

Design & Access Statement - 22165 Bathurst Lodge

Site address: Bathurst Lodge, 18 Bacon Lane, Hayling Island PO11 0DN

Proposal: Single storey rear extension to form enlarged kitchen, dining, and utility.

Date: 24.11.2022

1. Existing site

- 1.1. 18 Bacon Lane is a large detached, period family dwelling over 2 floors with various single storey additions to side and rear elevations.
- 1.2. It sits on a large plot backing onto the Bathurst Close development and Hayling Park.
- 1.3. Existing materials consist of white painted render, white timber/PVCu windows, brown interlocking roof tiles and white fascia's/soffits/barge boards and black rainwater goods.
- 1.4. To the rear extensions is a large, canopied area.

2. Design and materials

- 2.1. The proposed rear extension has been designed as a flat roof addition with sliding/French doors and tall windows for a contemporary addition to the existing property.
- 2.2. Walls are proposed as vertical black timber cladding and mid-light grey stone cladding.
- 2.3. All flat roof sections will have parapets and finished in dark grey single ply membrane with an extensive green roof section.
- 2.4. 2 large flat rooflights will be sited over the kitchen and dining spaces.
- 2.5. Rainwater goods, trims, fascia's/soffits, and all windows/doors will be in black.

3. Scale

- 3.1. The proposed scale of the extension is in keeping with that of the existing property and remains a subservient addition to the rear and side elevations .

4. Layout and access

- 4.1. The layout is proposed as largely open plan to create kitchen, dining, and utility areas more in keeping with the size of the property.
- 4.2. Access to the property will remain unchanged.

5. Conclusion

- 5.1. We feel the application proposal provides a contemporary addition to the existing property.
- 5.2. The applicant aims to work closely with the LPA to achieve a mutually beneficial outcome.

6. Existing site photos



6.1.



6.2.



6.3.



6.4.



6.5.



6.6.