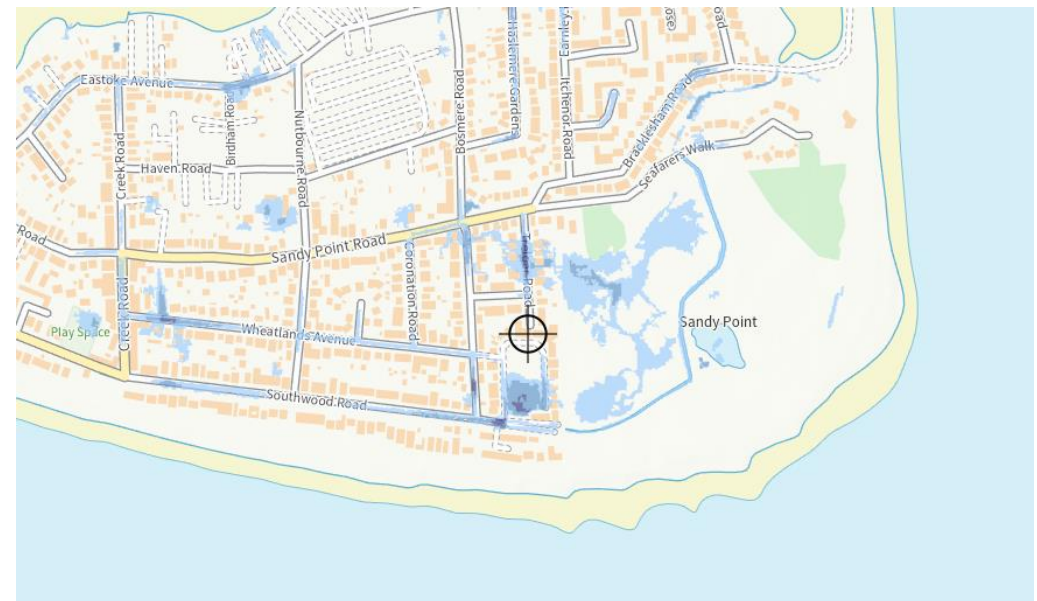
Zone 3b The Functional Floodplain

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).

The entirety of the site is located within Flood Zone 3 which is defined as having a high probability of flooding. Therefore, a further flood risk analysis and mitigation report will have to be produced at a later stage.



Flood Risk from Rivers & Sea (Source: Environmental Agency)



Flood Risk from Surface Water (Source: Environmental Agency)

3.0 SITE ANALYSIS



4.0 SITE PHOTOS



Front view of property from drive



Rear view of property from Treloar Road



Existing front access

5.0 Design & Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. Addressing; Use, Amount, Layout, Scale, Appearance and Access.

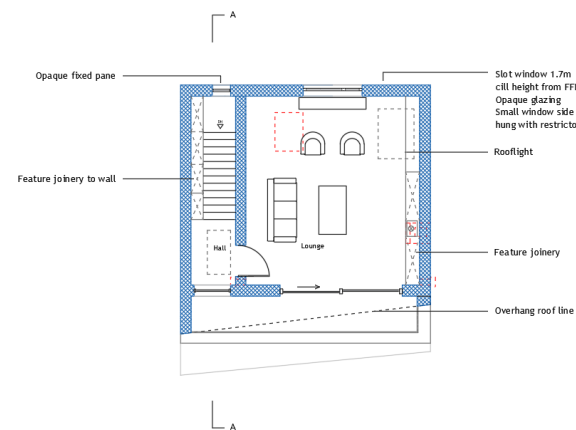
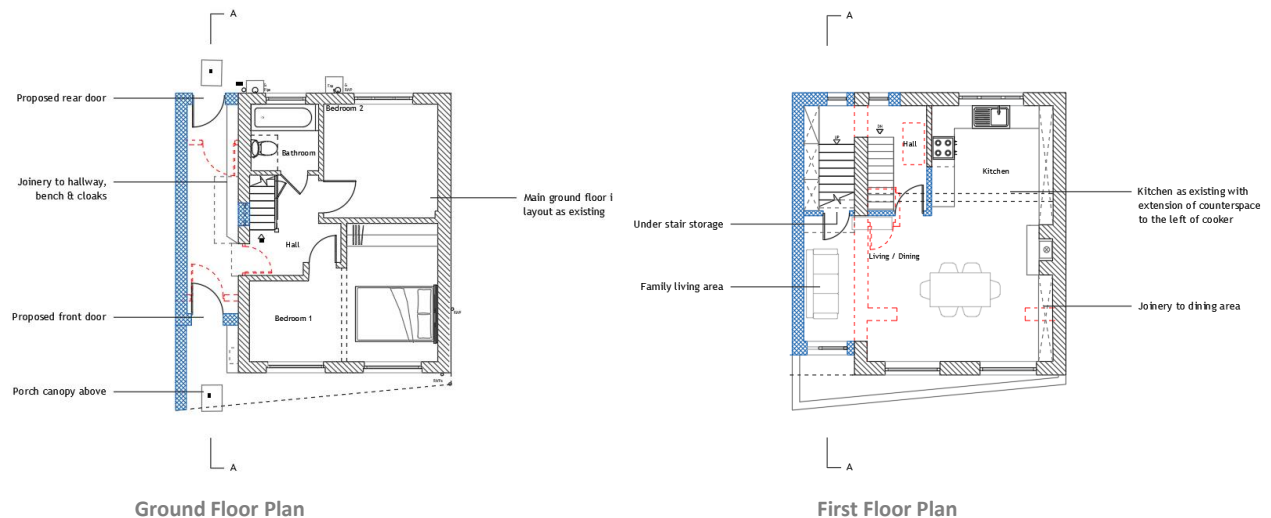
Use & Layout

The site will remain a single unit of residential accommodation (Dwelling-C3).

The proposal seeks to improve the family living space of the property as well as to strengthen the coastal connection through sea views, whilst retaining the modernist aesthetic of the house. This proposal also offers improved storage & circulation.

Scale & Amount

The existing dwelling has a gross internal area (GIA) of 74.3m², the proposal adds a further 49.4m² to the dwelling bringing the total GIA up to 123.7m² –an increase of 66%.



Second Floor Plan

Appearance

The proposed scheme is to include materials and design features sympathetic to the style and setting of the property, whilst achieving an improved family living space and connection to the coastline. The proposed second floor is recessed with the overhang recessing back to the east, providing both solar shading and protection from the prevailing wind (South-westerly). Frameless glazed balustrade to the balcony creates a light (and not top heavy*) aesthetic.

Windows

Proposed new aluminium framed glazing as proposed on drawing number 23063-03.

Roof

Flat roof with rooflights- one to lounge and one to Staircase. Parapet: zinc capping

Walls

Block and timber clad/ grey render as labelled on drawing number 23063-03. As an improvement on the existing white render and weatherboarding.

